812 Wheeler Road | Hauppauge, New York

2nd generation food space with grease trap

1,532 SF Available



RIPCO
RETAIL LEASING

812 Wheeler Road

SIZE AVAILABLE

Space C	1,532 SF

ASKING RENT

Upon Request

CO-TENANTS

F45, Revolve, N'Meli Greek Grill, CityMD Urgent Care, Aspects Eyecare, NY TMJ Orofacial Pain

NEIGHBORS

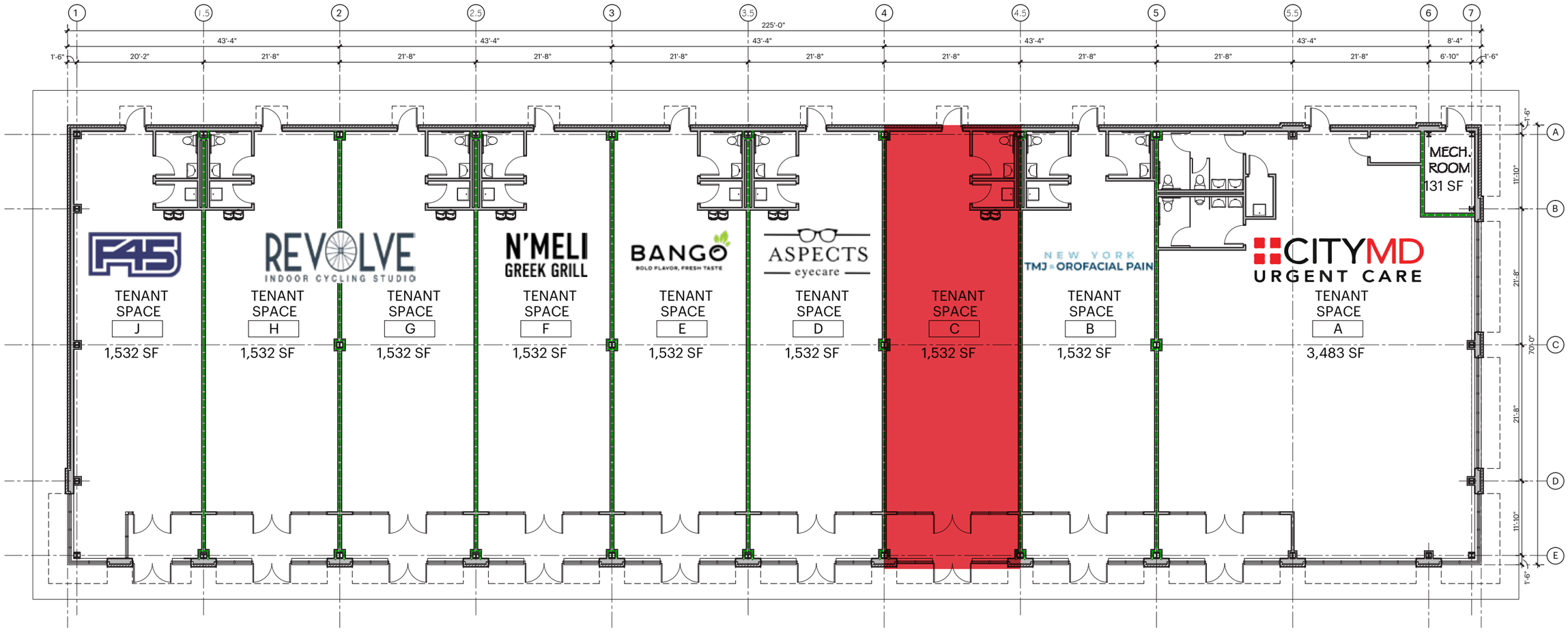
Dollar Tree, Moe’s Southwest Grill, Sola Salon Studios, Jersey Mike’s, Mama Sbarro, Duck Donuts, ShopRite, Panera Bread, Starbucks, Chipotle, Wendy’s, McDonald’s, Residence Inn by Marriott, Sterling Bank, Five Guys, Carvel, Capital One

COMMENTS

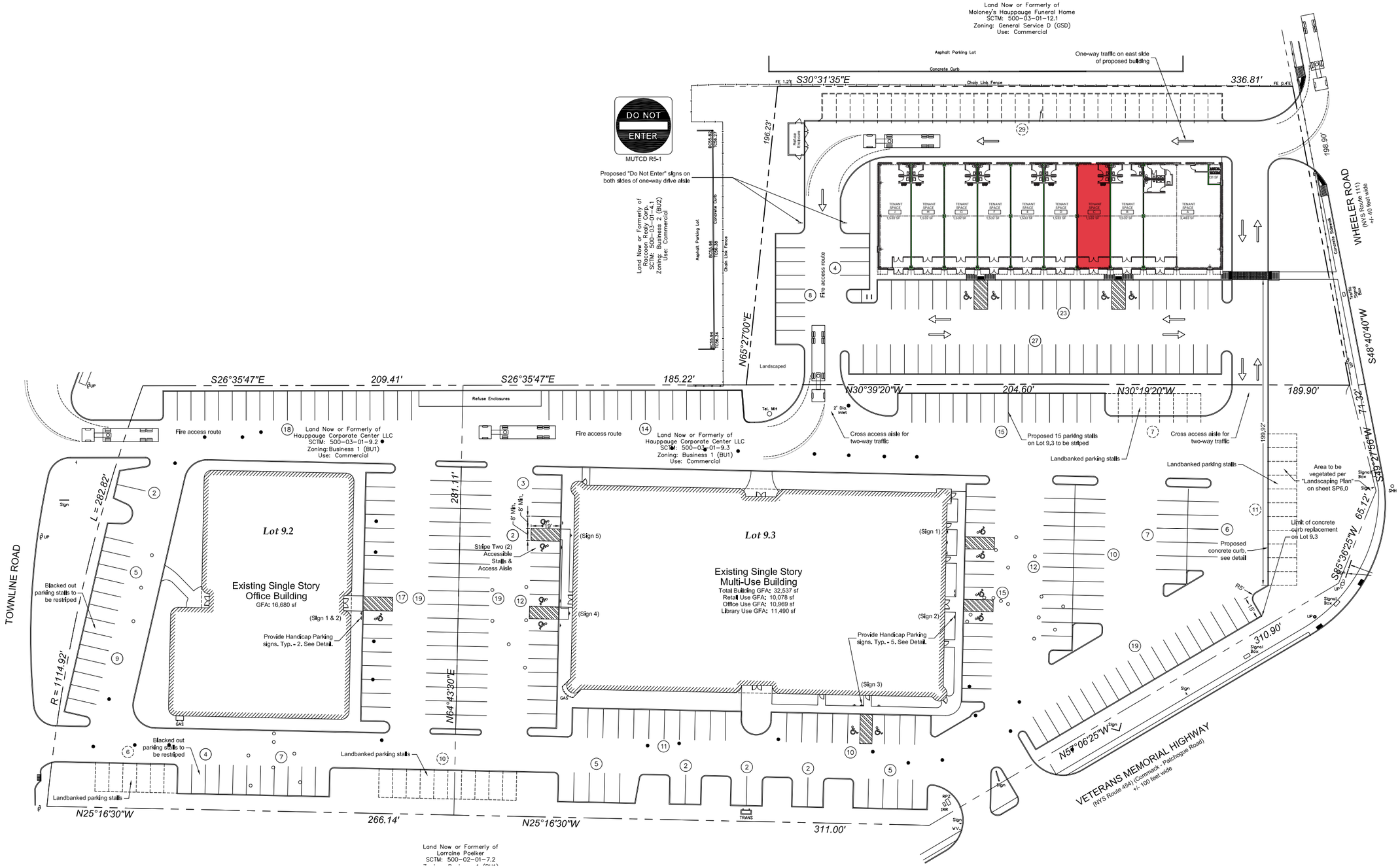
Food-ready space with existing grease trap, suited to a non-cooking or light-cooking concept



FLOOR PLAN

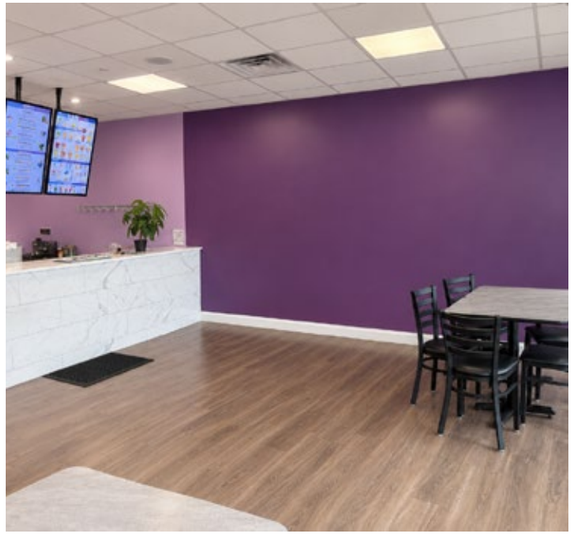

1
1.5
2
2.5
3
3.5
4
4.5
5
5.5
6
7
225'-0"
43'-4"
43'-4"
43'-4"
43'-4"
43'-4"
43'-4"
8'-4"
1'-6"
20'-2"
21'-8"
21'-8"
21'-8"
21'-8"
21'-8"
21'-8"
21'-8"
21'-8"
21'-8"
6'-10"
1'-6"
A
B
C
D
E
11'-10"
21'-8"
70'-0"
21'-8"
11'-10"
1'-6"
MECH. ROOM 131 SF
F45
REVOLVE INDOOR CYCLING STUDIO
N'MELI GREEK GRILL
BANGO BOLD FLAVOR, FRESH TASTE
ASPECTS eyecare
NEW YORK TMJ & OROFACIAL PAIN
CITYMD URGENT CARE
TENANT SPACE J 1,532 SF
TENANT SPACE H 1,532 SF
TENANT SPACE G 1,532 SF
TENANT SPACE F 1,532 SF
TENANT SPACE E 1,532 SF
TENANT SPACE D 1,532 SF
TENANT SPACE C 1,532 SF
TENANT SPACE B 1,532 SF
TENANT SPACE A 3,483 SF

SITE PLAN


Land Now or Formerly of
Moloney's Hauppauge Funeral Home
SCTM: 500-03-01-12.1
Zoning: General Service D (GSD)
Use: Commercial
Asphalt Parking Lot
Concrete Curb
One-way traffic on east side of proposed building
FE 1.2'
S30°31'35"E
Chain Link Fence
336.81'
FE 0.4'
DO NOT ENTER
MUTCD R5-1
Proposed "Do Not Enter" signs on both sides of one-way drive aisle
196.23'
Refuse Enclosure
198.90'
WHEELER ROAD
(NYS Route 111)
+/- 40 feet wide
Concrete Sidewalk
Land Now or Formerly of
Raccoon Realy Corp.
SCTM: 500-03-01-4.1
Zoning: Business 1 (BU1)
Use: Commercial
Asphalt Parking Lot
Concrete Curb
Chain Link Fence
TENANT SPACE J 1,532 SF
TENANT SPACE H 1,532 SF
TENANT SPACE G 1,532 SF
TENANT SPACE F 1,532 SF
TENANT SPACE E 1,532 SF
TENANT SPACE D 1,532 SF
TENANT SPACE C 1,532 SF
TENANT SPACE B 1,532 SF
TENANT SPACE A 3,440 SF
MEN WOMEN 331 SF
Fire access route
Landscaped
N65°27'00"E
Traffic Signal Box
S48°40'40"W
71.32'
S26°35'47"E
209.41'
S26°35'47"E
185.22'
Refuse Enclosures
Tel. MH
N30°39'20"W
204.60'
N30°19'20"W
189.90'
2" Dia. Inlet
Cross access aisle for two-way traffic
Proposed 15 parking stalls on Lot 9.3 to be striped
Landbanked parking stalls
Cross access aisle for two-way traffic
Landbanked parking stalls
Land Now or Formerly of
Hauppauge Corporate Center LLC
SCTM: 500-03-01-9.2
Zoning: Business 1 (BU1)
Use: Commercial
Fire access route
Land Now or Formerly of
Hauppauge Corporate Center LLC
SCTM: 500-03-01-9.3
Zoning: Business 1 (BU1)
Use: Commercial
199.92'
Area to be vegetated per "Landscaping Plan" on sheet SP6.0
Limit of concrete curb replacement on Lot 9.3
Proposed concrete curb, see detail
S25°27'56"W
65.12'
S85°36'25"W
R15'
15'
310.90'
Signal Box
UP
Sign
N57°06'25"W
VETERANS MEMORIAL HIGHWAY
(NYS Route 454) (Commack - Patchogue Road)
+/- 100 feet wide
L = 282.82'
R = 1114.92'
TOWNLINE ROAD
Blacked out parking stalls to be restriped
Lot 9.2
Existing Single Story
Office Building
GFA: 16,680 sf
(Sign 1 & 2)
Provide Handicap Parking signs. Typ. - 2. See Detail.
GAS
281.11'
N64°43'30"E
Stripe Two (2) Accessible Stalls & Access Aisle
8' Min.
8' Min.
(Sign 5)
(Sign 4)
Lot 9.3
Existing Single Story
Multi-Use Building
Total Building GFA: 32,537 sf
Retail Use GFA: 10,078 sf
Office Use GFA: 10,969 sf
Library Use GFA: 11,490 sf
(Sign 1)
(Sign 2)
(Sign 3)
Provide Handicap Parking signs. Typ. - 5. See Detail.
Blacked out parking stalls to be restriped
Landbanked parking stalls
Landbanked parking stalls
N25°16'30"W
266.14'
N25°16'30"W
311.00'
TRANS
Land Now or Formerly of
Lorraine Poelker
SCTM: 500-02-01-7.2

PHOTOS


REVOLVE
INDOOR CYCLING STUDIO
N'MELI
GREEK GRILL
BANGO BOWLS
ASPECTS
eyecare
CITYMD
URGENT CARE






EXIT



MARKET AERIAL



MID-LEVEL AERIAL



1 MILE RADIUS

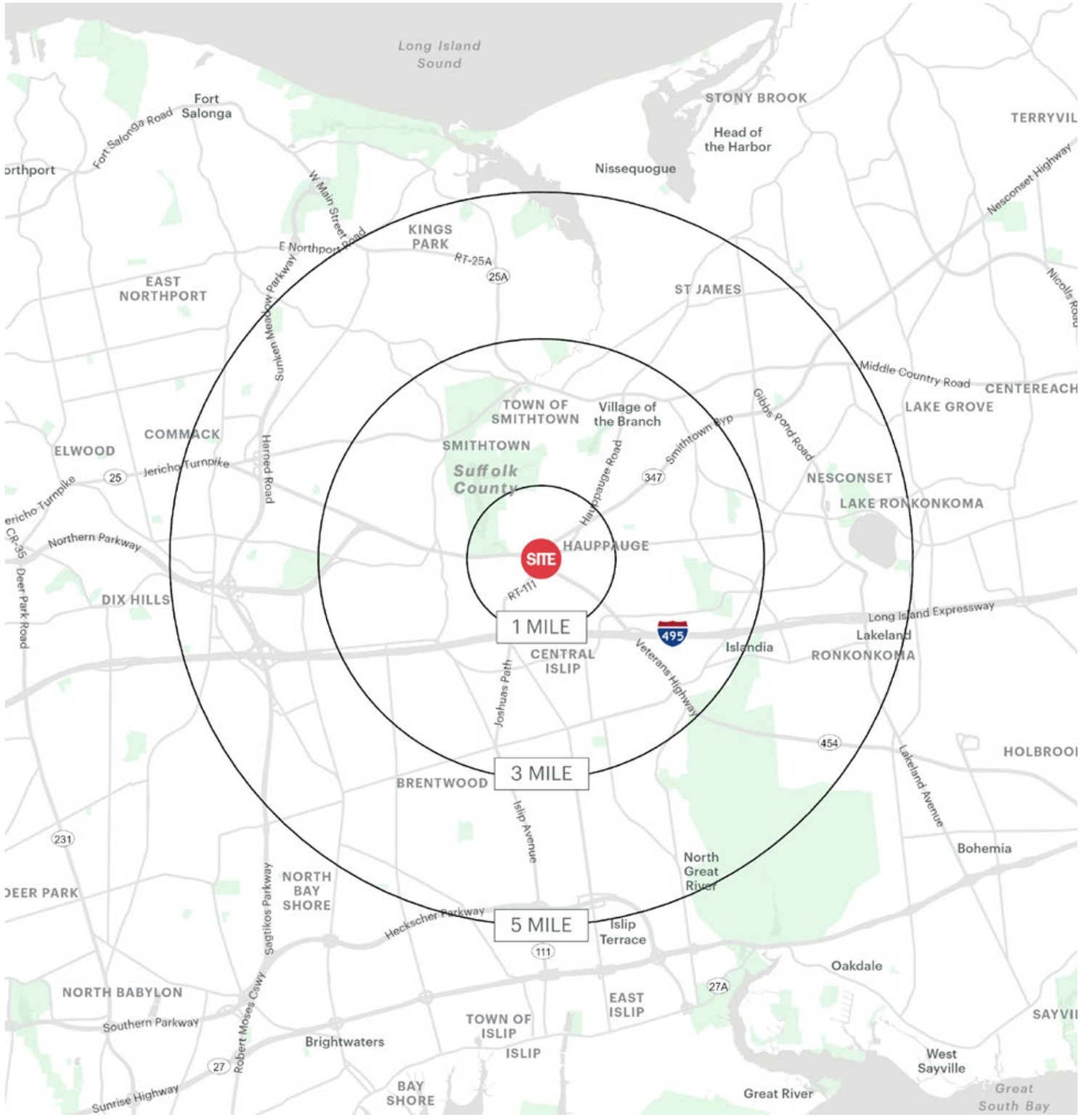
POPULATION
7,508
HOUSEHOLDS
2,859
AVERAGE HOUSEHOLD INCOME
$180,108
MEDIAN HOUSEHOLD INCOME
$142,479
COLLEGE GRADUATES (BACHELOR'S +)
50.12%
TOTAL BUSINESSES
658
TOTAL EMPLOYEES
6,961
DAYTIME POPULATION (W/ 16 YR +)
10,664

3 MILE RADIUS

POPULATION
86,120
HOUSEHOLDS
26,133
AVERAGE HOUSEHOLD INCOME
$171,653
MEDIAN HOUSEHOLD INCOME
$135,345
COLLEGE GRADUATES (BACHELOR'S +)
37.72%
TOTAL BUSINESSES
5,066
TOTAL EMPLOYEES
57,639
DAYTIME POPULATION (W/ 16 YR +)
99,733

5 MILE RADIUS

POPULATION
255,033
HOUSEHOLDS
77,855
AVERAGE HOUSEHOLD INCOME
$172,687
MEDIAN HOUSEHOLD INCOME
$137,932
COLLEGE GRADUATES (BACHELOR'S +)
37.82%
TOTAL BUSINESSES
10,313
TOTAL EMPLOYEES
121,866
DAYTIME POPULATION (W/ 16 YR +)
244,065



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CONTACT EXCLUSIVE AGENTS

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RIPCO
RETAIL LEASING