



**RETAIL/MEDICAL/RESTAURANT SPACE**

# CORAM, NY

2220 ROUTE 112

**BUILT TO SUIT OR GROUND LEASE OPPORTUNITY**

**SIZE**

2 Acres

**ASKING RENT**

Upon Request

**CO-TENANTS**

Friendly's

**NEIGHBORS**

Family Dollar, Stop & Shop, Home Depot, Burger King, Verizon, McDonald's, Jennifer Furniture, Coram Diner, Domino's Pizza, Taco Bell, 7-Eleven, Dunkin Donuts, Advance Auto Parts, Subway, Rent-A-Center, Firestone, BP

**COMMENTS**

- (J2) Zoning
- All uses considered including retail, medical and restaurants
- Ground lease opportunity or built to suit
- Conveniently located between Middle Country Road and Route 112 with easy access from both roads

## CONTACT EXCLUSIVE AGENTS

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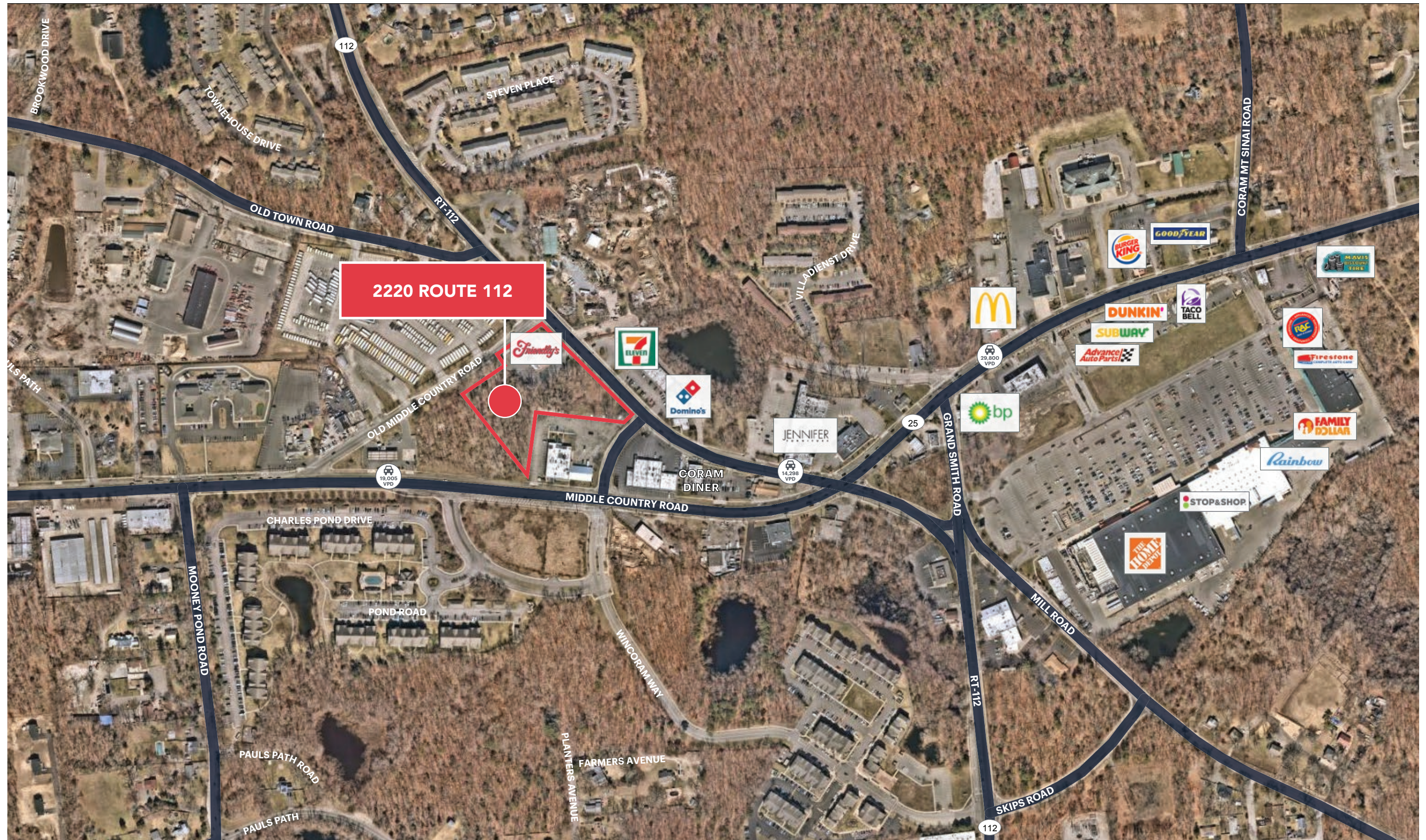
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Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



AERIAL



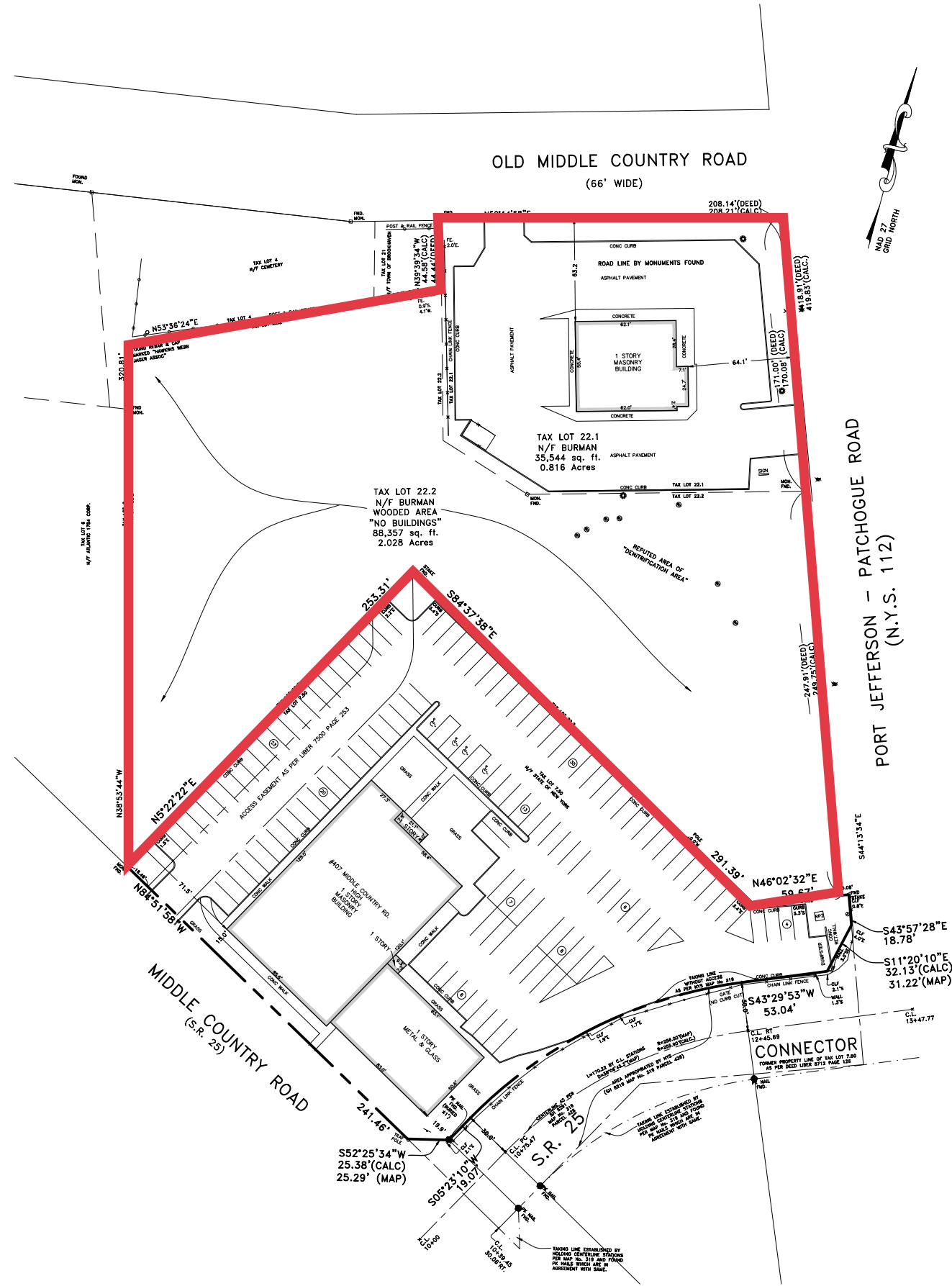


# MARKET AERIAL

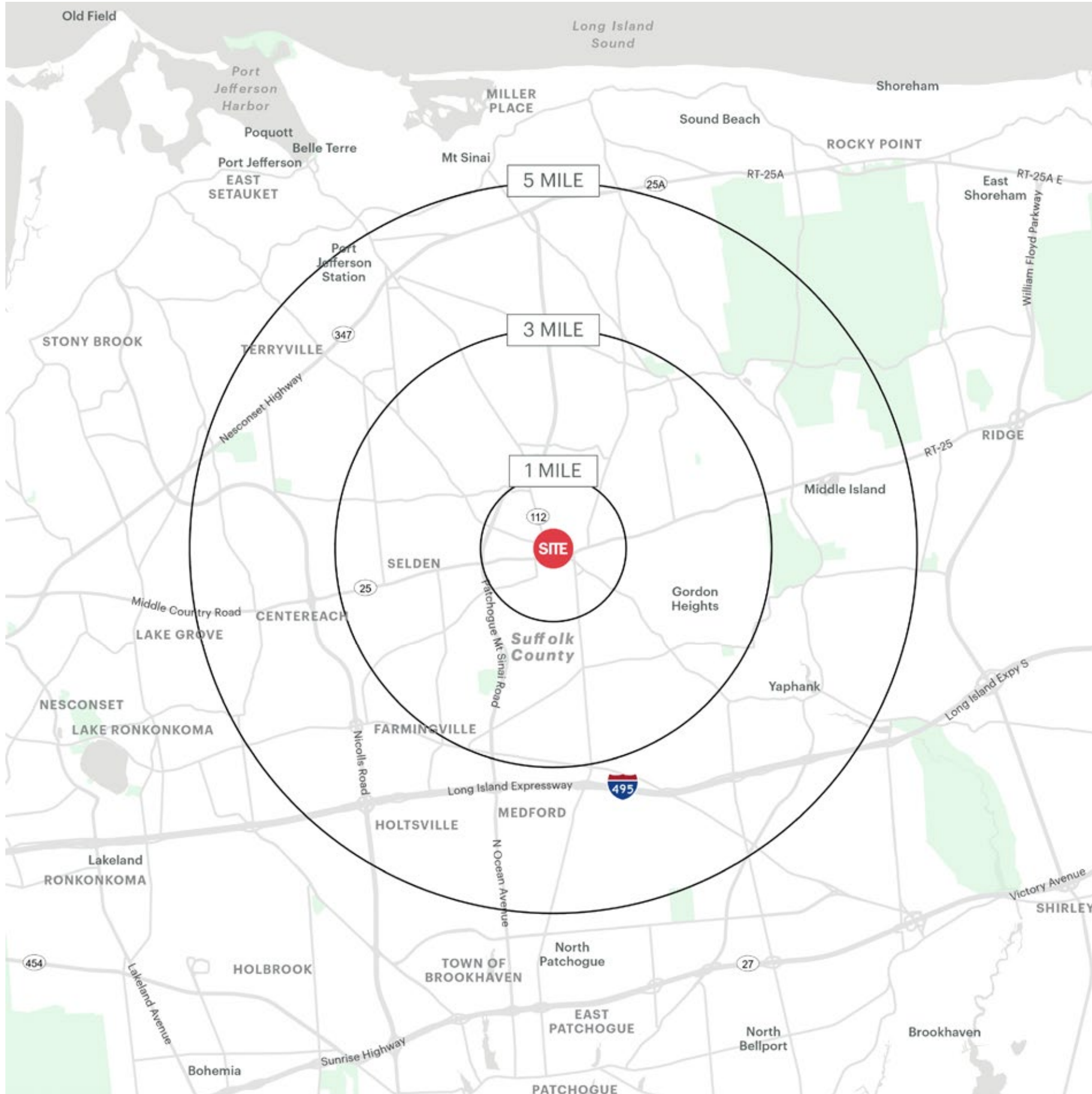




# SITE PLAN



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
11,563

**HOUSEHOLDS**  
4,630

**AVERAGE HOUSEHOLD INCOME**  
\$106,936

**MEDIAN HOUSEHOLD INCOME**  
\$84,124

**COLLEGE GRADUATES (BACHELOR'S +)**  
2,686 - 19.7%

**TOTAL BUSINESSES**  
371

**TOTAL EMPLOYEES**  
3,645

**DAYTIME POPULATION (W/ 16 YR +)**  
9,271

## 3 MILE RADIUS

**POPULATION**  
85,006

**HOUSEHOLDS**  
30,214

**AVERAGE HOUSEHOLD INCOME**  
\$123,018

**MEDIAN HOUSEHOLD INCOME**  
\$99,676

**COLLEGE GRADUATES (BACHELOR'S +)**  
19,490 - 21.4%

**TOTAL BUSINESSES**  
2,083

**TOTAL EMPLOYEES**  
20,114

**DAYTIME POPULATION (W/ 16 YR +)**  
62,603

## 5 MILE RADIUS

**POPULATION**  
190,068

**HOUSEHOLDS**  
65,821

**AVERAGE HOUSEHOLD INCOME**  
\$136,282

**MEDIAN HOUSEHOLD INCOME**  
\$107,322

**COLLEGE GRADUATES (BACHELOR'S +)**  
46,906 - 23.0%

**TOTAL BUSINESSES**  
6,182

**TOTAL EMPLOYEES**  
59,616

**DAYTIME POPULATION (W/ 16 YR +)**  
155,165



# AREA DEMOGRAPHICS

