



## RETAIL REDEVELOPMENT OPPORTUNITY

# CENTEREACH, NY

2101 MIDDLE COUNTRY ROAD

NEC MIDDLE COUNTRY ROAD & DAWN DRIVE

### SITE

Former Suffolk Palace Diner

### LOT SIZE

±40,000 SF

### ASKING RENT

Upon Request

### TAXES

\$42,595 per year

### FRONTAGE

±135 FT on Middle Country Road

±260 FT on Dawn Drive

### POSSESSION

Immediate

### NEIGHBORS

Walmart, Big Lots, AutoZone, Harbor Freight Tools, Party City, Chase Bank, KFC, Wendy's, White Castle

### COMMENTS

Prominent free standing site at signalized intersection

Redevelopment opportunity for single tenant/multi-tenant configurations

Multiple Ingress/Egress Points

60+ Exclusive Parking Spaces

Pylon/Monument Signage Available

Over 44,600 cars per day on Middle Country Road

## CONTACT EXCLUSIVE AGENT

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**RIPCO**  
REAL ESTATE

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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.

# MARKET AERIAL



**AERIAL PHOTO**



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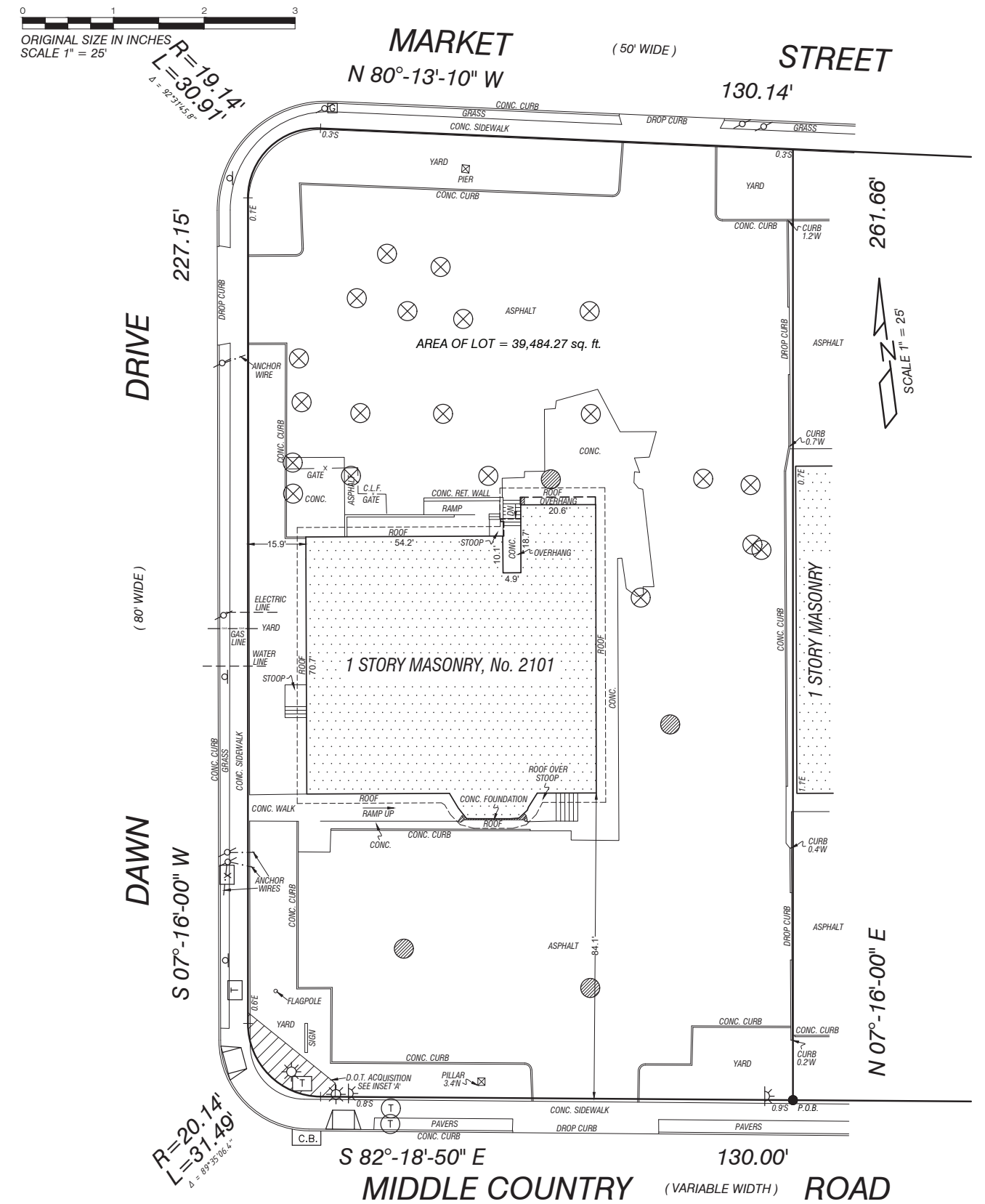


**OVERHEAD AERIAL**

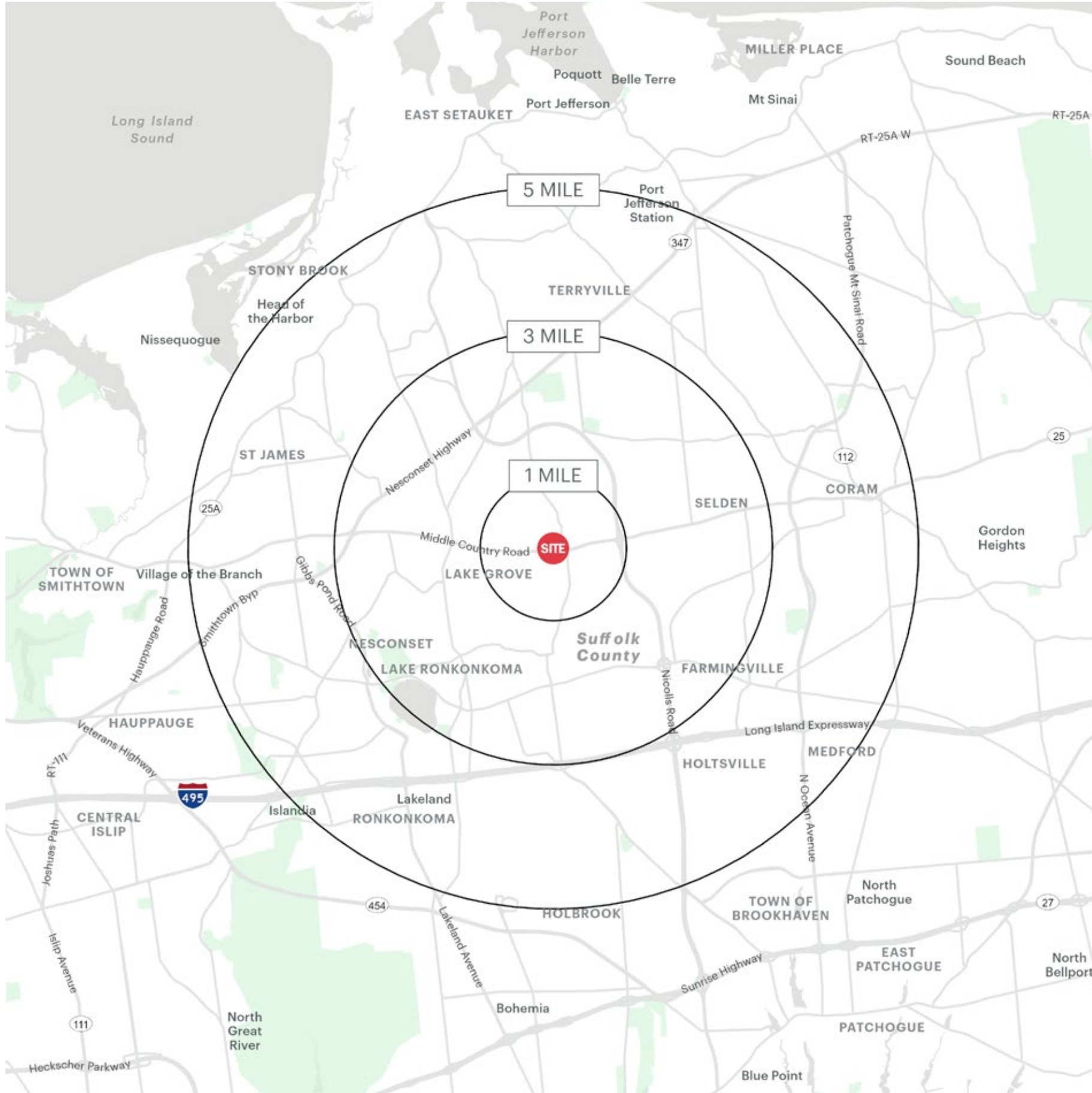


2101 MIDDLE COUNTRY ROAD CENTEREACH, NEW YORK

**SURVEY**



# AREA DEMOGRAPHICS



2101 MIDDLE COUNTRY ROAD CENTEREACH, NEW YORK

## 1 MILE RADIUS

**POPULATION**  
10,350  
**HOUSEHOLDS**  
3,268  
**AVERAGE HOUSEHOLD INCOME**  
\$159,564  
**MEDIAN HOUSEHOLD INCOME**  
\$124,851

**COLLEGE GRADUATES (BACHELOR'S +)**  
2,680 - 36.0%  
**TOTAL BUSINESSES**  
450  
**TOTAL EMPLOYEES**  
3,671  
**DAYTIME POPULATION (W/ 16 YR +)**  
8,886

## 3 MILE RADIUS

**POPULATION**  
102,179  
**HOUSEHOLDS**  
34,397  
**AVERAGE HOUSEHOLD INCOME**  
\$152,192  
**MEDIAN HOUSEHOLD INCOME**  
\$114,728

**COLLEGE GRADUATES (BACHELOR'S +)**  
28,678 - 39.0%  
**TOTAL BUSINESSES**  
2,938  
**TOTAL EMPLOYEES**  
26,312  
**DAYTIME POPULATION (W/ 16 YR +)**  
77,996

## 5 MILE RADIUS

**POPULATION**  
252,407  
**HOUSEHOLDS**  
84,388  
**AVERAGE HOUSEHOLD INCOME**  
\$155,603  
**MEDIAN HOUSEHOLD INCOME**  
\$115,561

**COLLEGE GRADUATES (BACHELOR'S +)**  
70,842 - 41.0%  
**TOTAL BUSINESSES**  
8,205  
**TOTAL EMPLOYEES**  
108,237  
**DAYTIME POPULATION (W/ 16 YR +)**  
235,404

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