

AVAILABLE FOR SALE
ASKING PRICE \$2,695,000

2101 MIDDLE COUNTRY ROAD

Centereach, NY 11720 | **Suffolk County**



CORNER FREESTANDING BUILDING
FORMER SUFFOLK PALACE DINER

RIPCO
INVESTMENT SALES

HIGHLIGHTS

#1

**Prominent free standing site at
signalized intersection**

#2

**Redevelopment opportunity
for single tenant/multi-tenant
configurations**

#3

Multiple Ingress/Egress Points

#4

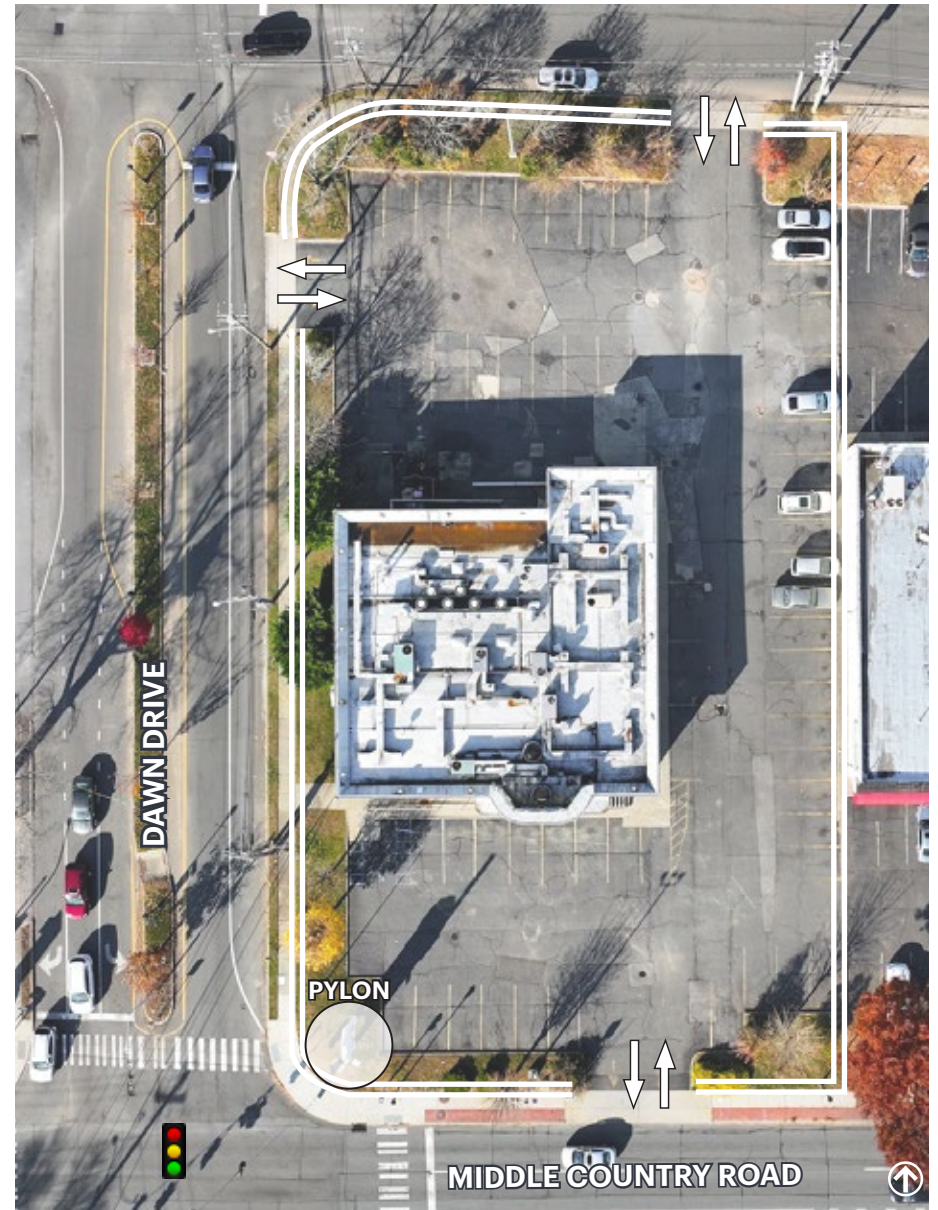
60+ Exclusive Parking Spaces

#5

Pylon/ Monument Signage Available

#6

**Over 44,600 cars per day on Middle
Country Road**



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PROPERTY SUMMARY

THE OFFERING

Property Address	2101 Middle Country Road
Neighborhood	Centereach
County	Suffolk
Section / Block / Lot	515 / 2 / 9.1
Lot Size	40,000 SF (approx.)
Frontage	±135 FT on Middle Country Road ±260 FT on Dawn Drive

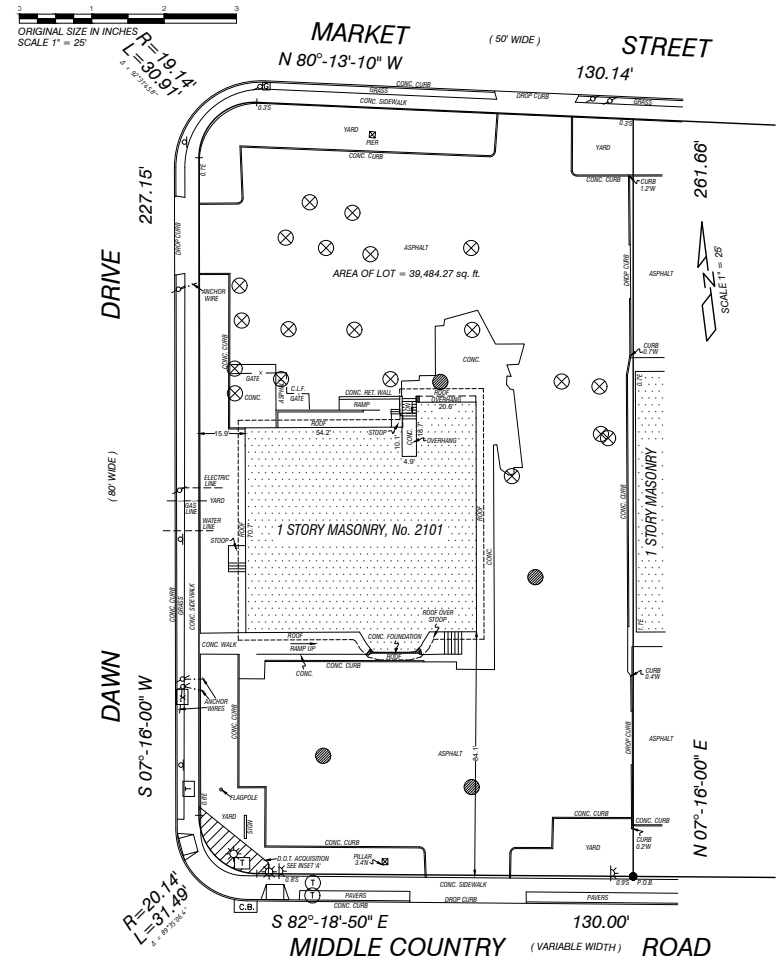
BUILDING INFORMATION

Number of Buildings	1
Building Sq. Ft.	5,600 SF (approx.)

TAX INFORMATION

Annual Property Taxes	\$42,595
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SURVEY



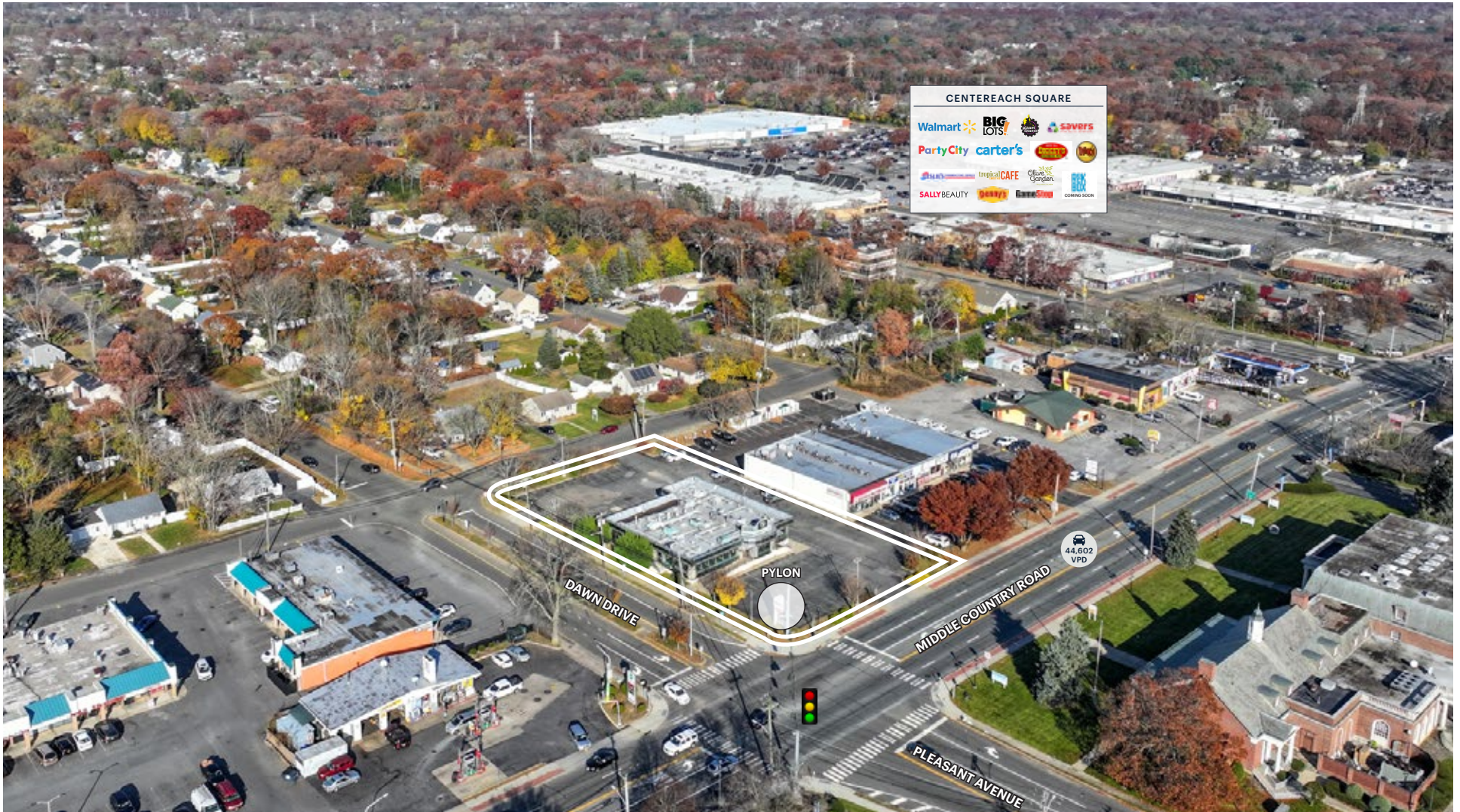
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RETAIL MAP



2101 MIDDLE COUNTRY ROAD
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AERIAL PHOTO



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AERIAL PHOTO



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AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	10,350	102,179	252,407
NUMBER OF HOUSEHOLDS	3,268	34,397	152,192
AVERAGE HOUSEHOLD INCOME	\$159,564	\$152,192	\$155,603
MEDIAN HOUSEHOLD INCOME	\$124,851	\$114,728	\$115,561
COLLEGE GRADUATES	2,680 36.0%	28,678 39.0%	70,842 41.0%
TOTAL BUSINESSES	450	2,938	8,205
TOTAL EMPLOYEES	3,671	26,312	108,237
DAYTIME POPULATION	8,886	77,996	235,404

CONTACT EXCLUSIVE AGENT

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