



RETAIL SPACE

CORAM, NY

CORAM PLAZA
346 MIDDLE COUNTRY ROAD

SIZE

1,080 SF up to 11,697 SF

ASKING RENT

Upon Request

CO-TENANTS

Home Depot, Super Stop & Shop, Family Dollar, Rainbow Shops, Subway, Advance Auto Parts, Pay-O-Matic, Taco Bell, Clay Oven Indian Restaurant

NEIGHBORS

Jennifer Convertibles, McDonald's, Burger King, Capital One Bank, Sterling National Bank, Procida Tile, Zwanger Persiri Radiology, 7-Eleven, The Burger Shack, Friendly's

COMMENTS

Multiple traffic light access points

Multiple pylon signage available

Wincoram Commons: 78- 1, 2 & 3 bedroom rental apartments & town homes

Approximately 1,500 parking spaces

Over 50,000 VPD at the intersection of Middle Country Road (Route 25) and Route 112

CONTACT EXCLUSIVE AGENTS

DANIEL GLAZER

dglazer@ripcony.com
516.933.8880

JOANNE ARGENTI

jargenti@ripcony.com
516.933.8880

JAMES VALENTI

jvalenti@ripcony.com
516.933.8880

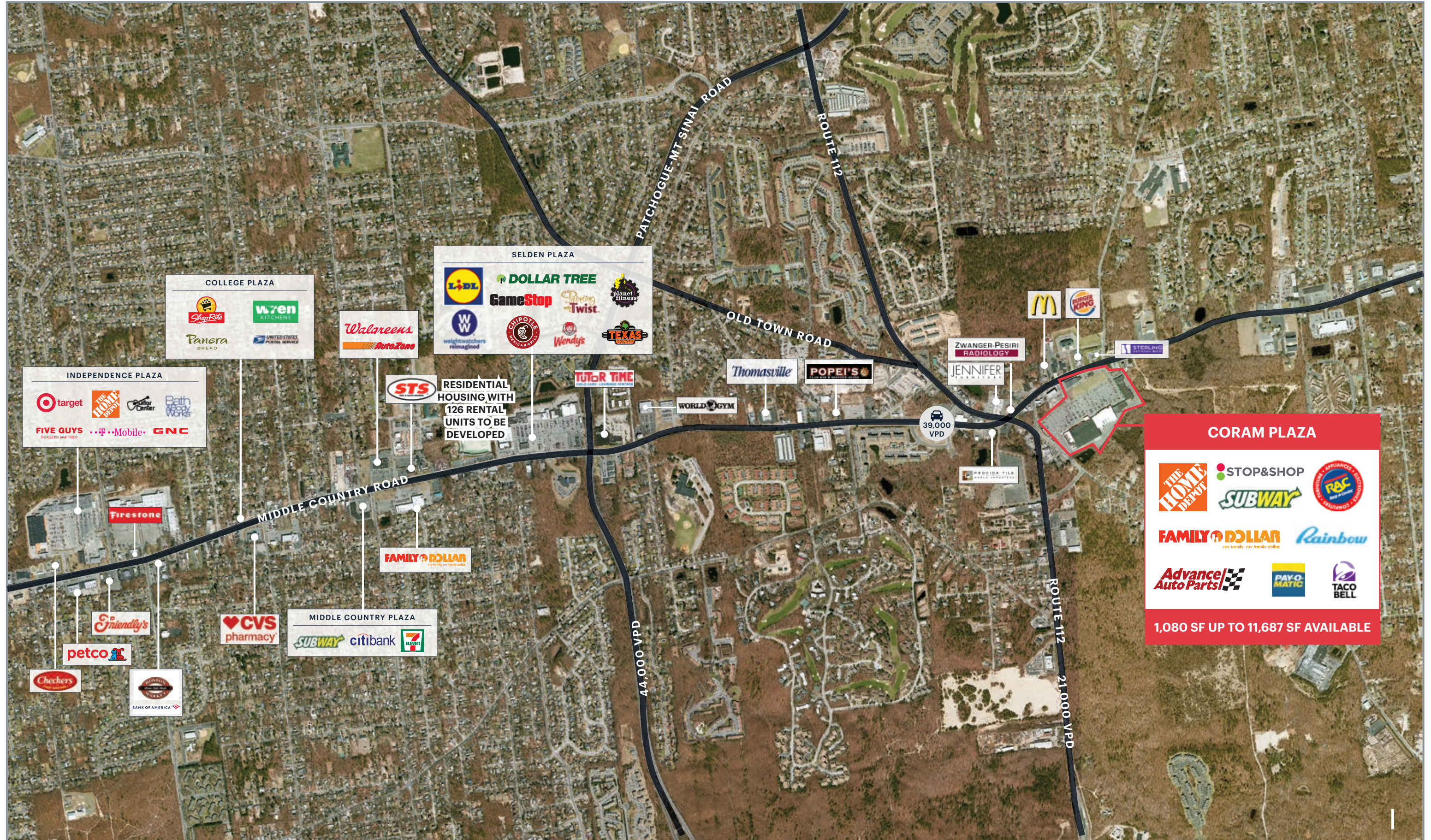


1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at 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



SELDEN PLAZA

- L+DL
- DOLLAR TREE
- GameStop
- Planet Fitness
- Wendy's
- Chipotle Mexican Grill
- Wendy's
- TEXAS POSTERS
- weightwatchers reimagined

COLLEGE PLAZA

- ShopRite
- wren KITCHENS
- Panera BREAD
- UNITED STATES POSTAL SERVICE

INDEPENDENCE PLAZA

- target
- THE HOME DEPOT
- Bath Works
- FIVE GUYS
- Mobile
- GNC

RESIDENTIAL HOUSING WITH 126 RENTAL UNITS TO BE DEVELOPED

MIDDLE COUNTRY PLAZA

- CVS pharmacy
- SUBWAY
- citibank
- 7 ELEVEN

CORAM PLAZA

- THE HOME DEPOT
- STOP&SHOP
- SUBWAY
- RBC
- FAMILY DOLLAR
- Rainbow
- Advance Auto Parts
- PAY-O-MATIC
- TACO BELL

1,080 SF UP TO 11,687 SF AVAILABLE

AERIAL



SITE PLAN

GROUND FLOOR

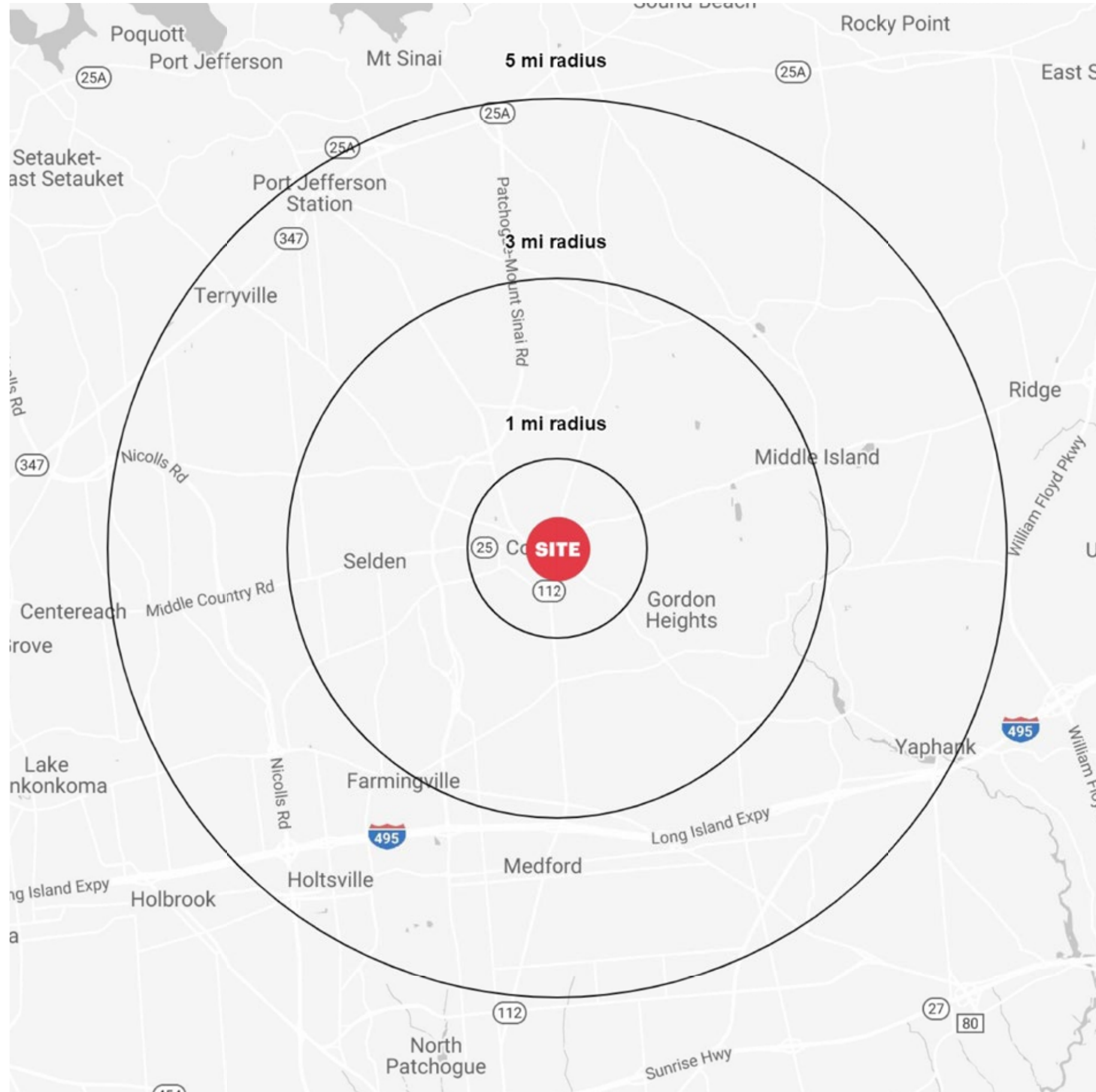
Center Size: 144,301 SF

UNIT	SF	Tenant
1/2	6,117	Advance Auto
3	3,134	Available
4	1,320	Subway
5	1,350	Pay-O-Matic
6	1,080	Available
7	1,500	Dunkin'
8	2,800	Taco Bell
9	7,398	Firestone
10a	4,428	Rent-A-Center
11	6,014	Aqua Hut
12	8,000	Rainbow Shops
13	3,260	Bella Roma
14	11,697	Available
15	8,000	Family Dollar
16	1,170	Available
17	1,080	Metro PCS
18 & 19	4,500	Path Liquors
20	975	Jackson Hewitt
21	1,550	Clay Oven
22	1,510	Available
23	66,194	Super Stop & Shop
24		Home Depot

Available
 Lease Out
 Leased



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

8,872

HOUSEHOLDS

3,598

MEDIAN HOUSEHOLD INCOME

\$78,599

AVERAGE HOUSEHOLD INCOME

\$97,355

COLLEGE GRADUATES (Bachelor's +)

2,146 - 33.6%

TOTAL BUSINESSES

245

TOTAL EMPLOYEES

2,225

DAYTIME POPULATION (w/ 16 yr +)

4,721

3 MILE RADIUS

POPULATION

74,561

HOUSEHOLDS

27,509

MEDIAN HOUSEHOLD INCOME

\$87,057

AVERAGE HOUSEHOLD INCOME

\$103,188

COLLEGE GRADUATES (Bachelor's +)

16,607 - 31.5%

TOTAL BUSINESSES

1,891

TOTAL EMPLOYEES

15,421

DAYTIME POPULATION (w/ 16 yr +)

37,440

5 MILE RADIUS

POPULATION

180,631

HOUSEHOLDS

64,206

MEDIAN HOUSEHOLD INCOME

\$96,632

AVERAGE HOUSEHOLD INCOME

\$113,480

COLLEGE GRADUATES (Bachelor's +)

40,554 - 32.0%

TOTAL BUSINESSES

5,588

TOTAL EMPLOYEES

49,533

DAYTIME POPULATION (w/ 16 yr +)

102,578

AREA DEMOGRAPHICS

