



RETAIL SPACE

COPIAGUE, NY

901-925 MONTAUK HIGHWAY

SIZE

Former Rite Aid: 11,347 SF | ±80 FT Frontage
End Cap: 2,200 SF

ASKING RENT

Upon Request

CO-TENANTS

Tang Asian Fusion, Tae Kwon Do, South Shore Mailroom

NEIGHBORS

CVS, Verizon, Chase Bank, Vision World, Carvel, Wendy's

COMMENTS

Vented Former Restaurant Space Available

Prime end cap

Ample parking

24,395 vehicles pass this site per day

CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](https://www.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.

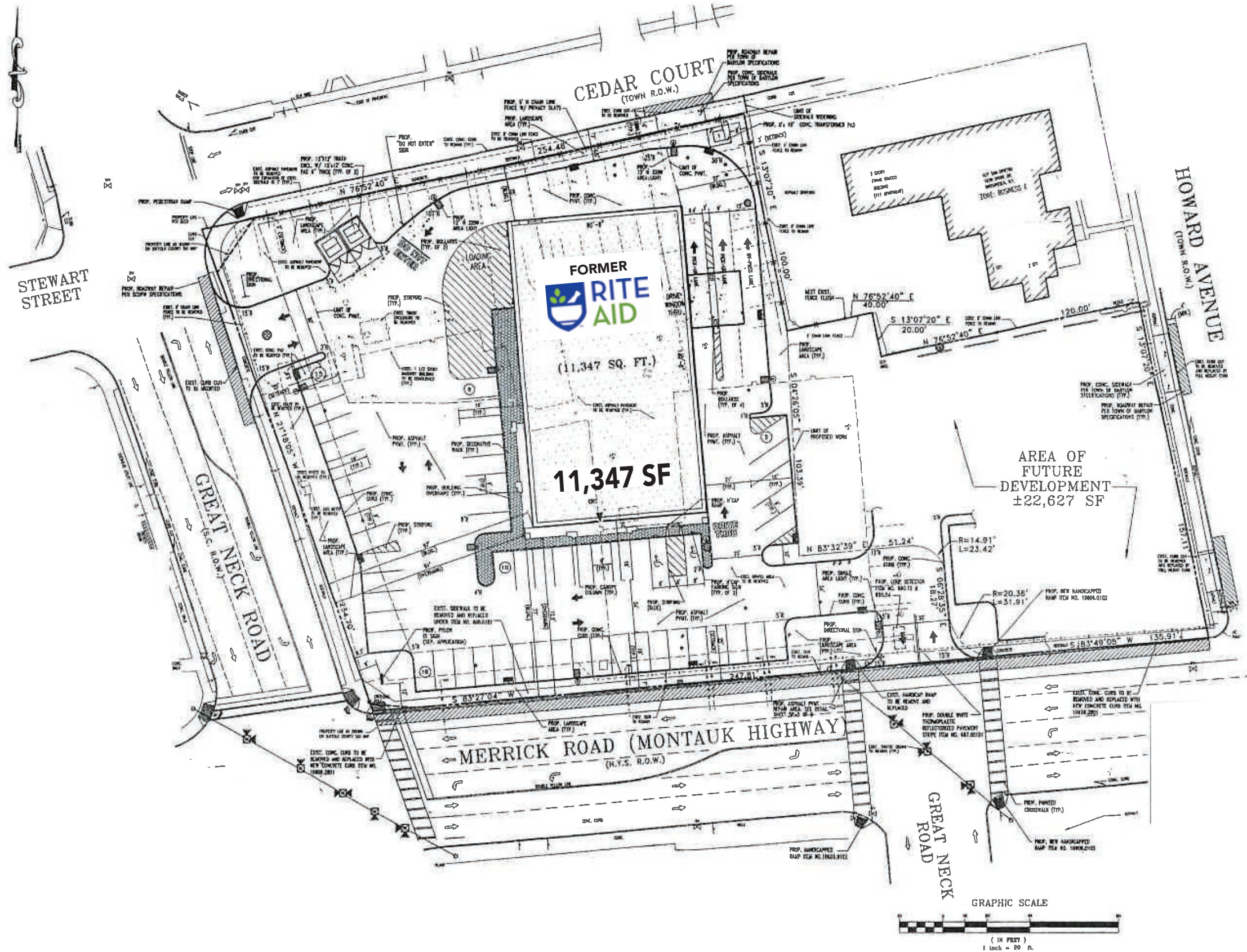
INTERIOR PHOTOS - FORMER DUNKIN'



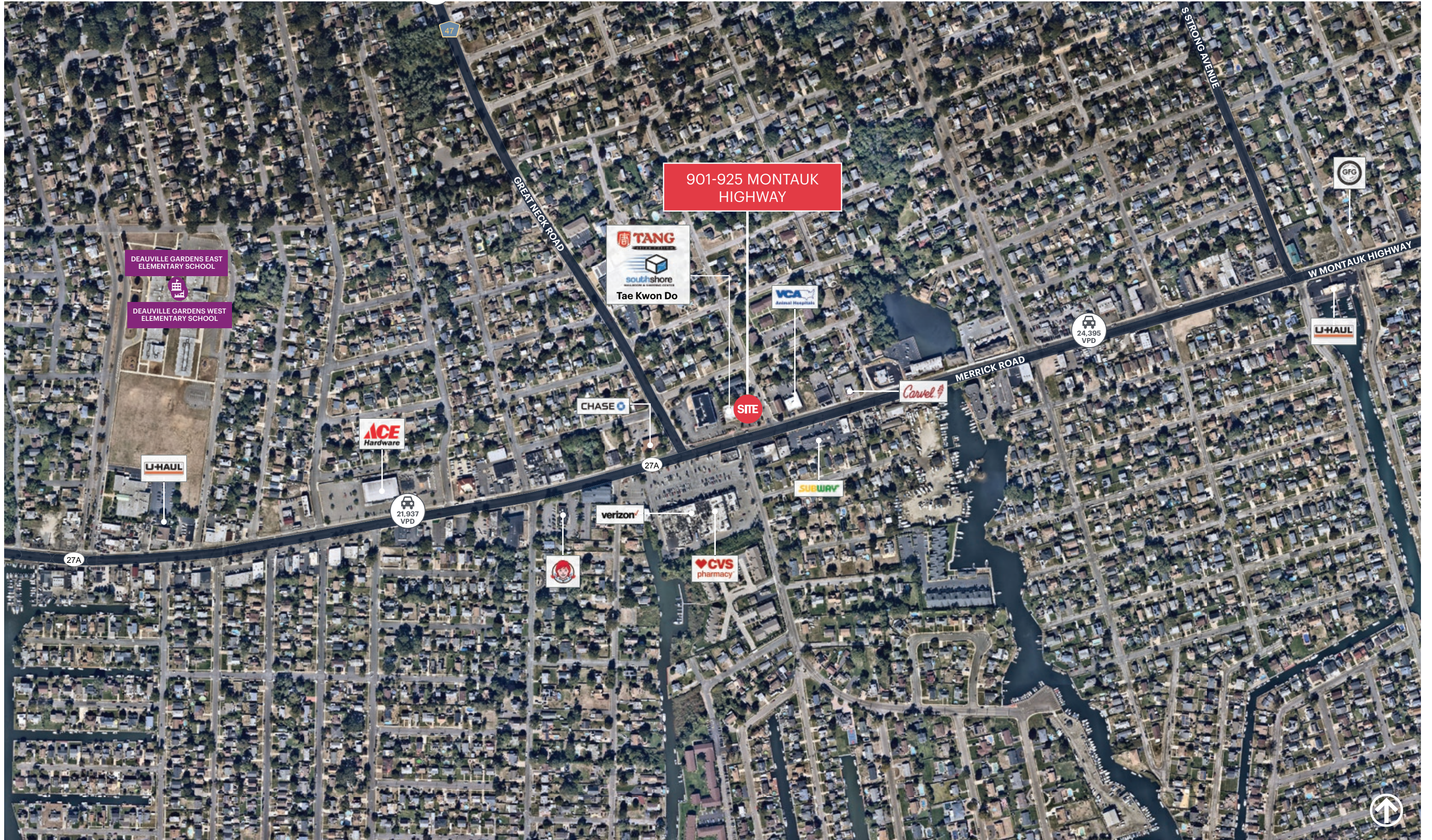
EXTERIOR PHOTO - FORMER RITE AID



SITE PLAN - FORMER RITE AID



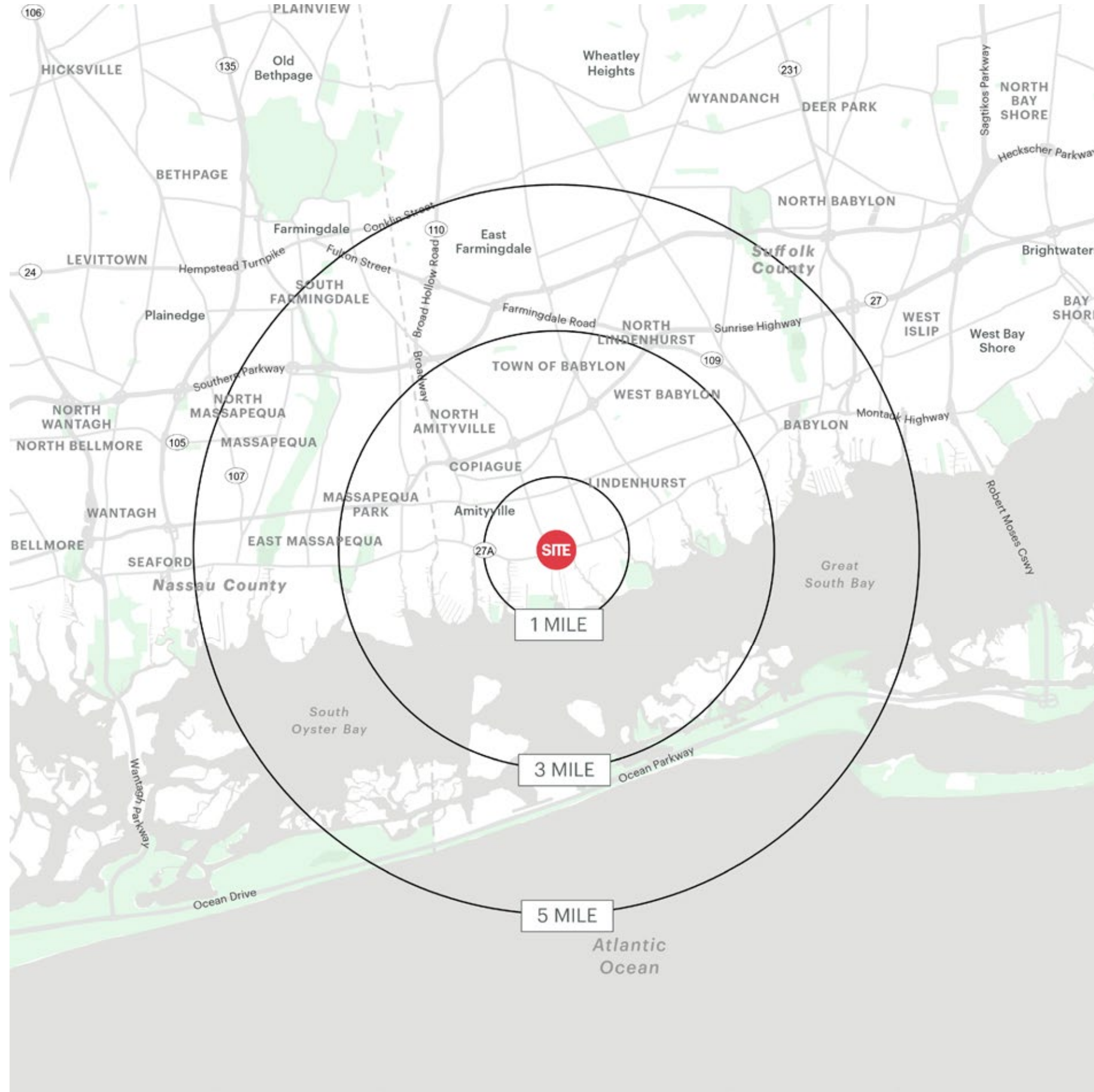
MARKET AERIAL



AERIAL



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

21,277

HOUSEHOLDS

7,686

AVERAGE HOUSEHOLD INCOME

\$121,596

MEDIAN HOUSEHOLD INCOME

\$99,254

COLLEGE GRADUATES (BACHELOR'S +)

4,272 - 17.7%

TOTAL BUSINESSES

593

TOTAL EMPLOYEES

4,261

DAYTIME POPULATION (W/ 16 YR +)

15,157

3 MILE RADIUS

POPULATION

112,334

HOUSEHOLDS

37,470

AVERAGE HOUSEHOLD INCOME

\$131,242

MEDIAN HOUSEHOLD INCOME

\$103,556

COLLEGE GRADUATES (BACHELOR'S +)

24,345 - 20.1%

TOTAL BUSINESSES

3,822

TOTAL EMPLOYEES

36,825

DAYTIME POPULATION (W/ 16 YR +)

92,821

5 MILE RADIUS

POPULATION

240,118

HOUSEHOLDS

80,977

AVERAGE HOUSEHOLD INCOME

\$148,215

MEDIAN HOUSEHOLD INCOME

\$114,156

COLLEGE GRADUATES (BACHELOR'S +)

63,188 - 25.3%

TOTAL BUSINESSES

9,304

TOTAL EMPLOYEES

83,872

DAYTIME POPULATION (W/ 16 YR +)

203,996

AREA DEMOGRAPHICS

