



RETAIL SPACE

RIVERHEAD, NY

STAPLES PLAZA
1087-1101 OLD COUNTRY ROAD

SIZE
45,000 SF

ASKING RENT
Upon Request

CEILING HEIGHTS
22 FT

CO-TENANTS
Harbor Freight Tools, Staples, West Marine, Subway, Bethpage Federal Credit Union, Sakura Japanese Restaurant, Aboff's Paints

NEIGHBORS
Lidl, AT&T, Target, Planet Fitness, Walgreens, Mattress Firm, Fortunoff Backyard Store, Advance Auto Parts, Dunkin', Baskin-Robbins, Moe's Southwest Grill, Friendly's, KFC, CityMD, 7-Eleven, Tropical Smoothie Cafe, Northwell Health Labs, Fine Fare, CVS Pharmacy, T.J. Maxx, Sally Beauty, Gala Fresh

COMMENTS
Anchor Opportunity Available - End Cap Position

Located in a strong retail hub in Riverhead

Center located at a traffic light

Easy access with tremendous visibility

Over 30,200 vehicles pass this site daily on Old Country Road

CONTACT EXCLUSIVE AGENTS

JOANNE ARGENTI
jargenti@ripcony.com
516.933.8880

JACK CHERA
jchera@ripcony.com
516.933.8880

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

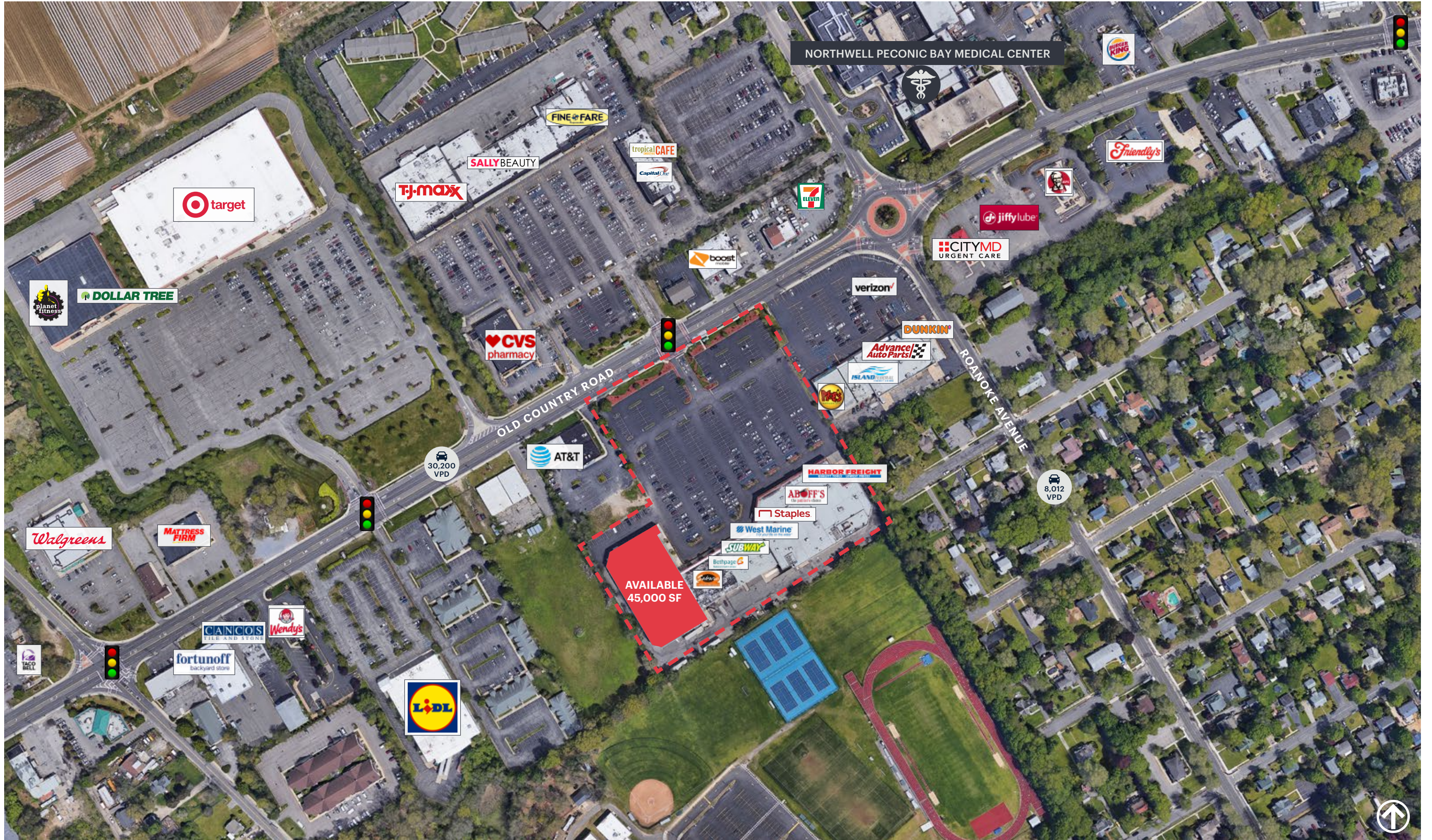
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

MARKET AERIAL



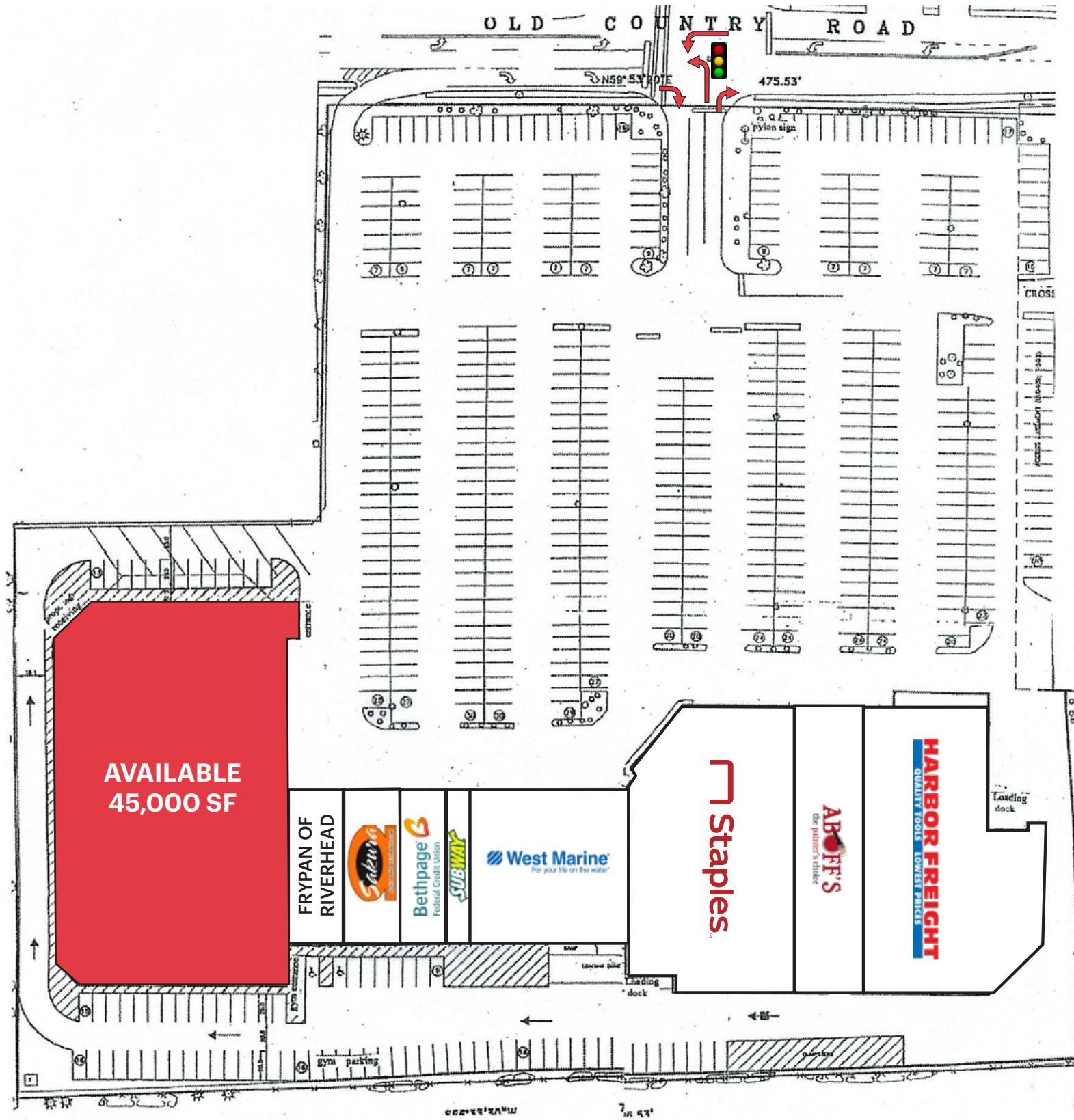
MID-LEVEL AERIAL



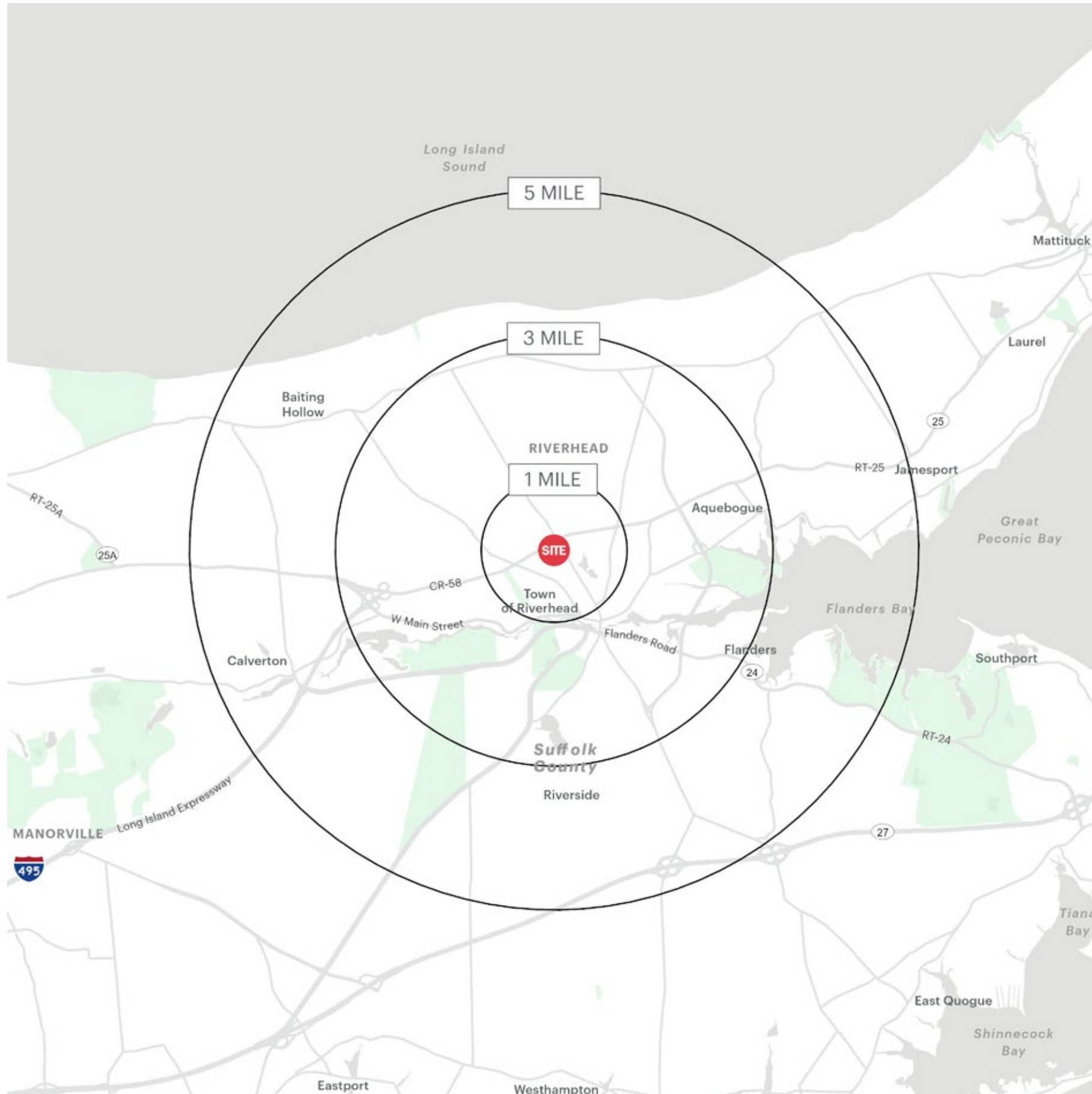
AERIAL



SITE PLAN



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

6,452

HOUSEHOLDS

2,436

AVERAGE HOUSEHOLD INCOME

\$89,381

MEDIAN HOUSEHOLD INCOME

\$64,081

COLLEGE GRADUATES (BACHELOR'S +)

1,030 - 21.0%

TOTAL BUSINESSES

424

TOTAL EMPLOYEES

5,547

DAYTIME POPULATION (W/ 16 YR +)

9,006

3 MILE RADIUS

POPULATION

25,159

HOUSEHOLDS

9,343

AVERAGE HOUSEHOLD INCOME

\$95,569

MEDIAN HOUSEHOLD INCOME

\$62,469

COLLEGE GRADUATES (BACHELOR'S +)

4,051 - 21.0%

TOTAL BUSINESSES

1,598

TOTAL EMPLOYEES

20,279

DAYTIME POPULATION (W/ 16 YR +)

34,119

5 MILE RADIUS

POPULATION

35,663

HOUSEHOLDS

13,170

AVERAGE HOUSEHOLD INCOME

\$105,807

MEDIAN HOUSEHOLD INCOME

\$73,699

COLLEGE GRADUATES (BACHELOR'S +)

6,348 - 24.0%

TOTAL BUSINESSES

1,913

TOTAL EMPLOYEES

23,536

DAYTIME POPULATION (W/ 16 YR +)

42,902

AREA DEMOGRAPHICS

