



RETAIL SPACE

CENTRAL ISLIP, NY

TOWN CENTER AT CENTRAL ISLIP

100 NORTH RESEARCH PLACE

AVAILABLE

Pad 6,000 SF (2nd Generation Restaurant - Divisible)

Inline 4,600 SF - 46' x 100' (Divisible)

ASKING RENT

Upon Request

NNN

Taxes - \$10.00 PSF

CAM - \$3.00 PSF

Insurance - \$1.00 PSF

POSSESSION

4,600 SF - Immediate

6,000 SF - Arranged

CO-TENANTS

Target, Home Depot, Dollar Tree, Pet Supplies Plus, GNC, Popeyes, TGIFriday's, Edible Arrangements, T-Mobile, Subway, Visionworks, Bethpage Federal Credit Union and others

NEIGHBORS

Fairfield Properties Ballpark (Home of the Long Island Ducks) with approximately 400,000 visitors yearly, Courtyard by Marriott, Residence Inn by Marriot, SUSA Orlin & Cohen Sports Complex, State and Federal Court Houses

COMMENTS

Conveniently located 1 mile north of the Southern State Parkway

20,000 VPD on Carleton Avenue

Traffic light access at both entrances to the center

Over 1,200 parking spaces

Center built in 2006

CONTACT EXCLUSIVE AGENTS

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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.

PHOTOS



MARKET AERIAL



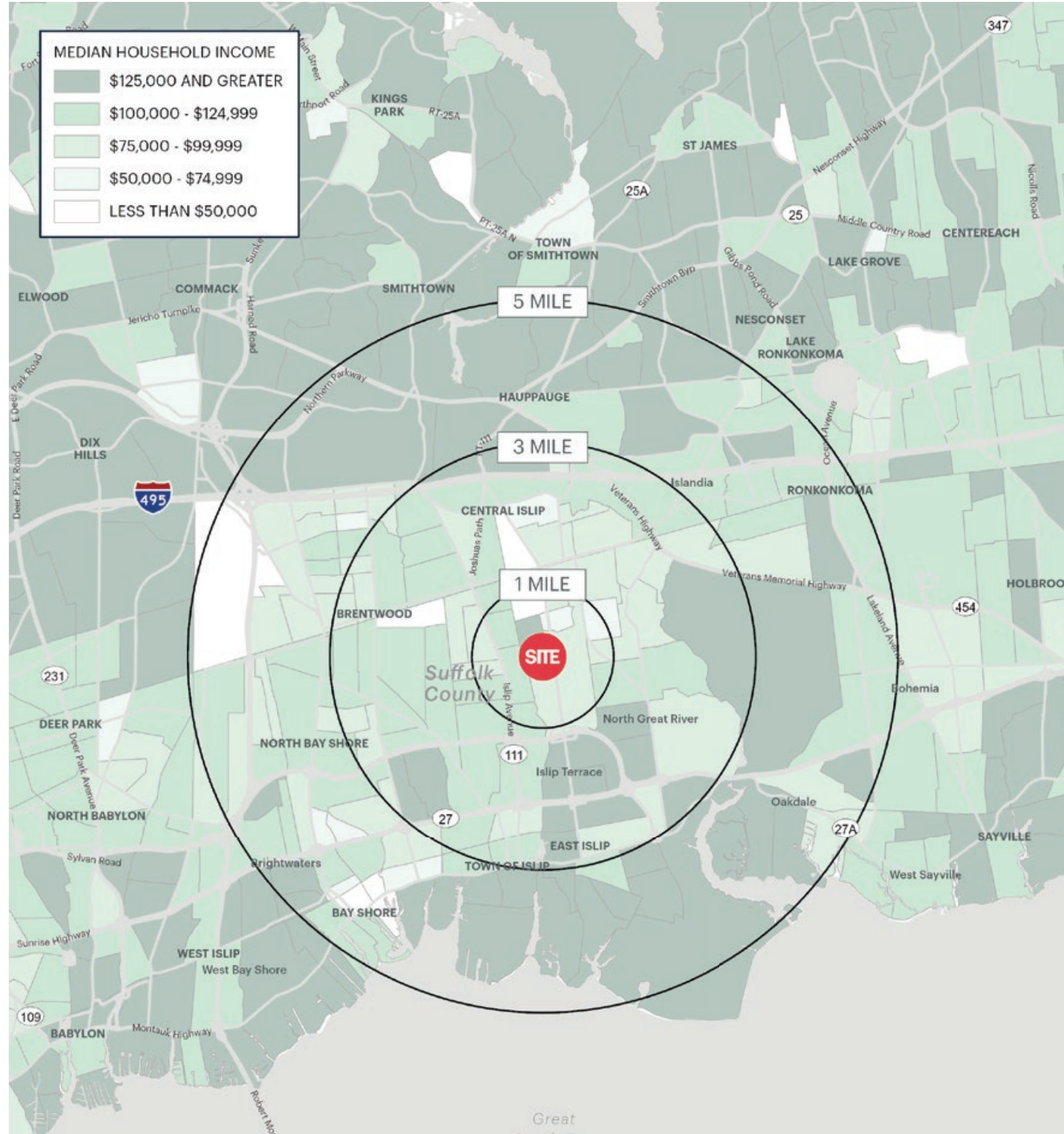
AERIAL



SITE PLAN



AREA DEMOGRAPHICS



TOWN CENTER AT CENTRAL ISLIP CENTRAL ISLIP, NY

1 MILE RADIUS

POPULATION

18,667

HOUSEHOLDS

5,302

MEDIAN HOUSEHOLD INCOME

\$90,437

AVERAGE HOUSEHOLD INCOME

\$117,297

COLLEGE GRADUATES (Bachelor's +)

2,823 - 23.0%

TOTAL BUSINESSES

345

TOTAL EMPLOYEES

4,706

DAYTIME POPULATION (w/ 16 yr +)

14,756

3 MILE RADIUS

POPULATION

122,254

HOUSEHOLDS

33,791

MEDIAN HOUSEHOLD INCOME

\$102,163

AVERAGE HOUSEHOLD INCOME

\$127,172

COLLEGE GRADUATES (Bachelor's +)

19,619 - 24.0%

TOTAL BUSINESSES

3,494

TOTAL EMPLOYEES

35,856

DAYTIME POPULATION (w/ 16 yr +)

98,900

5 MILE RADIUS

POPULATION

256,447

HOUSEHOLDS

76,055

MEDIAN HOUSEHOLD INCOME

\$107,678

AVERAGE HOUSEHOLD INCOME

\$138,433

COLLEGE GRADUATES (Bachelor's +)

53,551 - 31.0%

TOTAL BUSINESSES

10,962

TOTAL EMPLOYEES

120,200

DAYTIME POPULATION (w/ 16 yr +)

250,975