



RETAIL/MEDICAL/RESTAURANT SPACE

CORAM, NY

2220 ROUTE 112

BUILT TO SUIT OR GROUND LEASE OPPORTUNITY

SIZE

2 Acres

ASKING RENT

Upon Request

CO-TENANTS

Friendly's

NEIGHBORS

Family Dollar, Stop & Shop, Home Depot, Burger King, Verizon, McDonald's, Jennifer Furniture, Coram Diner, Domino's Pizza, Taco Bell, 7-Eleven, Dunkin Donuts, Advance Auto Parts, Subway, Rent-A-Center, Firestone, BP

COMMENTS

- (J2) Zoning
- All uses considered including retail, medical and restaurants
- Ground lease opportunity or built to suit
- Conveniently located between Middle Country Road and Route 112 with easy access from both roads

CONTACT EXCLUSIVE AGENTS

JASON SOBEL

jsobel@ripcony.com
516.933.8880

GREG BATISTA

gbatista@ripcony.com
516.933.8880

MICHELLE ABRAMOV

mabaramov@ripcony.com
718.663.2652

SCOTT ROTHSTEIN

srothstein@ripcony.com
718.704.1450

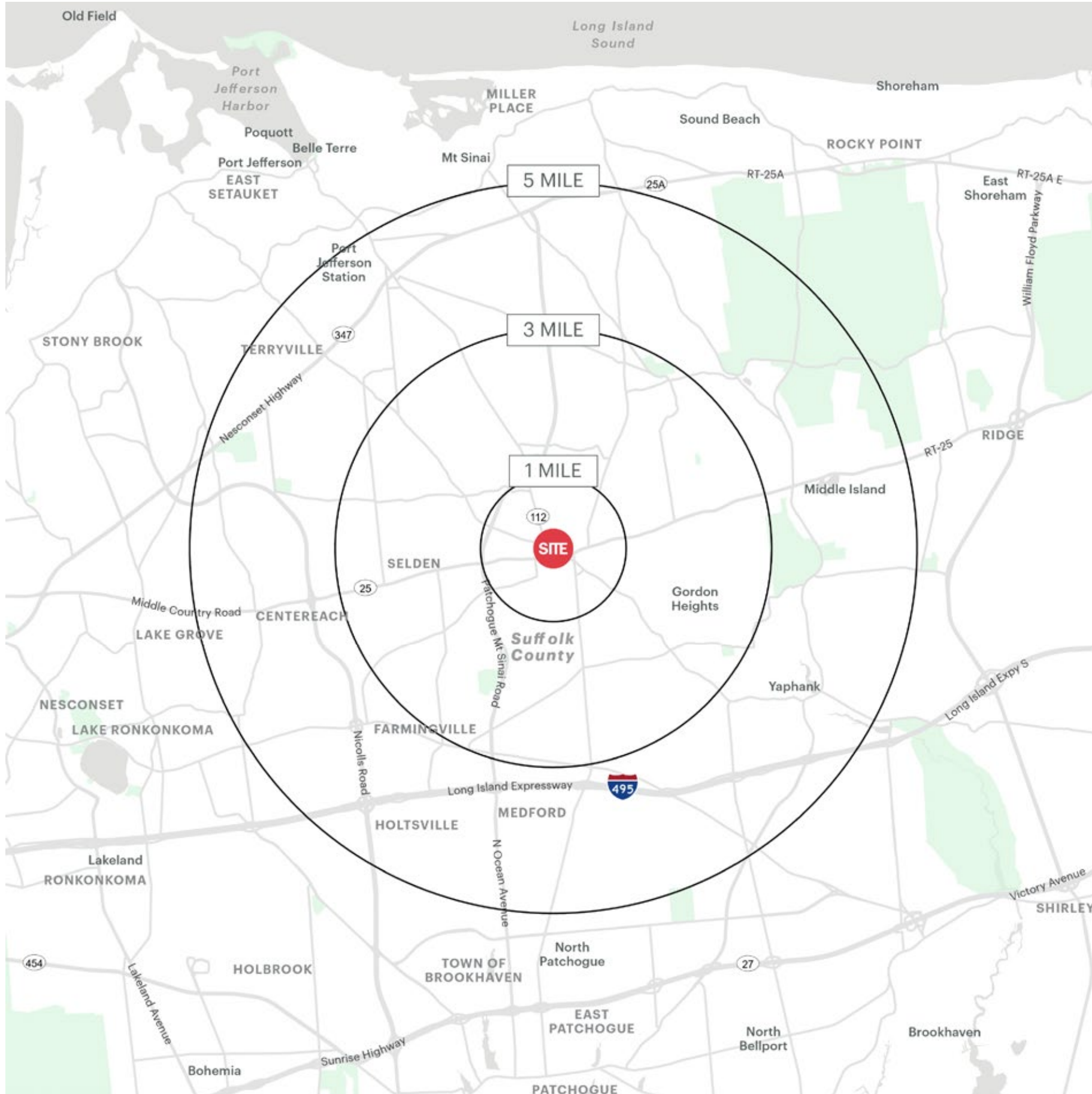


1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

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.

AREA DEMOGRAPHICS



2220 RTE 112 CORAM, NY

1 MILE RADIUS

POPULATION

11,563

HOUSEHOLDS

4,630

AVERAGE HOUSEHOLD INCOME

\$106,936

MEDIAN HOUSEHOLD INCOME

\$84,124

COLLEGE GRADUATES (BACHELOR'S +)

2,686 - 19.7%

TOTAL BUSINESSES

371

TOTAL EMPLOYEES

3,645

DAYTIME POPULATION (W/ 16 YR +)

9,271

3 MILE RADIUS

POPULATION

85,006

HOUSEHOLDS

30,214

AVERAGE HOUSEHOLD INCOME

\$123,018

MEDIAN HOUSEHOLD INCOME

\$99,676

COLLEGE GRADUATES (BACHELOR'S +)

19,490 - 21.4%

TOTAL BUSINESSES

2,083

TOTAL EMPLOYEES

20,114

DAYTIME POPULATION (W/ 16 YR +)

62,603

5 MILE RADIUS

POPULATION

190,068

HOUSEHOLDS

65,821

AVERAGE HOUSEHOLD INCOME

\$136,282

MEDIAN HOUSEHOLD INCOME

\$107,322

COLLEGE GRADUATES (BACHELOR'S +)

46,906 - 23.0%

TOTAL BUSINESSES

6,182

TOTAL EMPLOYEES

59,616

DAYTIME POPULATION (W/ 16 YR +)

155,165

AREA DEMOGRAPHICS

