

RETAIL SPACE

CENTRAL ISLIP, NY

TOWN CENTER AT CENTRAL ISLIP

100 NORTH RESEARCH PLACE

AVAILABLE
1,500 SF (15'-9" x 95'-4") Inline Space

POSSESSION
Arranged

NNN
Taxes - $10.00 PSF
CAM - $3.00 PSF
Insurance - $1.00 PSF

CO-TENANTS
Target, Home Depot, Dollar Tree, Pet Supplies Plus, Popeyes, TGIFriday's, Edible Arrangements, T-Mobile, Subway, Visionworks, Snipes, Four Leaf Credit Union, Out of the Park Burgers, Wings Co (Coming Soon)

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

COMMENTS
Conveniently located 1 mile north of the Southern State Parkway

22,769 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

JOANNE ARGENTI
jargenti@ripcony.com
516.933.8880

DANIEL GLAZER
dglazer@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 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



1,500 SF INLINE SPACE AVAILABLE



COMING SOON



MARKET AERIAL



AERIAL


FOXGATE AT ISLIP
184 Units/2 Stories
HUDSON PLACE AT EASTVIEW DRIVE
268 Units/3 Stories
LOWELL AVENUE
ISLIP LANDING
200 units
CARLETON AVENUE (N)
CARLETON AVENUE (S)
Snipes
1,500 SF INLINE SPACE AVAILABLE
N RESEARCH PLACE
target
POPEYES
FRIDAYS
SUBWAY
WINGS CO.
COMING SOON
Gull Haven GOLF CLUB
CREATIVE BATH
350 employees
T-Mobile
COLOR NAILS & SPA
LIQUOR STORE
THE HOME DEPOT
S RESEARCH PLACE
CINTAS
50 employees
22,769 VPD
BELMONT AT EASTVIEW
354 Apartments
Ascent Pharma
Ascent Pharma
CVD Equipment Corporation
CVD EQUIPMENT CORP
±350 employees
COURT PLAZA SENIOR APARTMENTS
150 Units/7 Stories
FAIRFIELD PROPERTIES BALLPARK
HOME OF THE LONG ISLAND DUCKS
COURTYARD Marriott
Residence Inn Marriott
SUSA Orlin & Cohen Sports Complex
FEDERAL COURTHOUSE
STATE COURTHOUSE
COURTHOUSE COMMONS
252 Units/4 Stories

SITE PLAN


1,500 SF INLINE SPACE AVAILABLE
DOLLAR TREE
snipes
NOW OPEN!
PET SUPPLIES PLUS
Minus the hassle.
EXISTING MONUMENT SIGN
NORTH RESEARCH PLACE
EXISTING
target
POPEYES
LOUISIANA KITCHEN
TGI FRIDAYS
SUBWAY
Edible ARRANGEMENTS
WINGS CO.
COMING SOON
COMING SOON
Burgers
WINGS • FRIES • SHAKES
T-Mobile
FOUR LEAF
Federal Credit Union
COLOR NAILS & SPA
LIQUOR STORE
Visionworks
CREATIVE DRIVE
RETENTION POND
CARLETON AVENUE (CR-17)
GARDEN CENTER 27,787 SF
THE HOME DEPOT
SOUTH RESEARCH PLACE
TECHNOLOGY DRIVE SOUTH
EXISTING

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
20,050

HOUSEHOLDS
5,985

MEDIAN HOUSEHOLD INCOME
$108,080

AVERAGE HOUSEHOLD INCOME
$128,346

COLLEGE GRADUATES (Bachelor's +)
21.30%

TOTAL BUSINESSES
320

TOTAL EMPLOYEES
3,971

DAYTIME POPULATION (w/ 16 yr +)
13,962

3 MILE RADIUS

POPULATION
124,288

HOUSEHOLDS
34,735

MEDIAN HOUSEHOLD INCOME
$119,694

AVERAGE HOUSEHOLD INCOME
$139,918

COLLEGE GRADUATES (Bachelor's +)
23.86%

TOTAL BUSINESSES
3,243

TOTAL EMPLOYEES
31,491

DAYTIME POPULATION (w/ 16 yr +)
93,092

5 MILE RADIUS

POPULATION
258,062

HOUSEHOLDS
77,367

MEDIAN HOUSEHOLD INCOME
$124,818

AVERAGE HOUSEHOLD INCOME
$147,422

COLLEGE GRADUATES (Bachelor's +)
30.51%

TOTAL BUSINESSES
10,492

TOTAL EMPLOYEES
114,494

DAYTIME POPULATION (w/ 16 yr +)
241,063