FOR SALE
ASKING PRICE $3,200,000
CAP RATE 6.8%

2343 MIDDLE COUNTRY ROAD

Centereach, NY 11720 | **Suffolk County**

SINGLE TENANT NNN SPORTS FACILITY WITH NEW 10-YEAR LEASE



RIPCO
INVESTMENT SALES

PROPERTY HIGHLIGHTS

#1 **Single Tenant NNN**
(no landlord responsibilities)

#2 **10-Year Lease**
plus two 5-year options

#3 **Newly Renovated 8,459 SF Retail Building**

#4 **3% Annual Increases**
beginning in year 5

#5 **Median Household Income**
in 1-mile radius of $124K+



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **2343 MIDDLE COUNTRY ROAD** — in Centereach.

The 8,459 SF retail building is situated on a 1-acre lot on Route 25 and is currently occupied by REPS Athletic Training Center. REPS has a new 10-year lease with two 5-year options and 3% annual increases beginning in year 5 and is responsible for taxes, insurance and maintenance.

The property has on-site parking for 42 cars.

The property is located in a dense retail corridor with an average daily traffic count of 40,274 VPD and a median household income of $124,000 in a 1-mile radius.

ABOUT THE TENANT:

REPS is an indoor turf athletic training facility and indoor basketball court offering training, fitness classes, clinics and more. Formerly based in Port Jefferson, the facility moved to Centereach to offer an expanded and more versatile training environment for athletes on Long Island.

While the facility is multi-disciplinary, it is most renowned for its specialized instruction in baseball and softball, providing elite-level development for youth, high school and collegiate athletes.

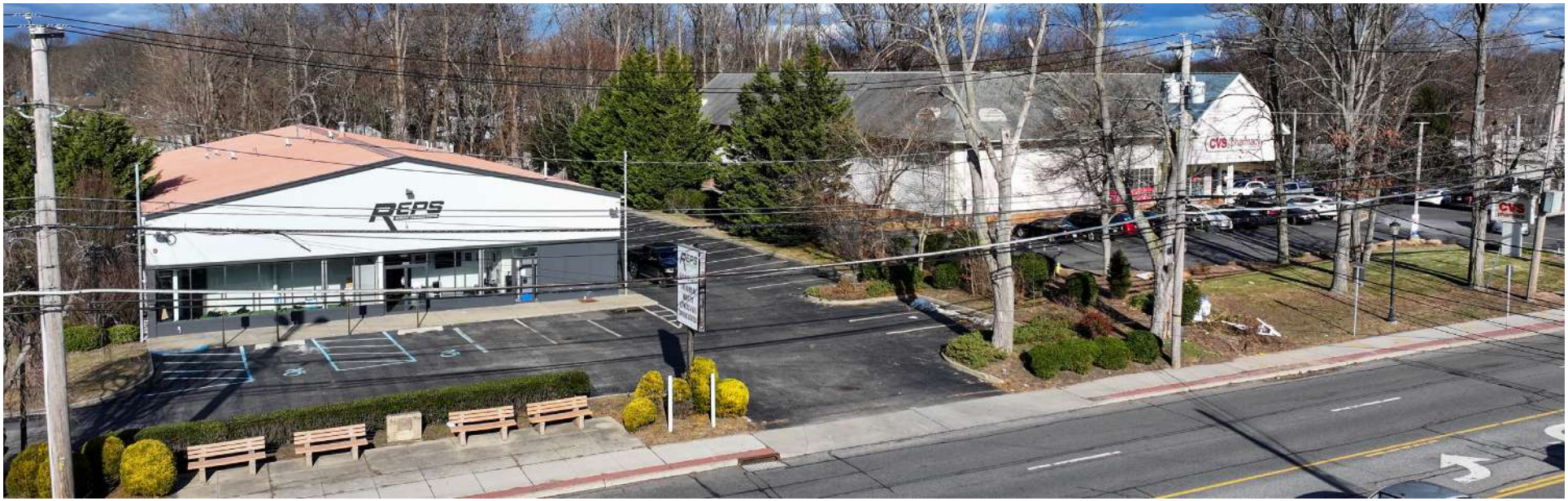
The Centereach location is designed to be a one-stop shop for athletic development, featuring an indoor turf training area, batting cages, pitching lanes, and equipment for strength and conditioning. REPS offers private and semi-private instruction led by experienced coaches, as well as seasonal programs, clinics and camps for local organizations in the off-season.

PROPERTY SUMMARY

THE OFFERING	
Address	2343 Middle Country Road, Centereach
County	Suffolk
Location	Located on the north side of Middle Country Road (Route 25) between Oxhead Road and Oak Street
Section / Block / Lot	515 / 1 / 3
Property Type	Retail

PROPERTY INFORMATION	
Building Size	8,459 SF (approx.)
Building Dimensions	122' x 65' (approx.)
Lot Size	43,560 SF (1 acre)
Lot Dimensions	341' x 127' (approx.)
Parking	42 spaces
Year Built / Last Altered	2005 / 2025
Stories	1
Zoning	J Business 2
Total Taxes	$32,241

PROPERTY PHOTOS







LEASE ABSTRACT

TENANT	REPS Long Island Athletic Facility Inc.
USE	Sports training facility
LEASE START	November 1, 2025
LEASE END	October 31, 2035
OPTIONS	Two (5)-year options
INCREASES	3% annual (beginning in year 5)
TAXES	Tenant responsible as additional rent
INSURANCE	Tenant responsible as additional rent
MAINTENANCE	Tenant responsible
HVAC	Tenant responsible (repair & replacement)
ROOF & STRUCTURE	Landlord responsible
GUARANTOR	Personal guaranty for 3 years, then good guy clause with 180 days notice and penalty of 6 months rent

RENT SCHEDULE

	LEASE YEAR	DATE	MONTHLY RENT	ANNUAL RENT	RENT PSF
BASE RENT	1	11/1/2025 to 10/31/2026	$18,100	$217,200	$25.68
	2	11/1/2026 to 10/31/2027	$18,200	$218,400	$25.82
	3	11/1/2027 to 10/31/2028	$18,300	$219,600	$25.96
	4	11/1/2028 to 10/31/2029	$16,918	$203,016	$24.00
	5	11/1/2029 to 10/31/2030	$17,426	$209,106	$24.72
	6	11/1/2030 to 10/31/2031	$17,948	$215,380	$25.46
	7	11/1/2031 to 10/31/2032	$18,487	$221,841	$26.23
	8	11/1/2032 to 10/31/2033	$19,041	$228,496	$27.01
	9	11/1/2033 to 10/31/2034	$19,613	$235,351	$27.82
	10	11/1/2034 to 10/31/2035	$20,201	$242,412	$28.66
OPTION 1	11	11/1/2035 to 10/31/2036	$20,807	$249,684	$29.52
	12	11/1/2036 to 10/31/2037	$21,431	$257,175	$30.40
	13	11/1/2037 to 10/31/2038	$22,074	$264,890	$31.31
	14	11/1/2038 to 10/31/2039	$22,736	$272,837	$32.25
	15	11/1/2039 to 10/31/2040	$23,418	$281,022	$33.22
OPTION 2	16	11/1/2040 to 10/31/2041	$24,121	$289,452	$34.22
	17	11/1/2041 to 10/31/2042	$24,845	$298,136	$35.24
	18	11/1/2042 to 10/31/2043	$25,590	$307,080	$36.30
	19	11/1/2043 to 10/31/2044	$26,358	$316,292	$37.39
	20	11/1/2044 to 10/31/2045	$27,148	$325,781	$38.51

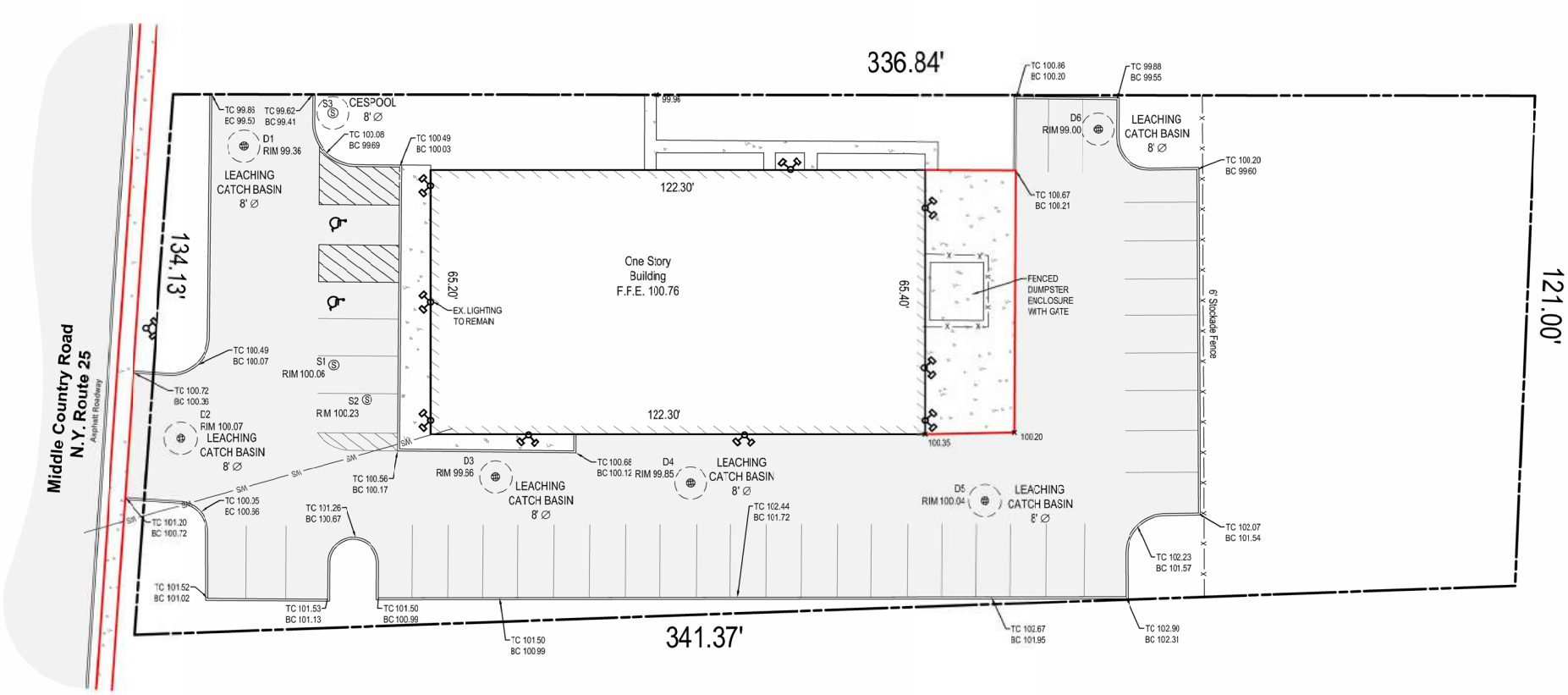
INVESTMENT ANALYSIS

COMMERCIAL REVENUE	
Gross Annual Income	$218,400
CAM / Tax Reimbursement	$41,241
TOTAL ANNUAL INCOME	**$259,641**

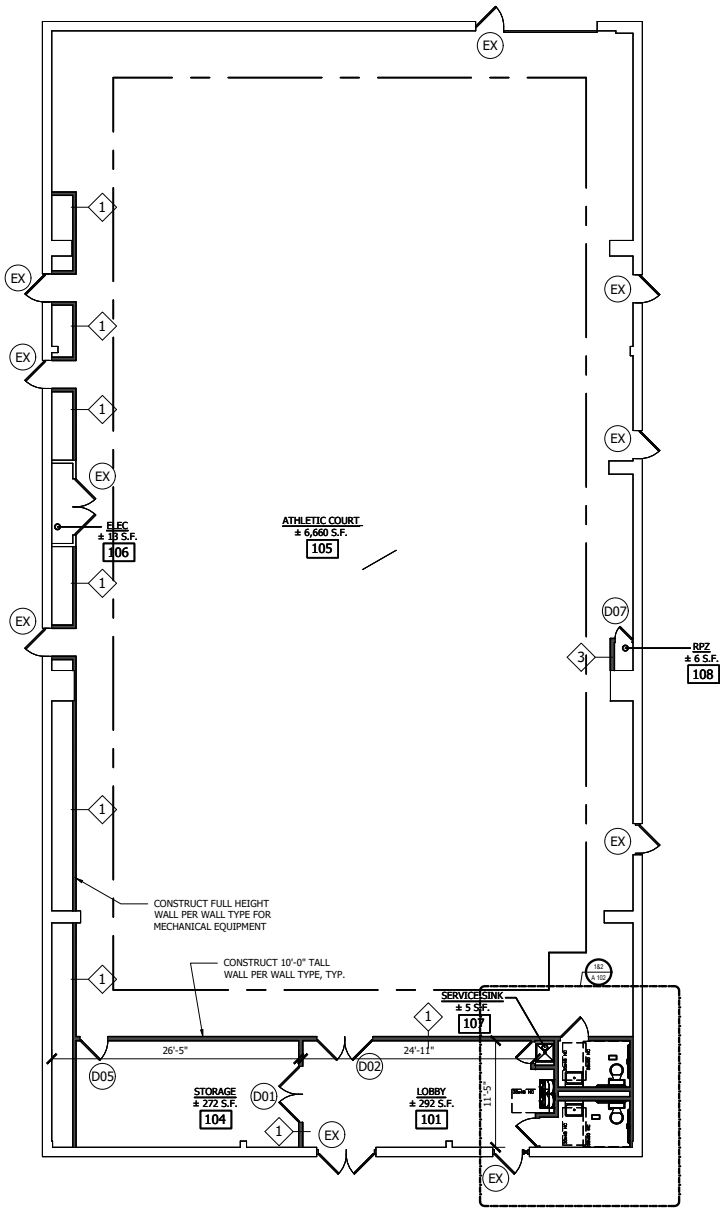
OPERATING EXPENSES

TYPE	PROJECTION	ANNUAL
Property Taxes	TENANT RESPONSIBLE	$32,241
Insurance	TENANT RESPONSIBLE	$9,000
Repairs & Maintenance	TENANT RESPONSIBLE	$-
NET OPERATING INCOME		**$218,400**

SURVEY


336.84'
121.00'
341.37'
134.13'
Middle Country Road
N.Y. Route 25
Asphalt Roadway
One Story
Building
F.F.E. 100.76
122.30'
122.30'
65.20'
65.40'
EX. LIGHTING
TO REMAIN
FENCED
DUMPSTER
ENCLOSURE
WITH GATE
6' Stockade Fence
LEACHING
CATCH BASIN
8' ∅
CESPOOL
8' ∅
D1
RIM 99.36
D2
RIM 100.07
D3
RIM 99.56
D4
RIM 99.85
D5
RIM 100.04
D6
RIM 99.00
S1
RIM 100.06
S2
RIM 100.23
S3
TC 99.85
BC 99.50
TC 99.62
BC 99.41
TC 100.08
BC 99.69
TC 100.49
BC 100.03
TC 100.49
BC 100.07
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TC 101.52
BC 101.02
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BC 101.13
TC 101.50
BC 100.99
TC 101.50
BC 100.99
TC 102.44
BC 101.72
TC 100.67
BC 100.21
TC 100.86
BC 100.20
TC 99.88
BC 99.55
TC 100.20
BC 99.60
TC 102.07
BC 101.54
TC 102.23
BC 101.57
TC 102.90
BC 102.31
TC 102.67
BC 101.95
100.35
100.20
99.96
SW

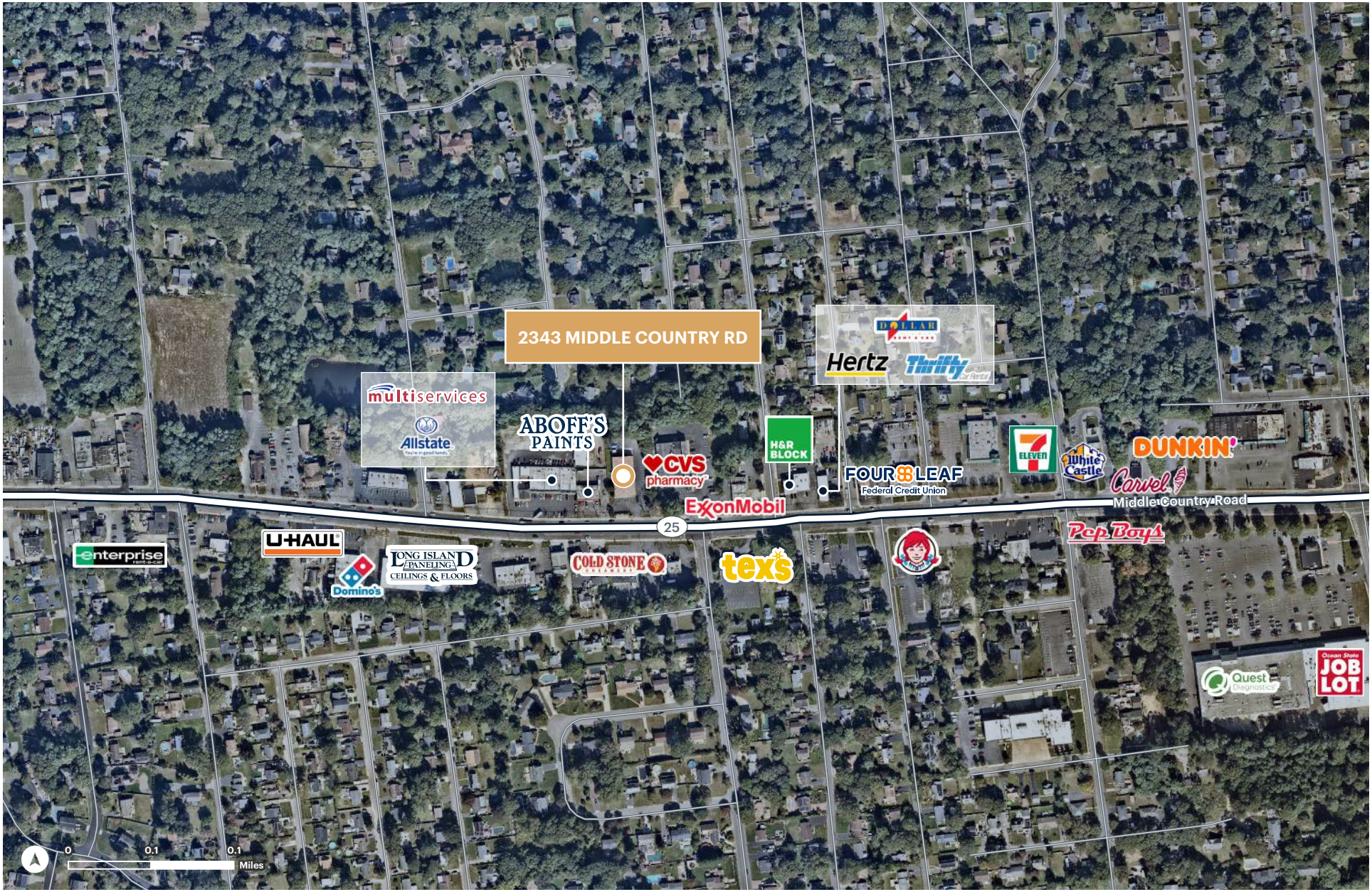
FLOOR PLAN



FIRST FLOOR PLAN

SCALE: ⅛" = 1'-0"

RETAIL MAP


2343 MIDDLE COUNTRY RD
multiservices
Allstate
ABOFF'S PAINTS
CVS pharmacy
H&R BLOCK
DOLLAR
Hertz
Thrifty
FOUR LEAF
Federal Credit Union
ExxonMobil
7-ELEVEN
White Castle
DUNKIN'
Carvel
Middle Country Road
25
enterprise
U-HAUL
Domino's
LONG ISLAND PANELING
CEILINGS & FLOORS
COLD STONE
texs
Pep Boys
Quest Diagnostics
Ocean State JOB LOT
0
0.1
0.1
Miles

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	11,894	101,907	250,334
NUMBER OF HOUSEHOLDS	3,872	34,430	81,939
AVERAGE HOUSEHOLD INCOME	$155,175	$159,348	$163,819
MEDIAN HOUSEHOLD INCOME	$124,111	$120,498	$122,569
COLLEGE GRADUATES	3,244 25.3%	28,942 24.7%	72,745 26.1%
TOTAL BUSINESSES	457	3,192	9,253
TOTAL EMPLOYEES	3,386	27,290	116,173
DAYTIME POPULATION	9,426	79,540	243,450

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