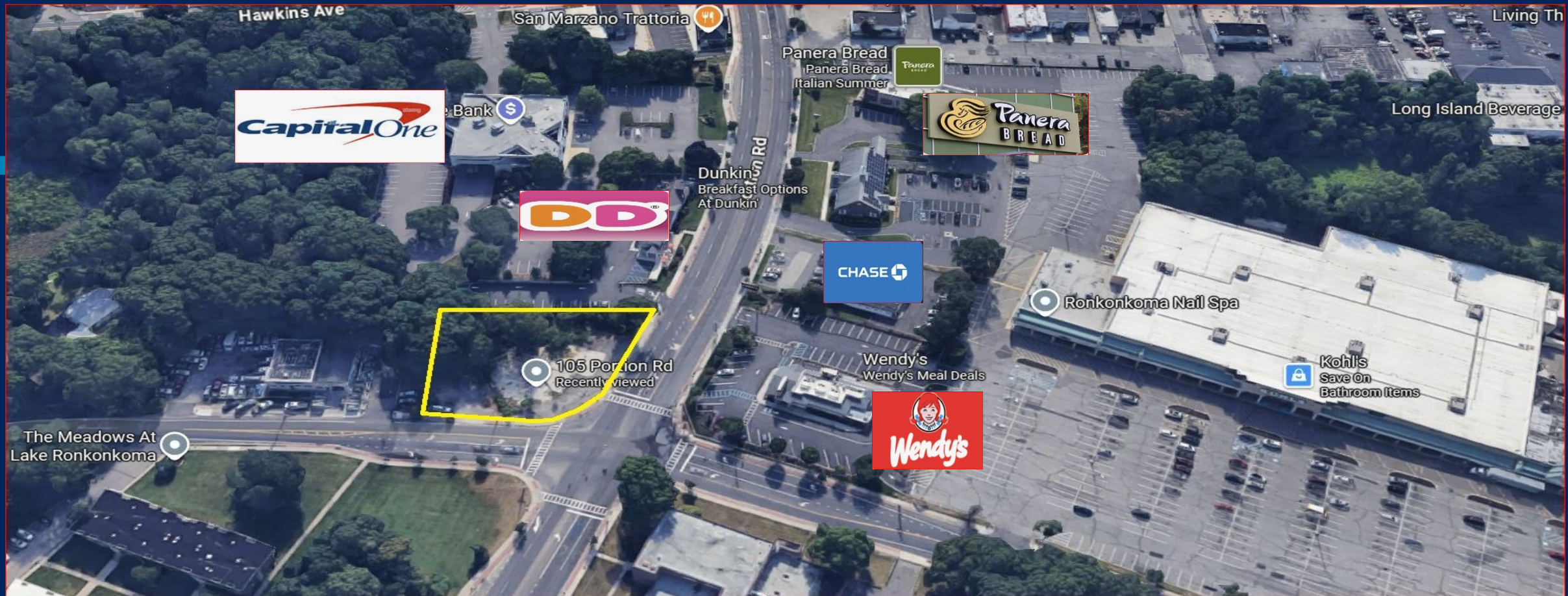


FOR LEASE

105 Portion Road - RONKONKOMA - NY

Strategic Hard Corner Opportunity



PROPERTY DETAILS

PROPERTY DESCRIPTION:

105 PORTION ROAD – RONKONKOMA NY

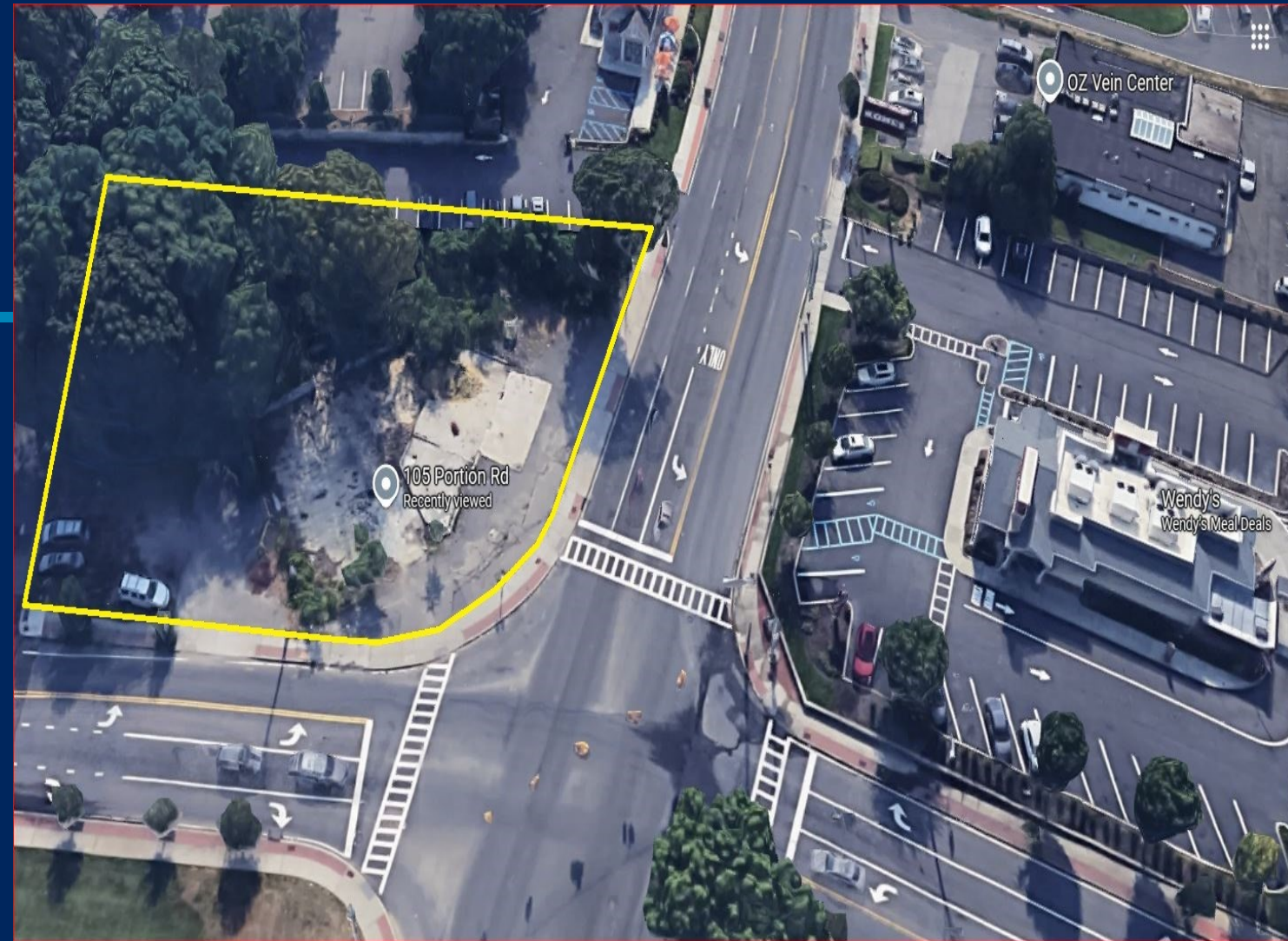
HARD RETAIL CORNER WITH HIGH VISIBILITY ON PORTION RD

LOT SIZE : ACRE 0.50 – 21,750 SQ FT ZONE : J2

SURROUNDED BY NATIONAL RETAILERS

SITE HIGHLIGHTS:

A unique opportunity 21,780 SF Retail Redevelopment Corner traffic light location, with 154.25 FT front & 141.4 FT Depth. A Great value add opportunity. Your next flagship location awaits. Position your brand at the heart of a rapidly growing trade area with this high-visibility corner of Ronkonkoma Ave & Portion Rd. With exceptional signage opportunities, signalized access, and ample on-site parking, this site offers national retail tenants.



FOR MORE INFORMATION PLEASE CONTACT: TOWER REAL ESTATE NY. H. Zane Radwan (631) 449-7008 – Cell: (516) 924-4055 Email: zane@towerreny.com

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DEMOGRAPHICS:

Miles:	1M	3M
POPULATION:	11,584	88,464
MD HH INCIME:	\$88,914	\$119,331
DAYTIME EMPLOYEES:	4,448	40,641
TRAFFIC: Portion Rd	18,090 VPD	



Tower Real Estate NY

Commercial Real Estate Services

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Melville NY 11747



Broker : Zane Radwan

Office :631-449-7008

Mobile:516-924-4055

Email: Zane@towerreny.com



Tower Real Estate NY, LLC This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition or leasing of 105 Portion Road , Ronkonkoma NY. (the "Property"). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors or buyer may require to evaluate a purchase or lease of real property. All projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Tower Real Estate NY, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations.