

BUILD TO SUIT LAND LEASE

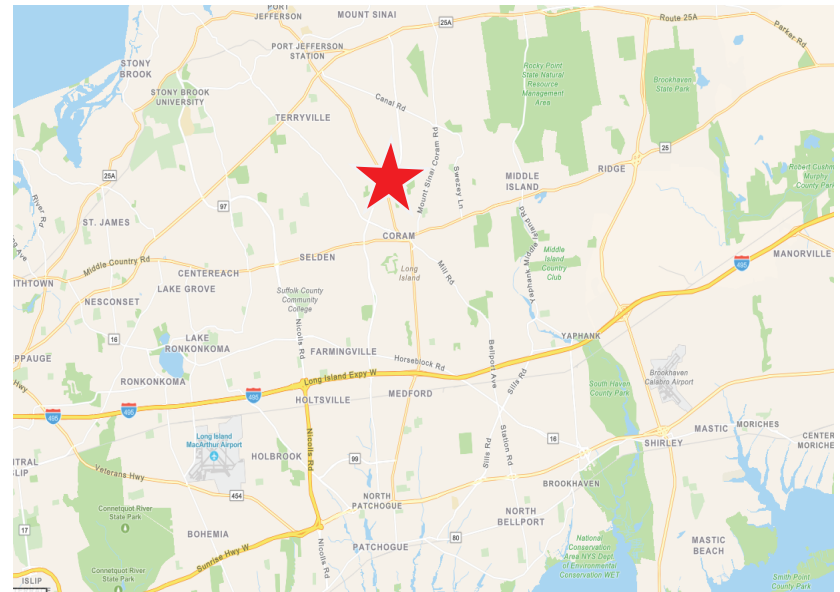
NEW RETAIL/MEDICAL BUILDING
CORAM, NY | TOWN OF BROOKHAVEN



AVAILABLE | RETAIL/MEDICAL | UP TO 20,000 SF

PROPERTY OVERVIEW:

This 2-acre parcel located on Route 112 in Coram, NY, offers exceptional opportunity for development. With approved plans in place for a 20,000 square-foot restaurant or medical building. The property is ready to go with approvals of 200 seat restaurant! The lot is flat providing ample space for development, and is serviced by nearby utilities, including water, sewer, and electricity. The location offers convenient access to major roadways, including the Long Island Expressway, making it easily accessible to residents and visitors from surrounding areas. The surrounding neighborhood features a mix of residential, commercial, and retail establishments, ensuring a steady flow of potential customers. This is an ideal investment opportunity for developers, medical professionals, or retail businesses looking to expand in a growing and vibrant area.



FOR MORE INFORMATION:

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NEIGHBORS



SPECIFICATIONS:

| | |
|------------------------|-----------------------------|
| LOT SIZE: | 2 Acres |
| STRUCTURE SIZE: | Up To 20,000 SF |
| ZONING: | J2 ZONING |
| FRONTAGE: | 465' ON MIDDLE COUNTRY ROAD |
| ASKING RENT: | Upon Request |



CONCEPT PLAN



TRAFFIC

COUNTY ROAD 83: 1.5 MILES
NICHOLLS ROAD: 3.5 MILES
LONG ISLAND EXPRESSWAY: 3.6 MILES
LONG ISLAND RAIL ROAD (MEDFORD): 4 MILES
MACARTHUR AIRPORT: 13.2 MILES

VEHICLE COUNT

MIDDLE COUNTRY ROAD VPD: 29,872
ROUTE 112 VPD: 15,000

DEMOGRAPHICS

POPULATION (2024): 188,389 (5 MILE)
HOUSEHOLDS (2024): 64,153 (5 MILE)
AVG. HOUSEHOLD INCOME: \$130,720 (5 MILE)

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