



RETAIL SPACE

SELDEN, NY

SELDEN PLAZA

211 MIDDLE COUNTRY ROAD

CORNER OF MIDDLE COUNTRY ROAD AND CR 83 WITH 82,161 VPD

SIZE

1,500 SF - Inline - Food Use Permitted

2,564 SF - Inline

2,975 SF - Drive Thru Capability

3,150 SF - 10,250 SF End Cap

CO-TENANTS

Lidl, Texas Roadhouse, Planet Fitness, Famous Footwear, Chipotle, Wendy's, PM Pediatrics, Tropical Smoothie Cafe, Dollar Tree, Pets Warehouse, Ollie's Bargain Outlet, Mailroom

Coming Soon - Physical Therapy, Tim Horton's, Redefine Meal Prep

NEIGHBORS

Target, Home Depot, ShopRite, Burlington, Petco, Panera Bread

COMMENTS

Intersection of Middle Country Road & County Route 83/North Ocean Avenue, trafficked by 82,161 vehicles per day

Inline, Pad and End Cap Available

Prime location in Suffolk County's Central Retail Corridor

Strong demographics

Residential housing consisting of 126 rental units adjacent to the shopping center

CONTACT EXCLUSIVE AGENTS

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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.

MARKET AERIAL



AERIAL



SITE PLAN

GROUND FLOOR



AVAILABLE
LEASE OUT

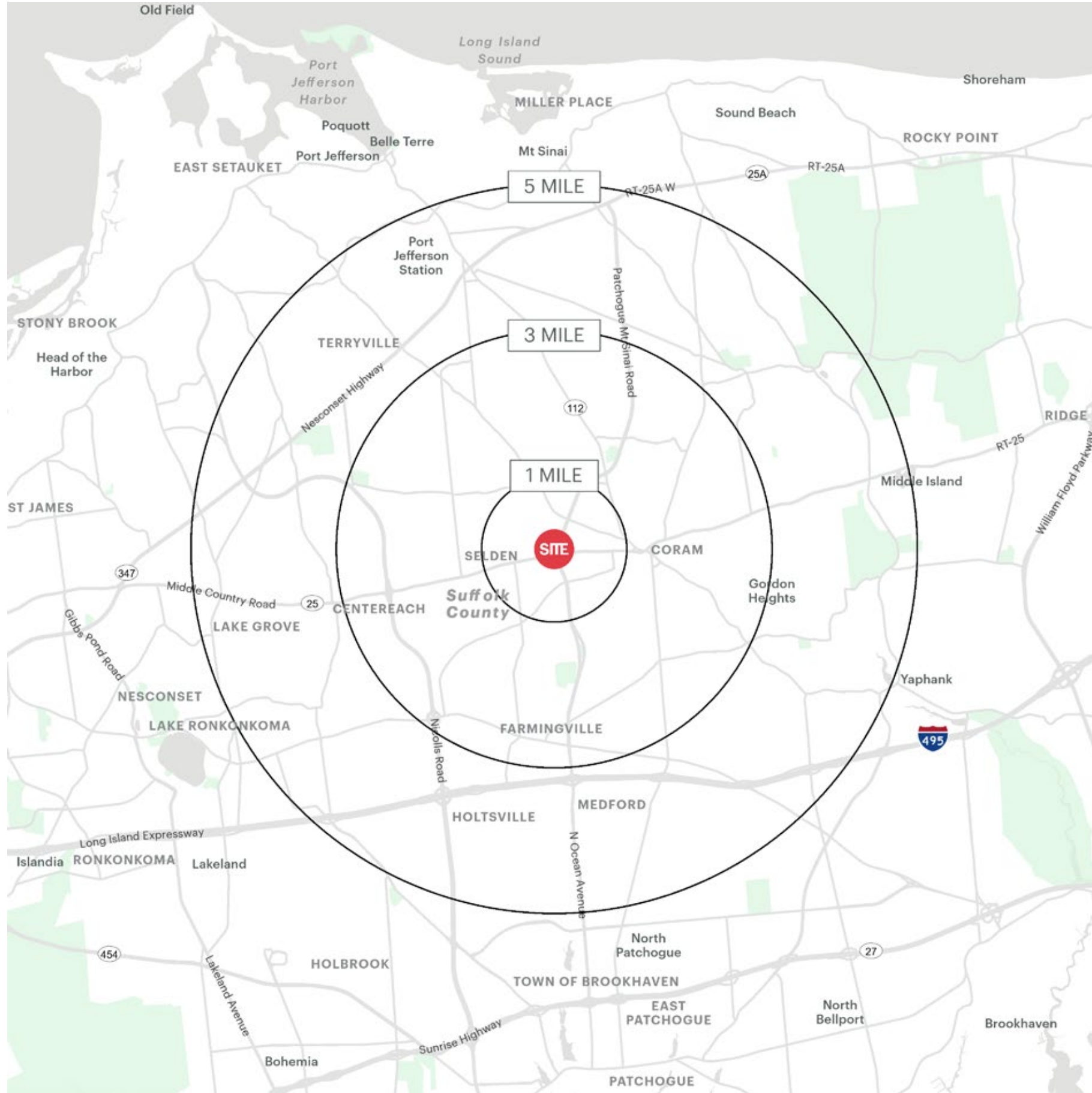
PATCHOGUE-MOUN SINAI ROAD (C.R. 83)

MIDDLE COUNTRY ROAD (N.Y.S. RTE. 25)

PHOTOS



AREA DEMOGRAPHICS



SELDEN PLAZA SELDEN, NEW YORK

1 MILE RADIUS

POPULATION

12,134

HOUSEHOLDS

4,532

AVERAGE HOUSEHOLD INCOME

\$117,122

MEDIAN HOUSEHOLD INCOME

\$84,883

COLLEGE GRADUATES (Bachelor's +)

2,385 - 28.0%

TOTAL BUSINESSES

385

TOTAL EMPLOYEES

2,829

DAYTIME POPULATION (w/ 16 yr +)

9,103

3 MILE RADIUS

POPULATION

96,511

HOUSEHOLDS

33,673

AVERAGE HOUSEHOLD INCOME

\$135,908

MEDIAN HOUSEHOLD INCOME

\$102,837

COLLEGE GRADUATES (Bachelor's +)

23,486 - 34.0%

TOTAL BUSINESSES

2,497

TOTAL EMPLOYEES

20,779

DAYTIME POPULATION (w/ 16 yr +)

68,936

5 MILE RADIUS

POPULATION

214,742

HOUSEHOLDS

75,115

AVERAGE HOUSEHOLD INCOME

\$145,125

MEDIAN HOUSEHOLD INCOME

\$108,601

COLLEGE GRADUATES (Bachelor's +)

57,569 - 37.0%

TOTAL BUSINESSES

6,570

TOTAL EMPLOYEES

58,532

DAYTIME POPULATION (w/ 16 yr +)

166,743

