

# 1087 OLD COUNTRY RD

RIVERHEAD, NY 11901

RETAIL PROPERTY | FOR LEASE



## PROPERTY DESCRIPTION

Former "Big Lots" Box available. Fully occupied center on Old Country Road in thriving Riverhead sub-market of Suffolk County Long Island. Center tenants include Staples, Harbor Freight, West Maribe, Aboff's Paints, and Subway. Adjacent Center tenants include Lidl, Target, Walmart, Costco, Tanger Outlets, TJ Maxx and more. All within 1 mile of Center.

Landlord can divide. Box is located at a signalized entrance. 22" Ceilings. Only vacancy in center.

## PROPERTY HIGHLIGHTS

- Riverhead- Old Country Road Retail Corridor
- Signalized Entrance
- 22' Ceilings
- Center fully Occupied other than this box.

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Number of Units:	3
Available SF:	45,000 SF
Lot Size:	408,593 SF
Building Size:	140,000 SF

DEMOGRAPHICS	1.3 MILES	10 MILES	20 MILES
Total Households	4,091	39,472	164,518
Total Population	11,441	106,883	454,630
Average HH Income	\$98,035	\$142,655	\$147,833

## RAYMOND MORDEKHAI

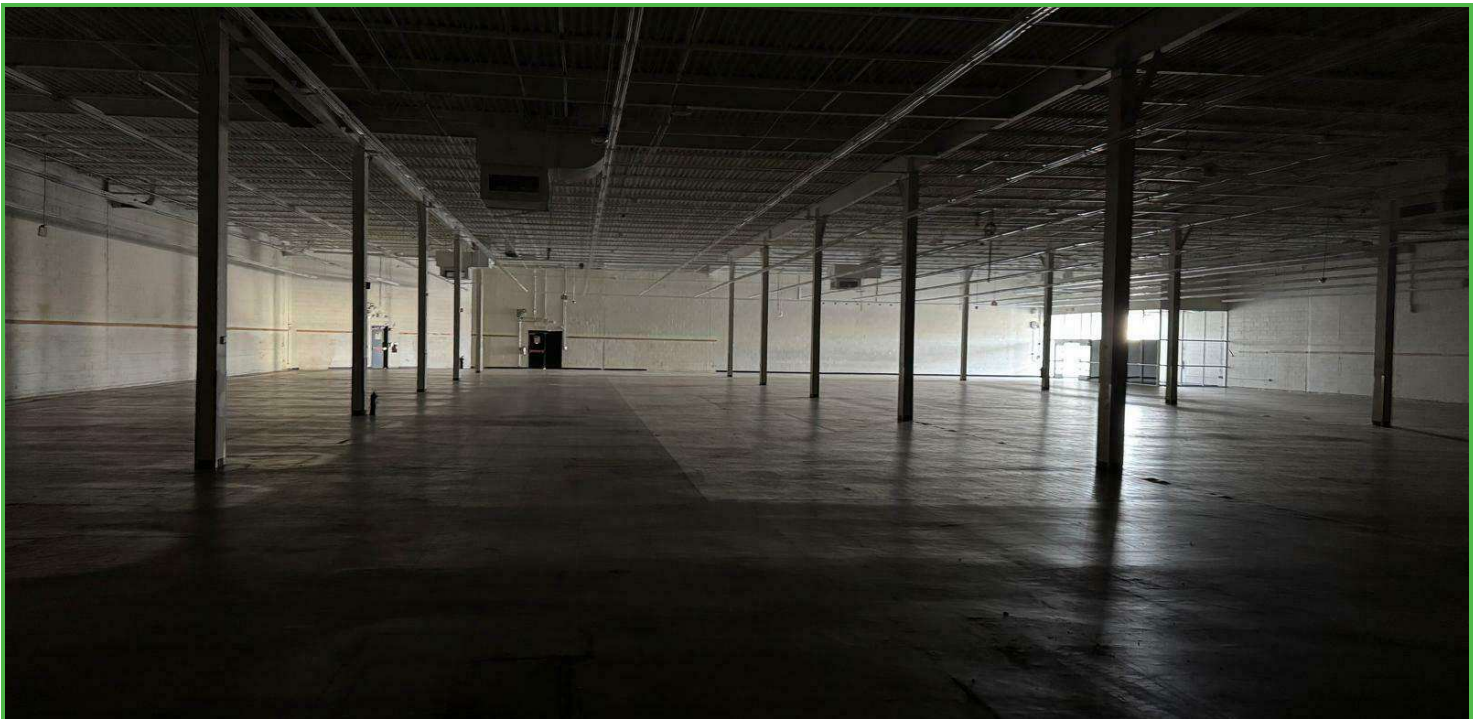
PRINCIPAL BROKER / PRESIDENT  
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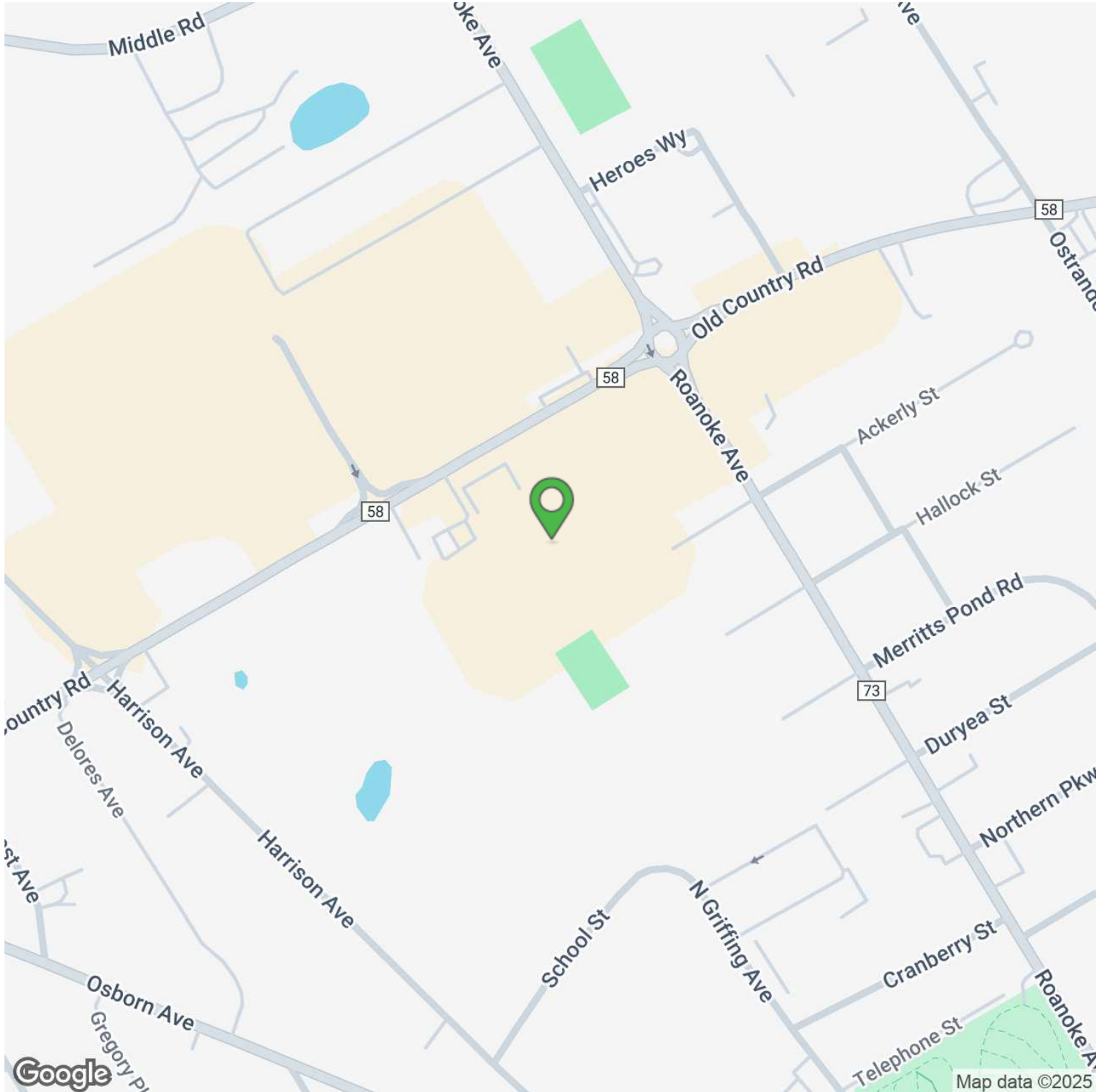
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ADDITIONAL PHOTOS

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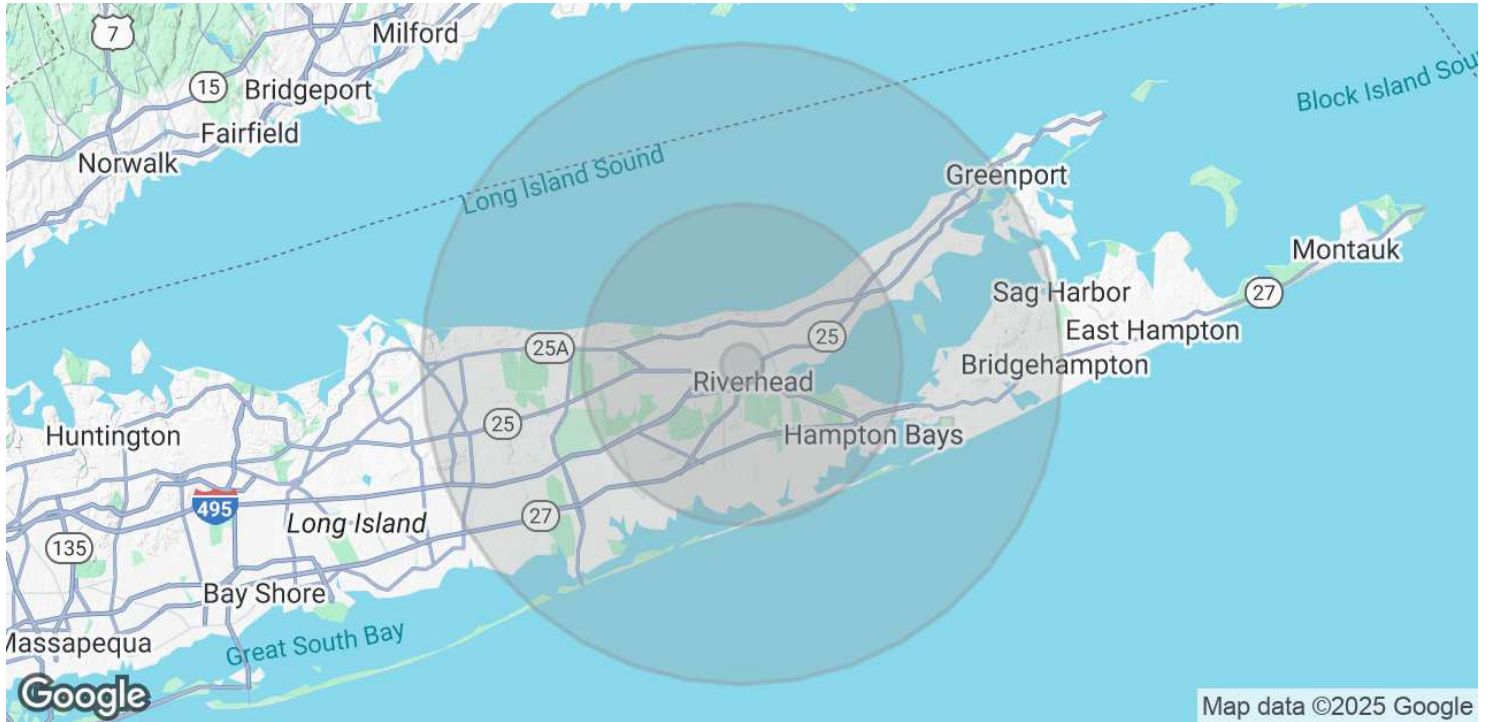
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LOCATION MAP

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POPULATION	1.3 MILES	10 MILES	20 MILES
Total Population	11,441	106,883	454,630
Average Age	44	44	43
Average Age (Male)	42	43	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1.3 MILES	10 MILES	20 MILES
Total Households	4,091	39,472	164,518
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$98,035	\$142,655	\$147,833
Average House Value	\$479,429	\$714,126	\$629,155

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT