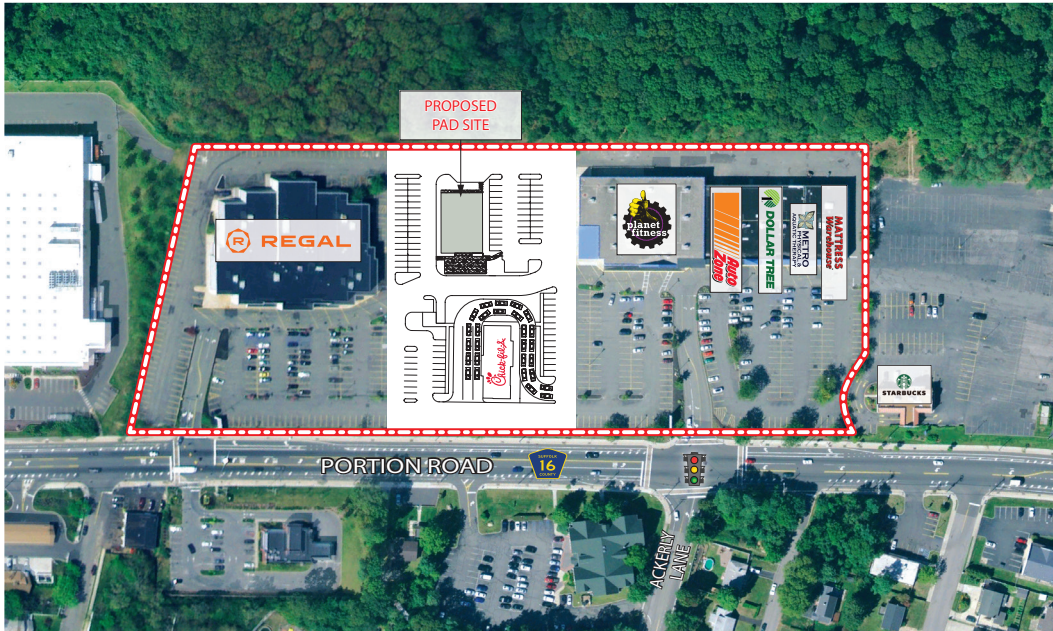




Lake Shore Plaza II

Lake Ronkonkoma, New York

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Property Overview

Address

Open-Air Shopping Center

Type

565-595 Portion Road
Lake Ronkonkoma, New York 11779

GLA

94,911 sf

Parking

659 cars

Traffic

Two way average daily traffic
18,000 cars per day

Major Tenants

Regal Cinemas, Planet Fitness, Auto Zone

Vital Statistics

- Located between Stop & Shop and Shoprite
- Chick-fil-A opening fall 2026
- Proposed Pad Site Available

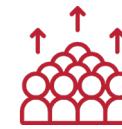


Area Demographics



Population

1 Mile: 11,500
3 Mile: 92,850
5 Mile: 232,000



Daytime Population

1 Mile: 6,000
3 Mile: 55,600
5 Mile: 173,400



Median Age

1 Mile: 43
3 Mile: 42
5 Mile: 43



Number of HH

1 Mile: 4,120
3 Mile: 31,405
5 Mile: 81,000



Average HH Income

1 Mile: \$139,000
3 Mile: \$157,500
5 Mile: \$160,700



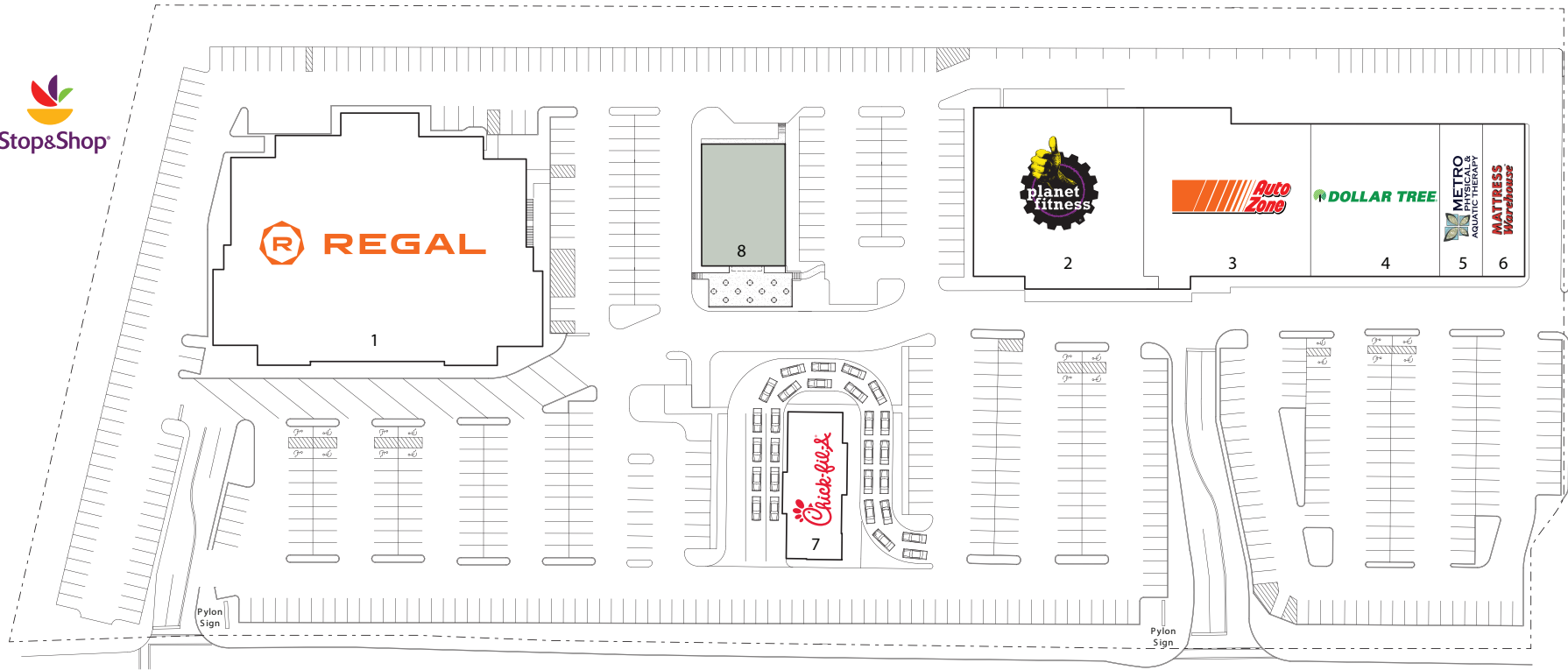
Median HH Income

1 Mile: \$118,000
3 Mile: \$132,400
5 Mile: \$131,000



Lakeshore Plaza II Lake Ronkonkoma, New York

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.



Portion Road (CR 16)

1.	Regal Cinemas	39,660 sf
2.	Planet Fitness	17,315 sf
3.	Auto Zone	15,361 sf
4.	Dollar Tree	10,700 sf
5.	Metro Physical Therapy	3,500 sf
6.	Mattress Warehouse	3,532 sf
7.	Chick-fil-A	4,843 sf
8.	Proposed Pad (Divisible) (62.8' x 91.4')	5,700 sf