

Strathmore Commons

Middle Island, NY



1245 Middle Country Road,
Middle Island
Legend

1 Former Blockbuster	5,509 SF
2 Subway	1,110 SF
3 Laundromat	5,060 SF
4 Verizon Wireless	1,095 SF
5 Liquor Store	2,247 SF
6 Vacant	
7 Chinese Food	3,288 SF
8 Tutor Time	8,172 SF
9 King Kullen	45,150 SF
10 MLI Baseball Clinic	11,272 SF
11 Family Dollar	8,060 SF
12 Pet Shop	2,208 SF
13 Card Shop	1,500 SF
14 Physical Therapy	3,075 SF
15 Pizzeria	1,550 SF
16 Vacant	3,725 SF
17 Karate Studio	2,067 SF
18 Nail Salon	1,575 SF
19 Smoke Shop	1,408 SF
20 Lemon Tree	1,225 SF
21 Carvel	3,166 SF
22 Coldwell Banker	1,700 SF
23 Vacant	
24 Former Aid Auto	7,583 SF

Address:	1245 Middle Country Road, Middle Island		
Available:	Endcap: 7,583 SF Endcap (Former Aid Auto) & 5,509 SF (Former Blockbuster) Padsite: Approx. 3,000 SF Inline Spaces: See back		
Demos:	<u>1-MILE RADIUS</u>	<u>3-MILE RADIUS</u>	<u>5-MILE RADIUS</u>
Population:	10,179	71,395	143,629
Avg HH Income:	\$75,972	\$75,768	\$83,260
Rent:	\$22.00 SF Endcaps, \$18.00 SF NNN all other spaces		
Pass Thrus:	\$5.25		
Ground Lease:	\$125,000 (padsite)		

Details:

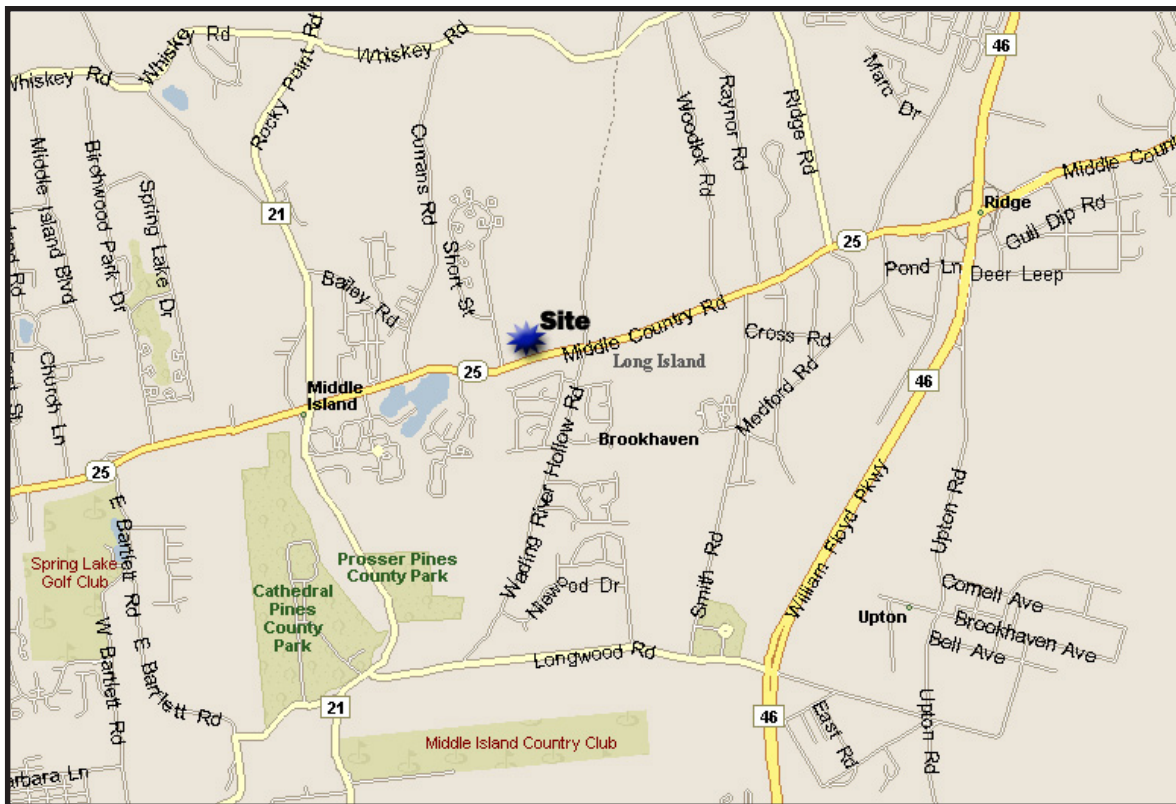
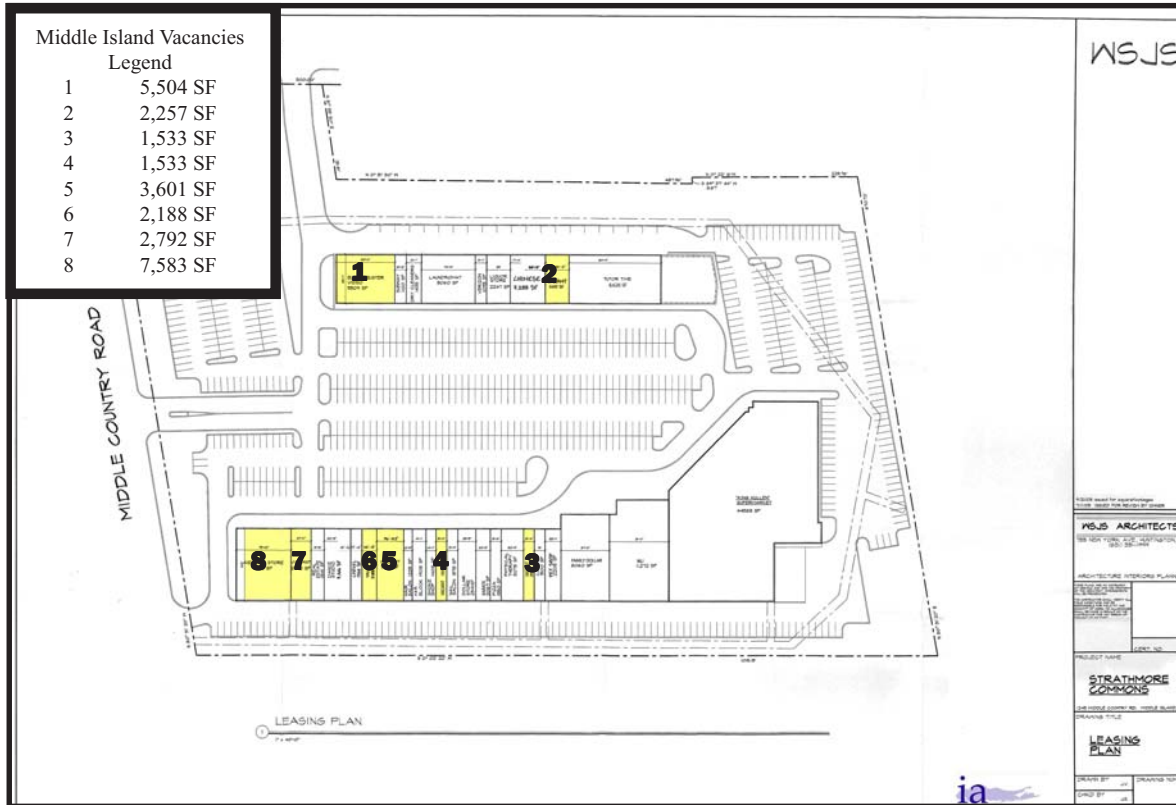
Site offers over 18,340 vehicles passing daily at a signal intersection on Middle Country Road (Route 25) just east of former K-Mart. **Join King Kullen Supermarket, Family Dollar, Subway, Carvel and Lemon Tree**

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals -- all without notice

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Island Associates Real Estate Inc.