

# 2635 Middle Country Road

Centereach, NY

**For  
Lease**

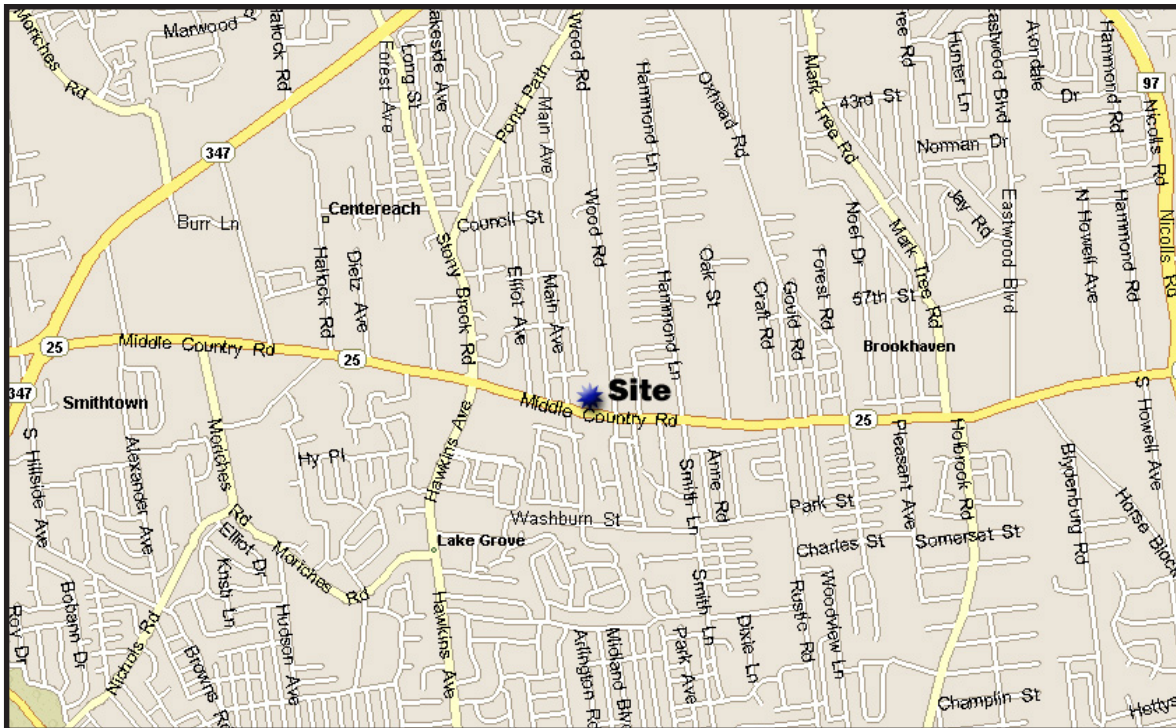
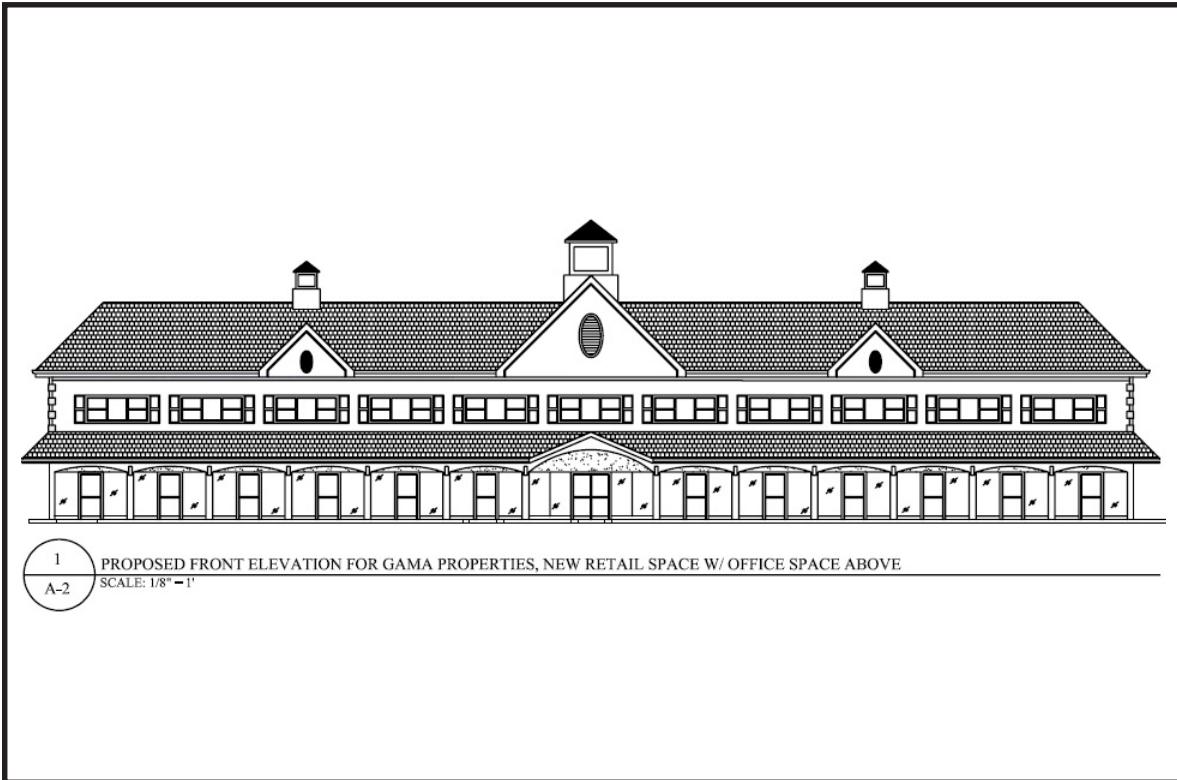


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|-----------------------|--|----------------------|----------------------|
| <b>Address:</b>       | 2635 Middle Country Road, Centereach   |                      |                      |
| <b>Available:</b>     | 20,000 SF two-story building on 1.8 acres  |                      |                      |
| <b>Demos:</b>         | <u>1-MILE RADIUS</u>   | <u>3-MILE RADIUS</u> | <u>5-MILE RADIUS</u> |
| <b>Population:</b>    | 6,866  | 92,074               | 228,304              |
| <b>Avg HH Income:</b> | \$93,997   | \$87,713             | \$89,005             |
| <b>Ground Lease:</b>  | \$150,000 NNN Annually   |                      |                      |
| <b>Taxes:</b>         | TBD  |                      |                      |
| <b>Details:</b>       | <p>Tremendous exposure on busy Middle Country Road located one mile east of Smith Haven Mall<br/>                     Approximately 43,300 cars passing daily<br/>                     Mixed-Use Office &amp; Retail</p> |                      |                      |

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.