

2 East Suffolk Avenue

Central Islip, NY



Address:	2 East Suffolk Avenue, Central Islip		
Available:	20,000 SF Building on 1.1 acre		
2005 DEMOS:	<u>1-Mile Radius</u>	<u>3-Mile Radius</u>	<u>5-Mile Radius</u>
Population:	19,497	96,398	254,991
Avg HH Income:	\$66,775	\$73,362	\$79,518
Purchase Price:	\$6,000,000		
Taxes:	TBD		
Details:	<p>Proposed CVS lease through Island Associates \$425,000 Annually straight for 25 years 7% bump every 5 years in the option period This corner offers high visibility and strong traffic counts with parking in the rear</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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