

# Wheeler Road and Suffolk Avenue

Central Islip, NY



**Address:** Intersection of Wheeler Rd & Suffolk Ave

**Available:** 3,000 SF Proposed Padsite (with 90 seats)

<b>DEMOS (2010):</b>	<u>1-Mile Radius</u>	<u>3-Mile Radius</u>	<u>5-Mile Radius</u>
<b>Population:</b>	20,132	102,910	268,535
<b>Avg HH Income:</b>	\$66,775	\$73,688	\$79,518

**Ground Rent:** \$95,000

**Taxes:** \$7.94 PSF

## Details:

Proposed padsite with drive-thru. Join Islip Market, Checkers, CVS & Rainbow. Located at the intersection of Wheeler Road & Suffolk Avenue with over 24,000 cars passing daily on Wheeler Road and 19,500 cars passing daily on Suffolk Avenue. Tremendous exposure, approximately 1 mile south of the LIE and about 1 mile north of the newly built Federal Court Complex. Located a Traffic Light.

The new Court complex is over 1.4 million SF

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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