



Island Associates Real Estate Inc.

We create value

**200-232 Middle Country Road  
Middle Island, NY**



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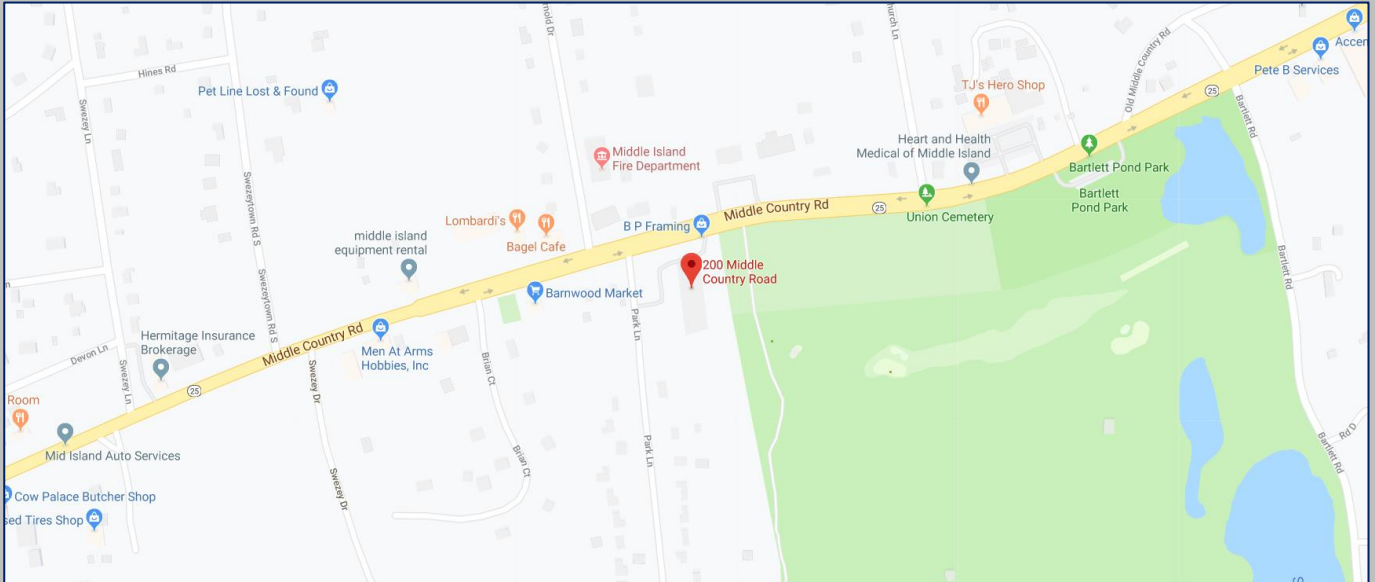
# Property Information

**+/- 18,000 SF Retail Center on 2.75 Acres Available**

**Price: \$4,500,000.00**

**Taxes: +/- \$34,348.13**

Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,653	48,776	139,725
Average HH Income	\$119,504	\$112,686	\$122,472



❖ Strategically located on retail corridor Middle Country Road and in proximity to national retailers Home Depot, 7-Eleven, Rent-A-Center, Family Dollar, Taco Bell, Advance Auto Parts, McDonald's and more!

❖ Multi-Tenant Retail Strip Center of 18,800 square feet

❖ Highly Visible with over 22,000 Vehicles Per Day at the Intersection of Middle Country Road and Lakeview Drive SW

*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

<u>Tenants</u>	<u>Rent</u>	<u>Term</u>
Dollar General	\$159,000.00	10 yrs NNN
Nails	\$30,000.00	5 yrs NNN
Tax Office	\$30,000.00	5 yrs NNN
Non – Profit	\$144,000.00	10 yrs NNN
Taxes	\$36,000.00	
<b>NOI</b>	<b>\$363,000.00</b>	



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# Property Information

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Middle Island, NY 11953



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