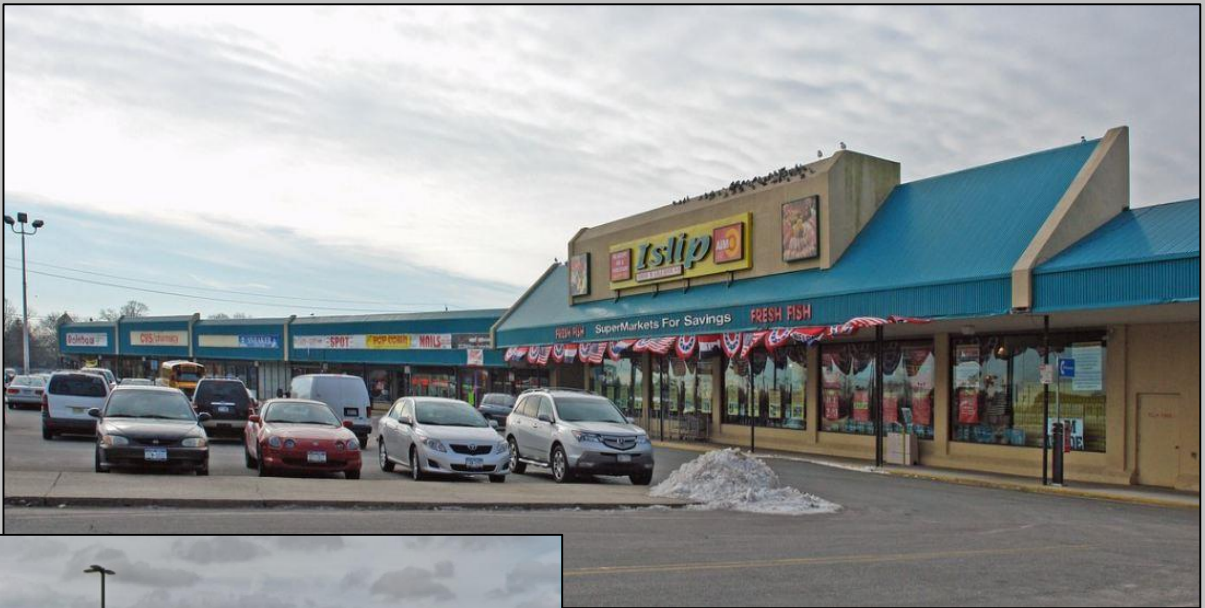




Island Associates Real Estate Inc.

**Islip Plaza
2-32 Wheeler Road
Central Islip, NY
2,320 SF Retail Space Available**



Island Associates Real Estate Inc.

Roger A. Delisle, Jr. - roger@islandassocites.com

Robert Monahan - robert@islandassociates.com

Terence McMahon - terence@islandassociates.com

(631) 982-2100

www.islandassociates.com



Property Info

2,320 SF In-Line Retail Space Available

Price: \$25 SF / NNN

CAM & Taxes: \$12.92 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Population	21,749	101,469	245,271
Median HH Income	\$70,421	\$82,761	\$93,685



Join Islip Market, Checkers, Rainbow, Advance Auto Parts and Rent-A-Center. Nearby businesses include McDonald's, Taco Bell, CVS, Auto Zone & Citibank.

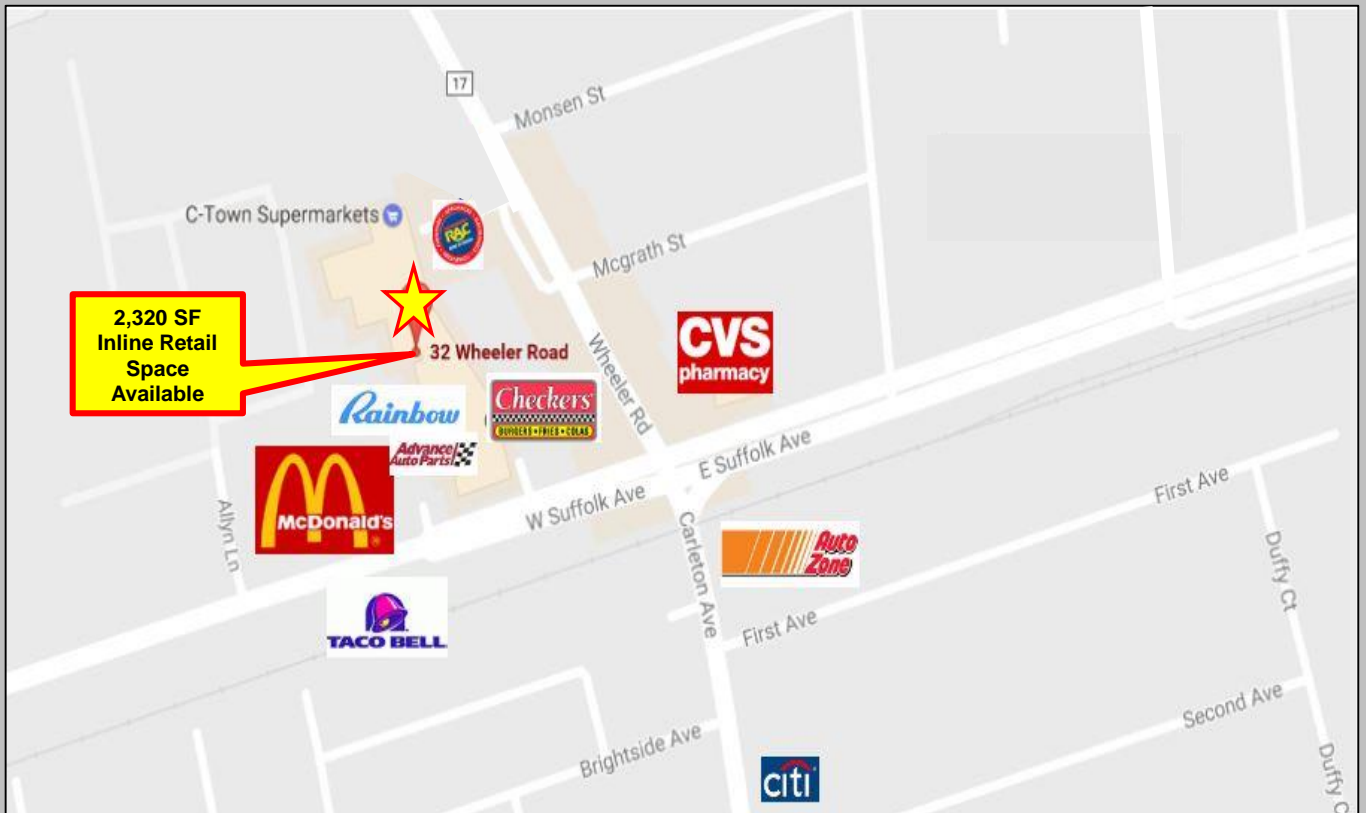
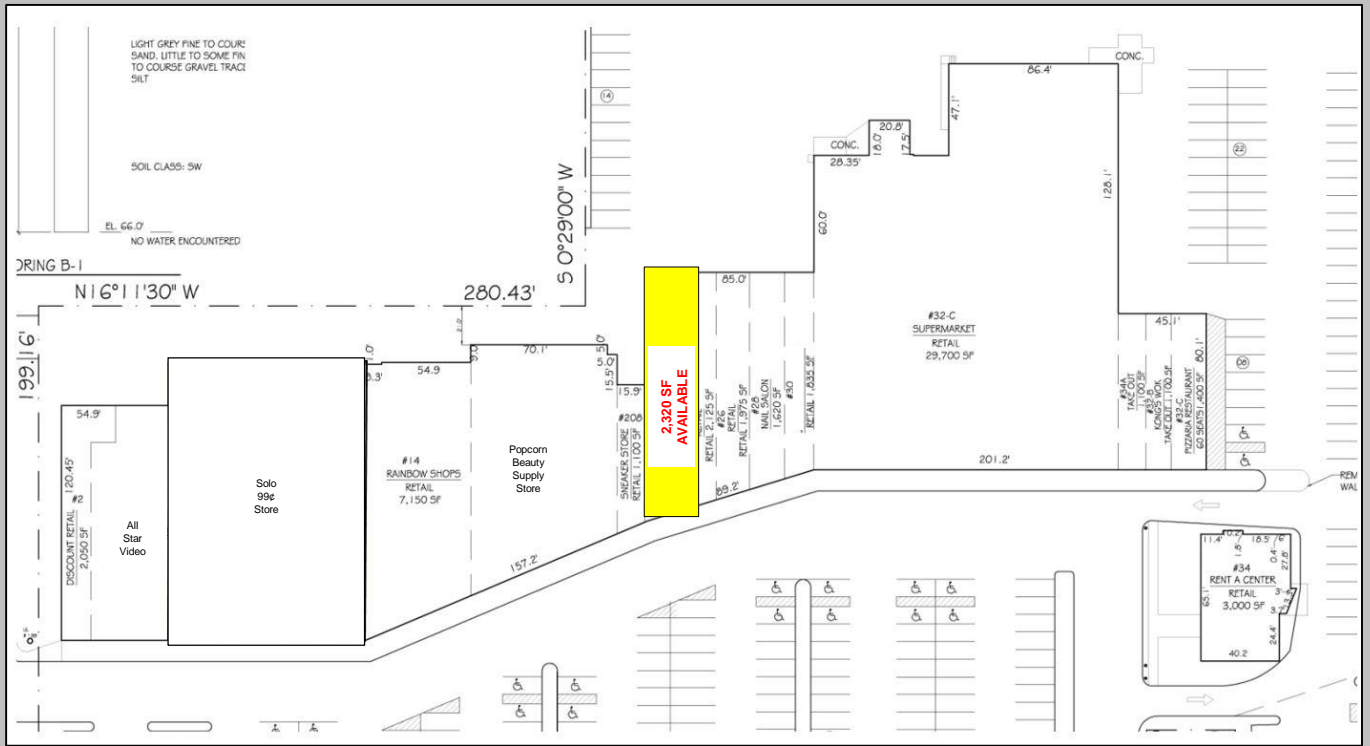
❖
Busy intersection of Wheeler Road and Suffolk Avenue

❖
±15,400 Daily Traffic Counts on Wheeler Road and ±18,800 on Suffolk Ave.

❖
Located 1-Mile South of the LIE

*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.*

Property Aerial & Map



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.