

MIDDLE ISLAND, NEW YORK

74 Acre Mixed-Use Development

www.breslinrealty.com



LOCATION

Middle Country Road (NY-25)
N/E/C of Currans Road
Middle Island, NY

AVAILABLE

Call for Details about Availabilities on the
18-Acre Commercial Lot

PROPERTY SIZE

74 Acre Mixed-Use Development

TRAFFIC

17,000 total average vehicles per day

COMMENTS

- Build to Suit/Ground Lease Retail Development at Former KMart Site
- Adjacent to Future Multifamily Development Property
- Existing Traffic Light at Entrance
- Close Proximity to Route 112 and William Floyd Parkway

PRICE UPON REQUEST

Contact

ROBERT DELAVALÉ

VP, LEASING

516-741-7400 x230

rdelavale@breslinrealty.com

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DEVELOPMENT CORP.

74 Acre Mixed-Use Development

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SITE PLAN



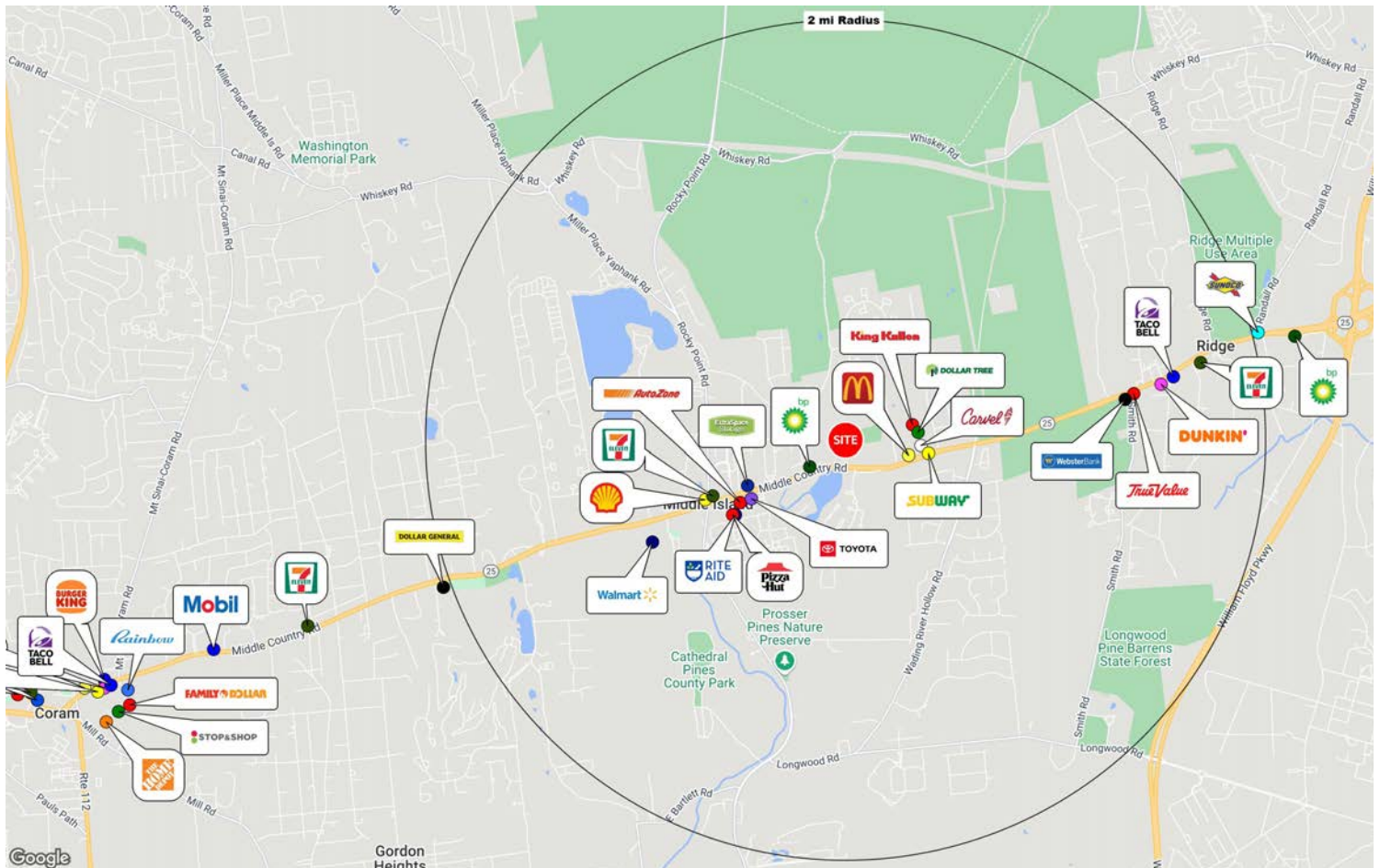
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AREA INFO

- 18 Acres of Retail to be built within a larger 74-Acre Mixed-Use Development along Middle Country Road in Middle Island, New York.

- Multifamily Property to be connected to the retail property, with 180-units planned

- Nearby retail in the market includes Walmart, King Kullen, McDonald's, Dollar Tree, Carvel, Taco Bell, Dunkin Donuts, Rite Aid, and more

- Middle Island, NY offers a growing, community in central Suffolk County with strong traffic flow and proximity to major highways, making it ideal for business visibility and customer access.

- Located on a major East/West thoroughfare surrounded by residential neighborhoods, parks, and schools, this is a prime location to attract steady customer traffic.

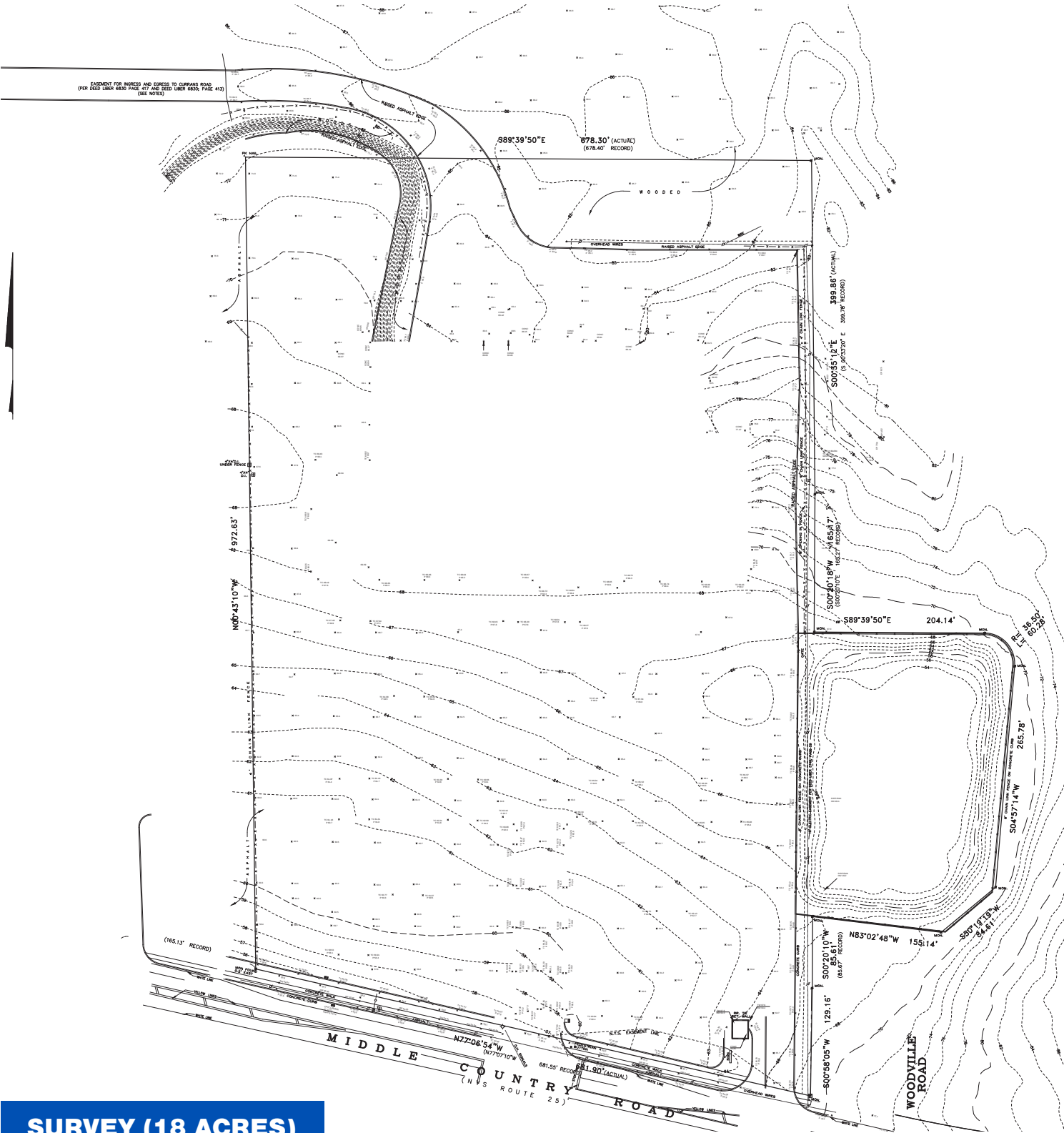


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SURVEY (18 ACRES)

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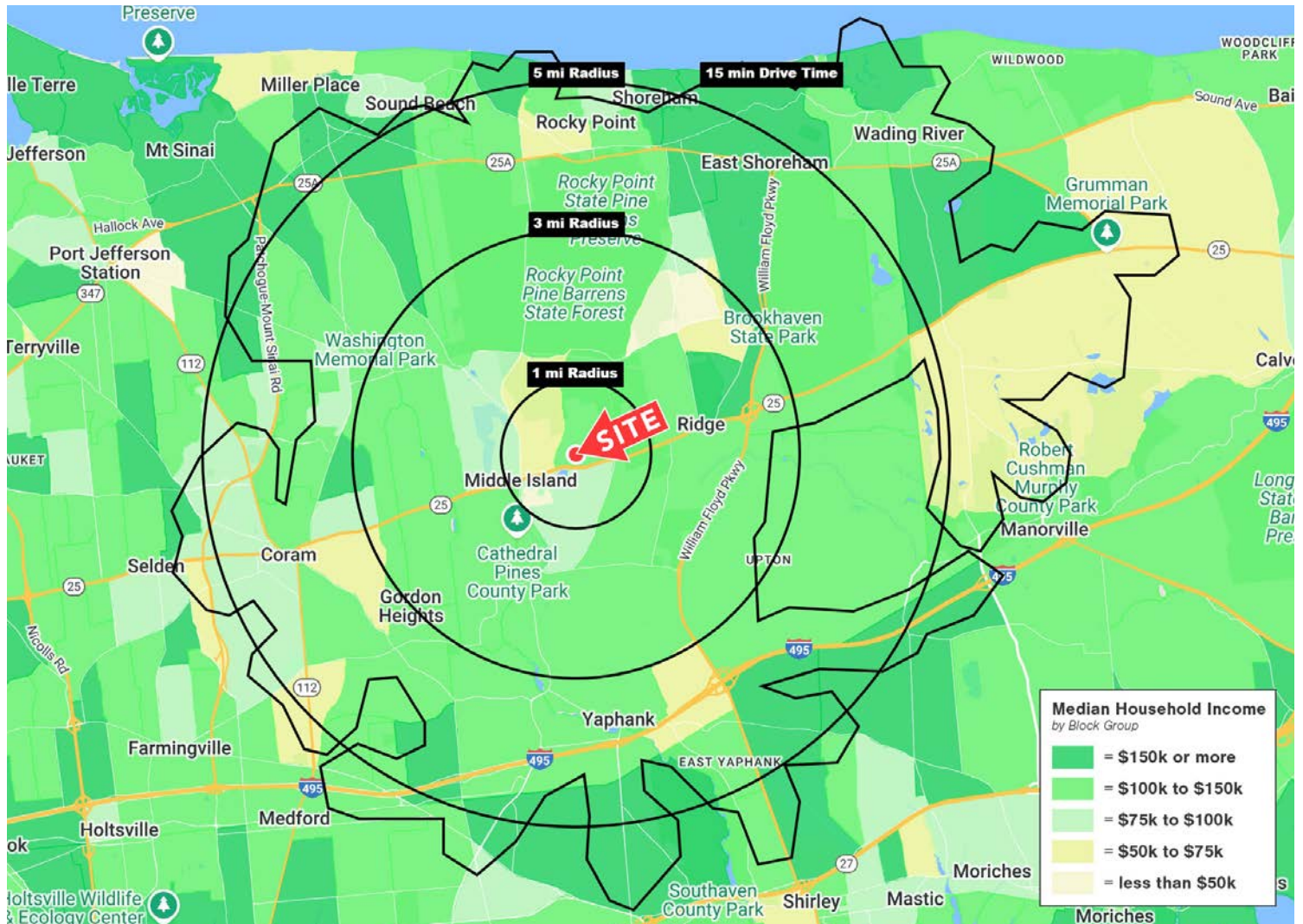


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KEY DEMOGRAPHICS

TOTAL POPULATION

1 Mile:	6,328
3 Mile:	27,117
5 Mile:	100,765
15 Min. Drive:	109,188

HOUSEHOLDS

1 Mile:	2,647
3 Mile:	10,980
5 Mile:	37,552
15 Min. Drive:	40,279

MEDIAN H.H. INCOME

1 Mile:	\$78,807
3 Mile:	\$97,571
5 Mile:	\$114,464
15 Min. Drive:	\$119,057

BUYING POWER (HOUSEHOLDS x MHHI)

1 Mile:	\$208 Million
3 Mile:	\$1 Billion
5 Mile:	\$4.3 Billion
15 Min. Drive:	\$4.8 Billion