

# MIDDLE ISLAND, NEW YORK

## 4.7 Acre Development Property Available



### LOCATION

N/E/C of Middle Country Road & Swezeytown Road  
Middle Island, NY

### ZONING

A-Residence 1 (Can Be Rezoned to Retail)

### PROPERTY SIZE

4.7 Acres

### TRAFFIC

22,000 total vehicles per day on Middle Country Road (NY-25)

### NEARBY RETAIL INCLUDES

Walmart, Home Depot, Stop & Shop, Dollar Tree, Family Dollar

### PRICE UPON REQUEST

### COMMENTS

- Sale or Ground Lease Opportunity
- 1 Mile from Spring Lake Golf Club
- Excellent Visibility and Access in a Growing Community



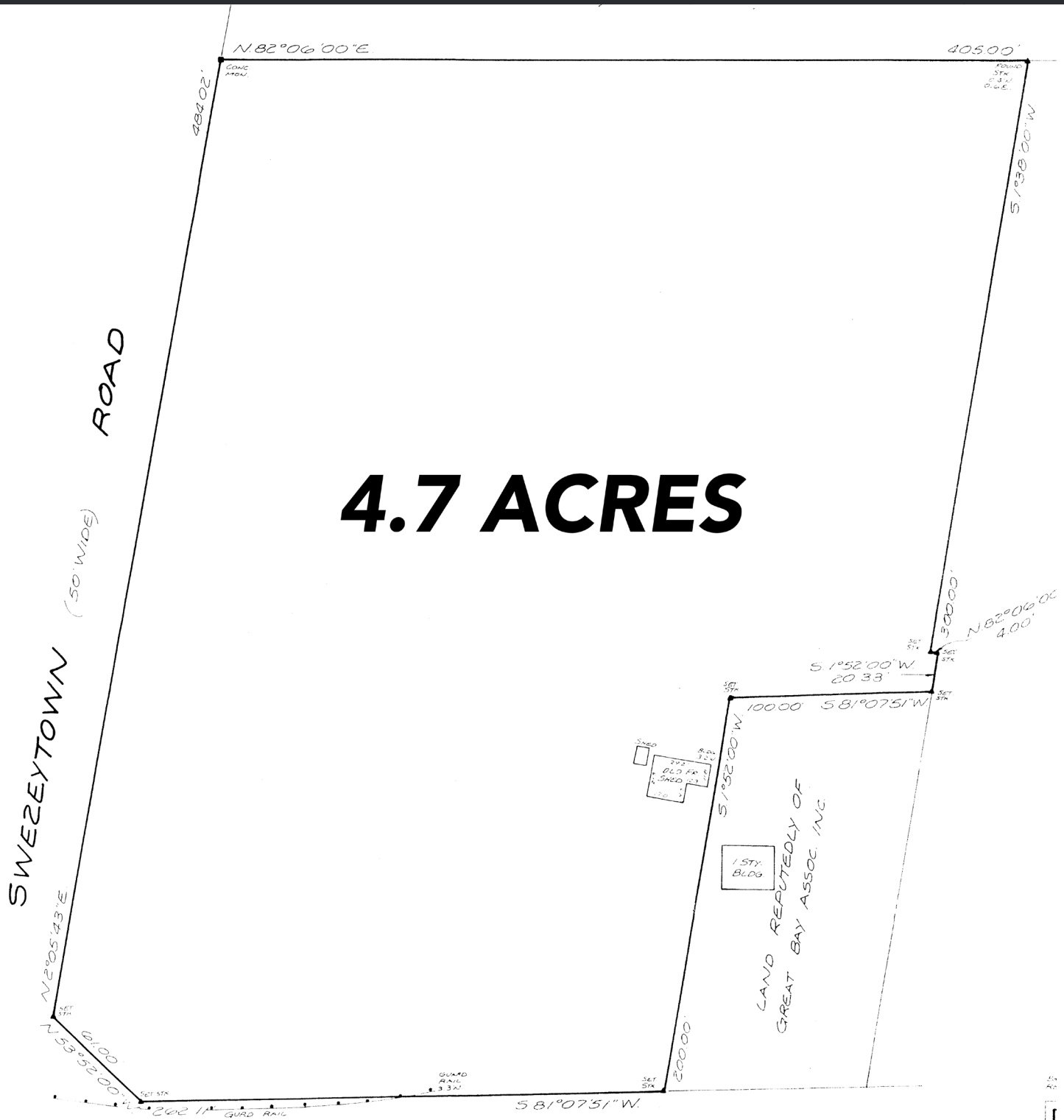
DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	7,508	51,004	145,762
HOUSEHOLDS	2,515	19,794	52,327
M.H.H.I.	\$109,756	\$102,880	\$115,054

**Breslin Realty**  
DEVELOPMENT CORP.


**Robert Delavale** | VP, Leasing  
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# 4.7 ACRES

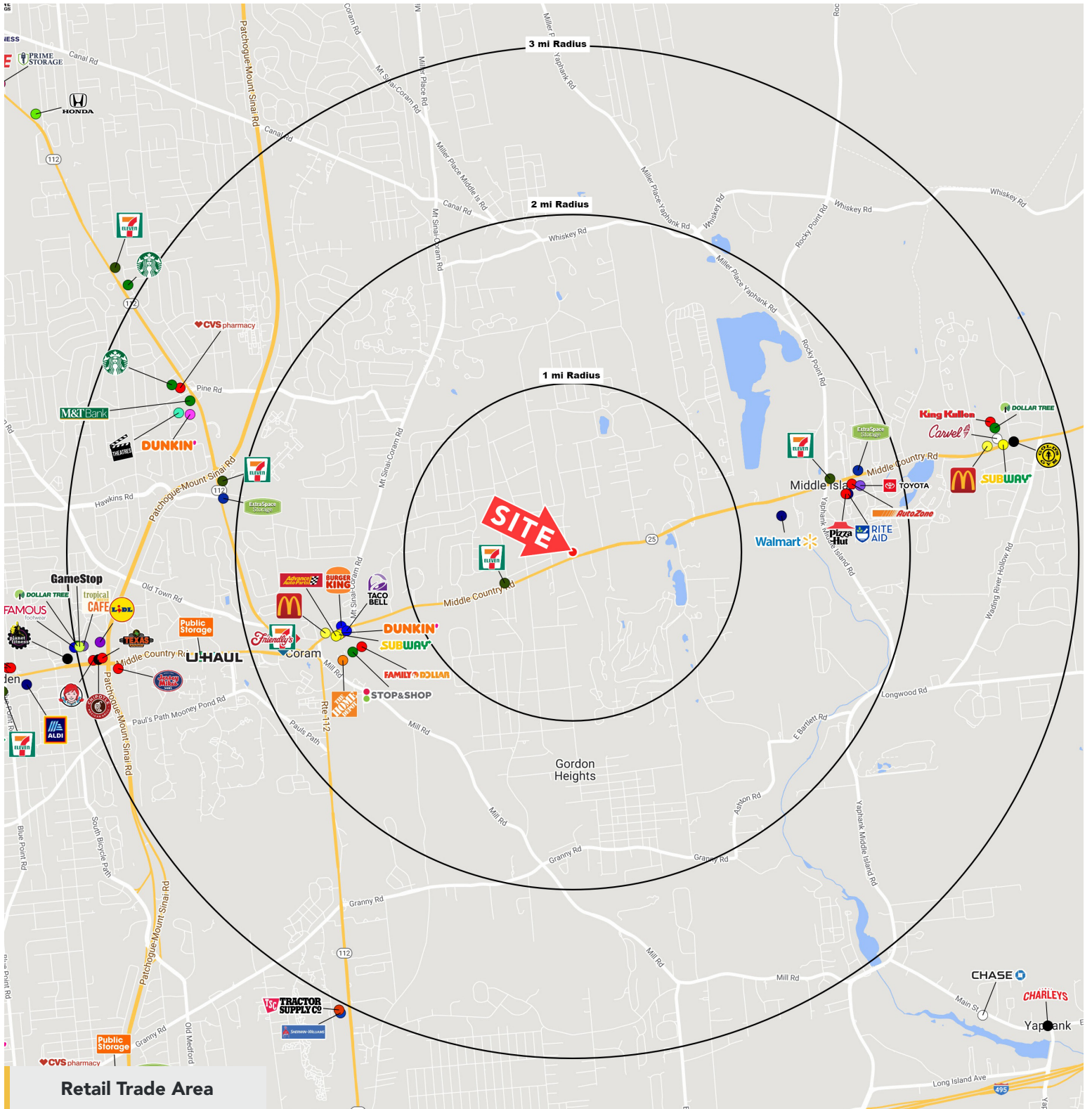
MIDDLE COUNTRY ROAD   
(JERICO TPK) (N.Y STATE RT 25)  
(80' WIDE)

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Retail Trade Area

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