

# MIDDLE ISLAND, NEW YORK

## Seeking Storage Use for 4.7 Acre Property

[www.breslinrealty.com](http://www.breslinrealty.com)



Contact

**DAVID ORWASHER**

Chief Development Officer

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### SITE INFO

#### LOCATION

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

#### PROPERTY SIZE

4.7 Acres

#### ZONING

A-Residence 1 (Can Be Rezoned to  
Retail or Light Industrial)

#### TRAFFIC

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

#### NEARBY RETAIL

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

#### COMMENTS

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

PRICE UPON REQUEST



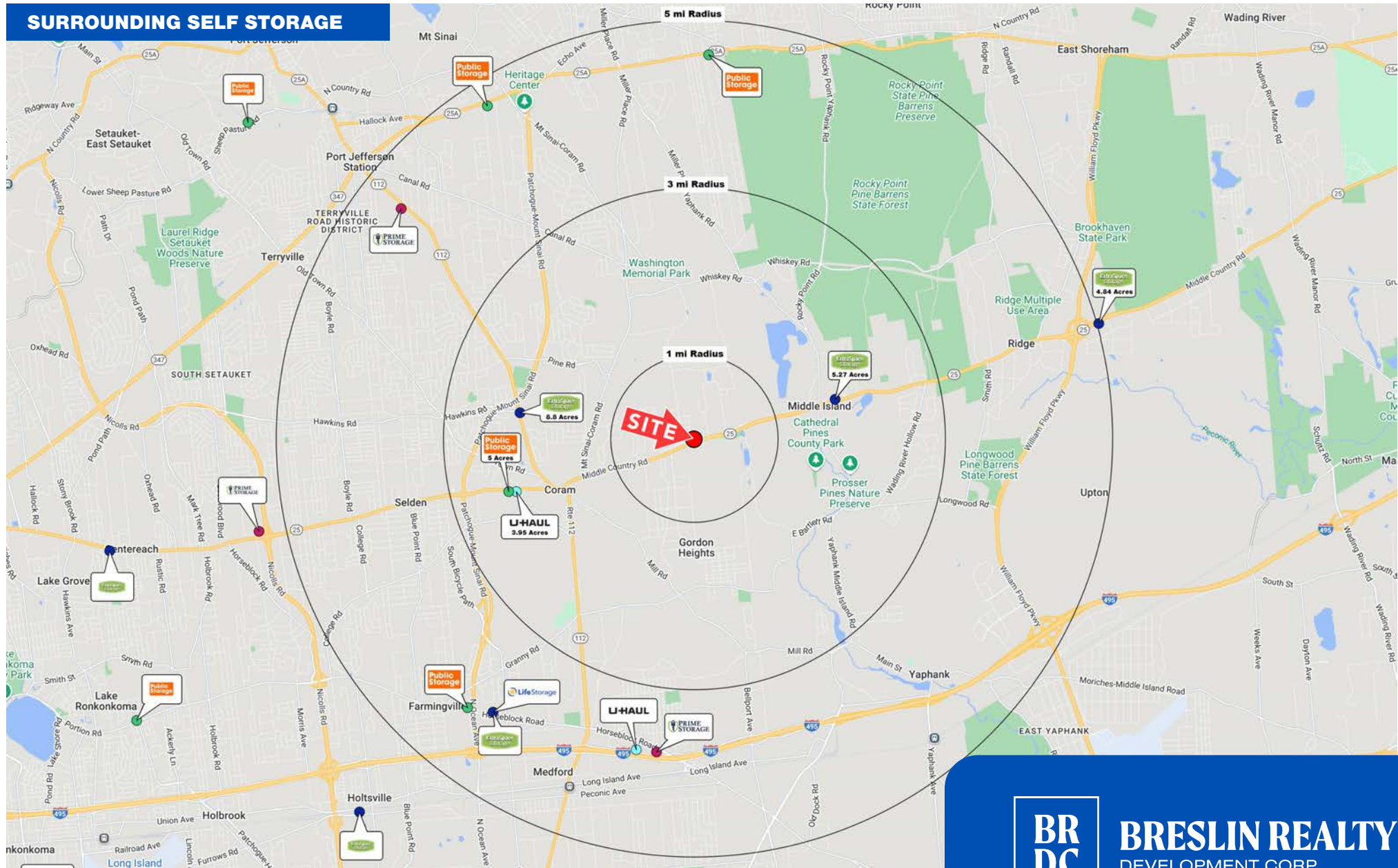
**BRESLIN REALTY**  
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### SURROUNDING SELF STORAGE



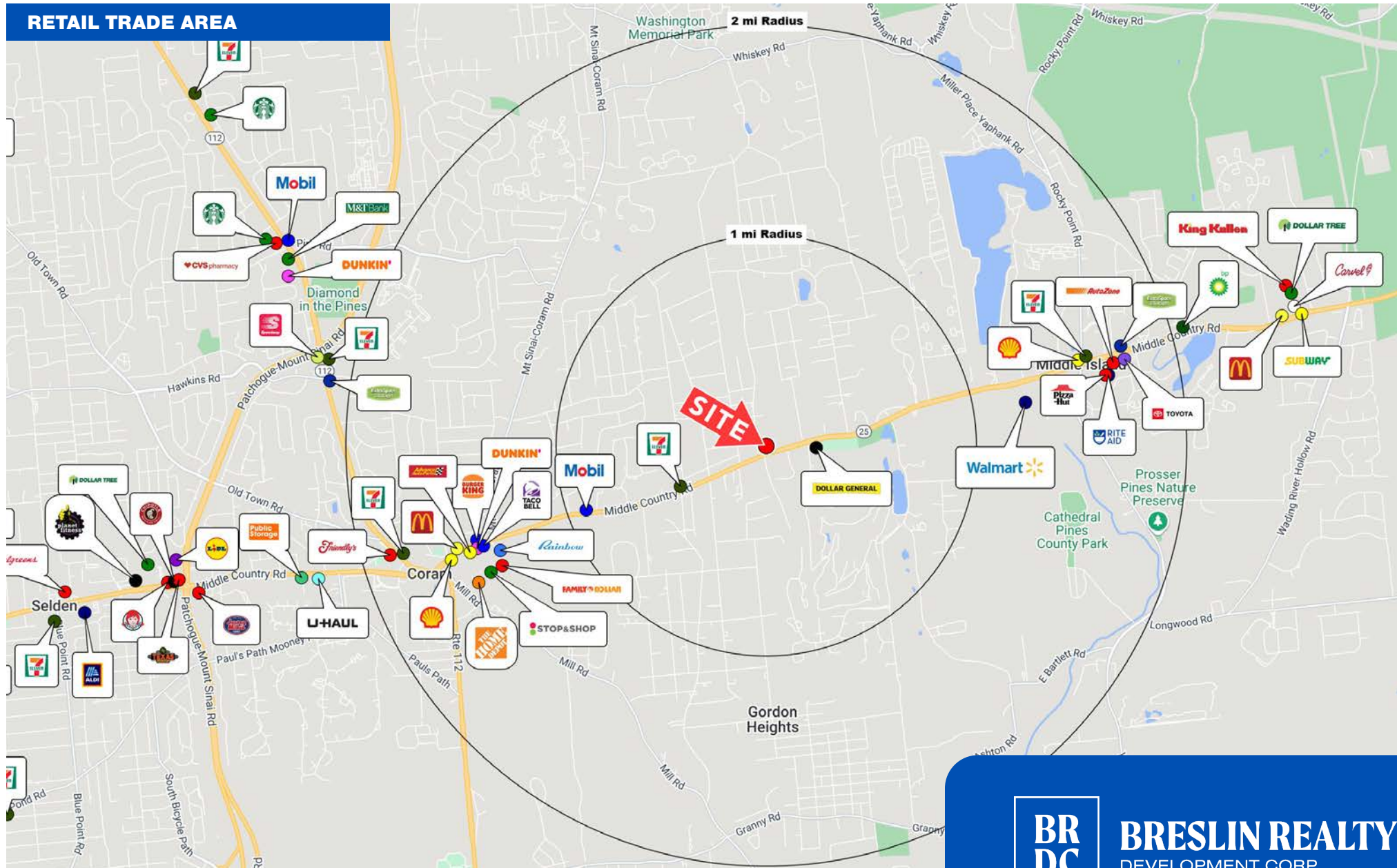
Contact David Orwasher | [dorwasher@breslinrealty.com](mailto:dorwasher@breslinrealty.com) | 516-741-7400 ext. 216



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## RETAIL TRADE AREA



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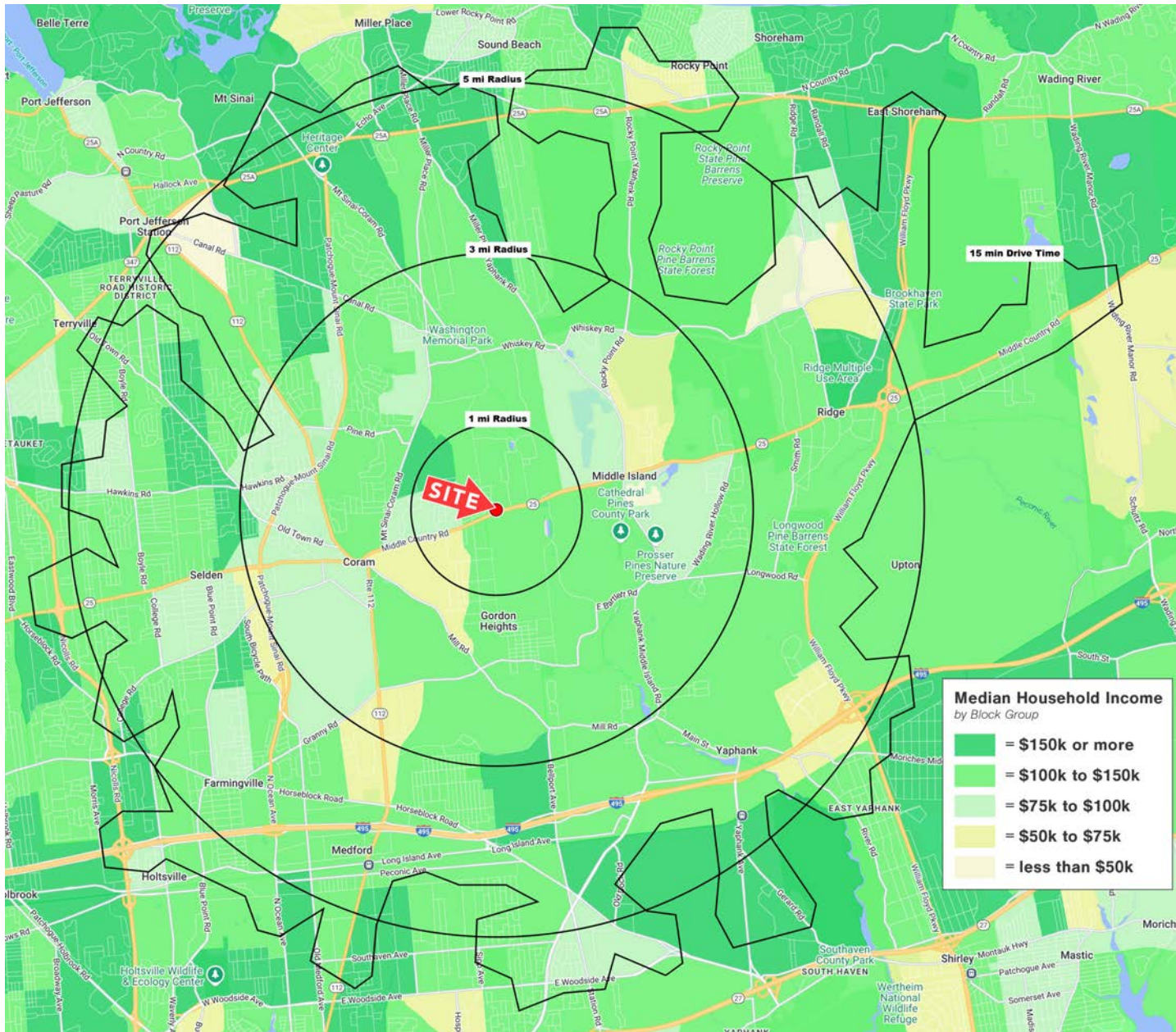
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### KEY DEMOS

#### TOTAL POPULATION

|                |         |
|----------------|---------|
| 1 Mile:        | 7,593   |
| 3 Mile:        | 51,116  |
| 5 Mile:        | 145,132 |
| 15 Min. Drive: | 153,137 |

#### HOUSEHOLDS

|                |        |
|----------------|--------|
| 1 Mile:        | 2,543  |
| 3 Mile:        | 19,594 |
| 5 Mile:        | 51,580 |
| 15 Min. Drive: | 54,844 |

#### MEDIAN H.H. INCOME

|                |           |
|----------------|-----------|
| 1 Mile:        | \$110,467 |
| 3 Mile:        | \$102,316 |
| 5 Mile:        | \$113,726 |
| 15 Min. Drive: | \$113,018 |

#### TOTAL EMPLOYEES (DAYTIME POP.)

|                |        |
|----------------|--------|
| 1 Mile:        | 1,946  |
| 3 Mile:        | 10,423 |
| 5 Mile:        | 36,259 |
| 15 Min. Drive: | 40,969 |

#### BUYING POWER

|                |          |
|----------------|----------|
| 1 Mile:        | \$838 M  |
| 3 Mile:        | \$5.2 B  |
| 5 Mile:        | \$16.5 B |
| 15 Min. Drive: | \$17.3 B |



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