

MILLER PLACE, NEW YORK

2.5 Acre Development Opportunity



LOCATION

302 NY-25A
(just West of Miller Place Road)
Miller Place, NY

PROPERTY SIZE

+/- 2.5 Acres

CO-TENANT

Walgreens (14,500 Square Feet)

TRAFFIC

39,000 total vehicles per day on North Country Road (NY-25A)

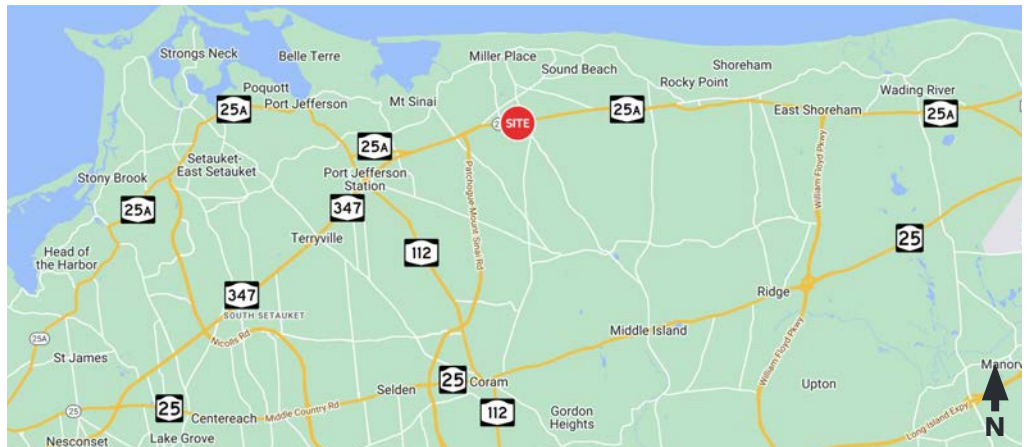
SURROUNDING RETAIL

Stop & Shop, McDonald's, Rite Aid, Dollar Tree, Starbucks, Applebee's, 7-Eleven, Wendy's, Chase Bank, Marshalls, European Wax Center, Buffalo Wild Wings, and more

PRICE UPON REQUEST

COMMENTS

- This Site has Sewer Disposal and Traffic Light Access
- Subject Property is contiguous to the West of Ging's Nursery
- Excellent Visibility and Access in a growing, vibrant community



DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	9,450	50,850	125,622
HOUSEHOLDS	3,142	17,616	45,105
M.H.H.I.	\$132,621	\$119,025	\$107,842

Breslin Realty
DEVELOPMENT CORP.

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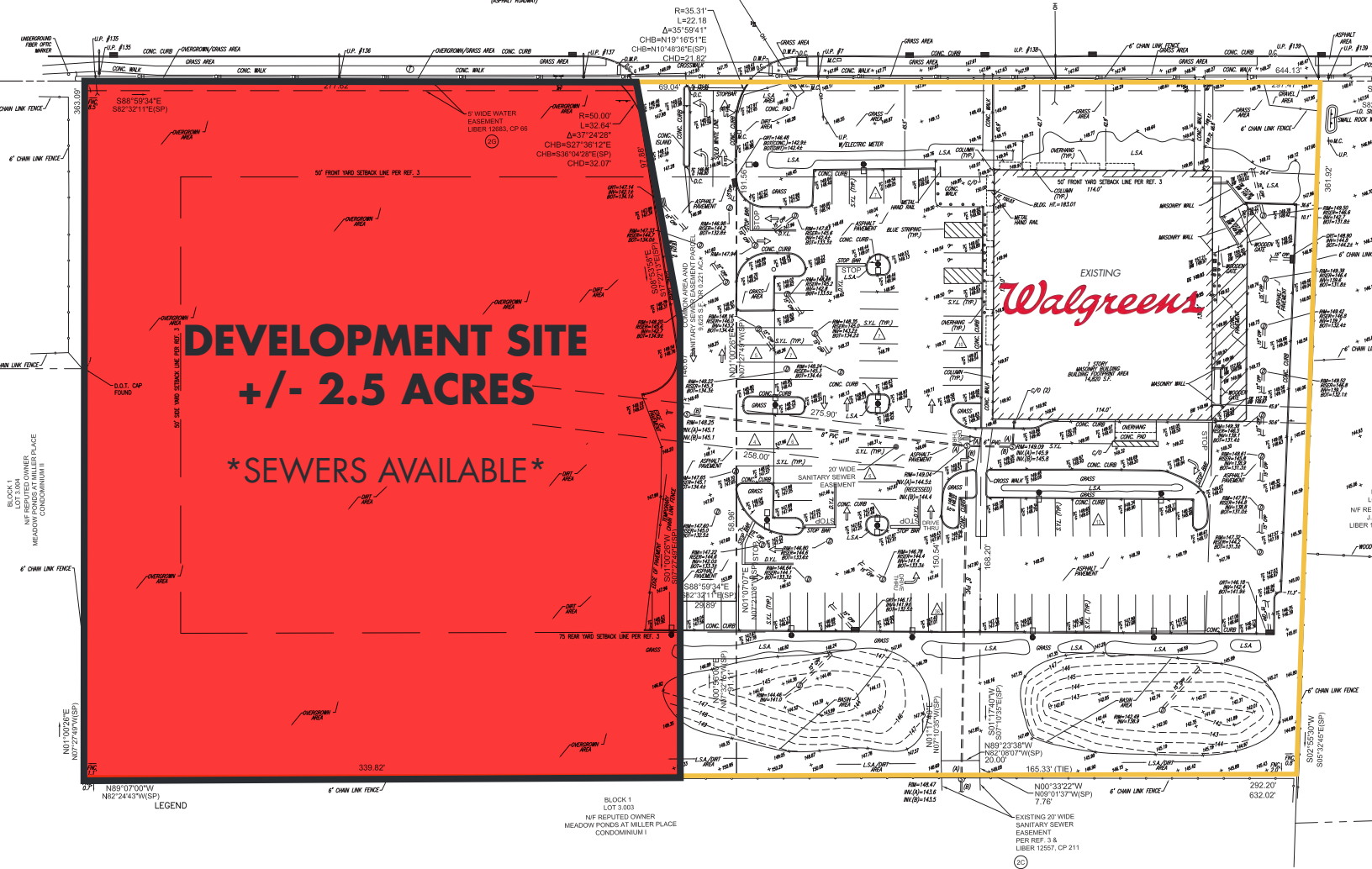
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NORTH COUNTRY ROAD

(A.K.A. ROUTE 25A)
(VARIABLE WIDTH)
(ASPHALT ROADWAY)



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