

FDC

FIRST DEVELOPMENT CORP.
1328 MOTOR PKWY, HAUPPAUGE, NY 11749
FDCREALTY.COM



1500 MIDDLE COUNTRY ROAD

CENTEREACH, NEW YORK 11720

LEASING: ALISON BRENNAN 631-579-5449 ALISON@EINBINDERANDCO.COM

COLEMAN SHOPPING CENTER

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631-579-5449

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PROPERTY HIGHLIGHTS

- COUNTY: Suffolk
- LOCATION: Three miles from the Long Island Expressway and within close proximity to all major Long Island thoroughfares
- CLOSE BY: Two miles north of Suffolk Community College and five miles south of Stony Brook Hospital/University
- CROSS STREETS: Conveniently situated along Middle Country Road (Route 25) and 200' east of Nicolls Road (Route 97)
- PARKING SPACES: Abundant parking with 165 stalls
- VPD: 41,000 passing cars per day

SPACE COMMENTS

- AVAILABILITIES:
 - Pad site is available
 - 4,000 SF ideal for restaurant or deli
 - 9,000 SF which can be sub-divided, ideal for medical, pharmaceutical or health care (existing medical tenant in center)
- SIGNAGE: pylon signage available along Middle Country Road
- ASKING RENT: Upon request
- OTHER COMMENTS: Two traffic lights lead into this well-maintained center with entrances along Middle Country Road and South Coleman Road

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	11,870	110,518	254,549
Households	3,641	36,502	83,680
Total Employees	4,282	29,326	133,465
Average HH Income	\$115,693	\$109,948	\$114,191