

LAST REMAINING SPACE FOR LEASE

1,875 SF SPACE AVAILABLE

349-411 Horseblock Road | Farmingville, NY 11738



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- Last remaining vacancy
- Anchored by Fine Fare Supermarkets, Family Dollar, and Dollar Tree
- Excellent access and proximity to Nicoll's Road and Long Island Expressway
- High-income levels and high household spending levels in the local market
- Total GLA: 81,581 SF

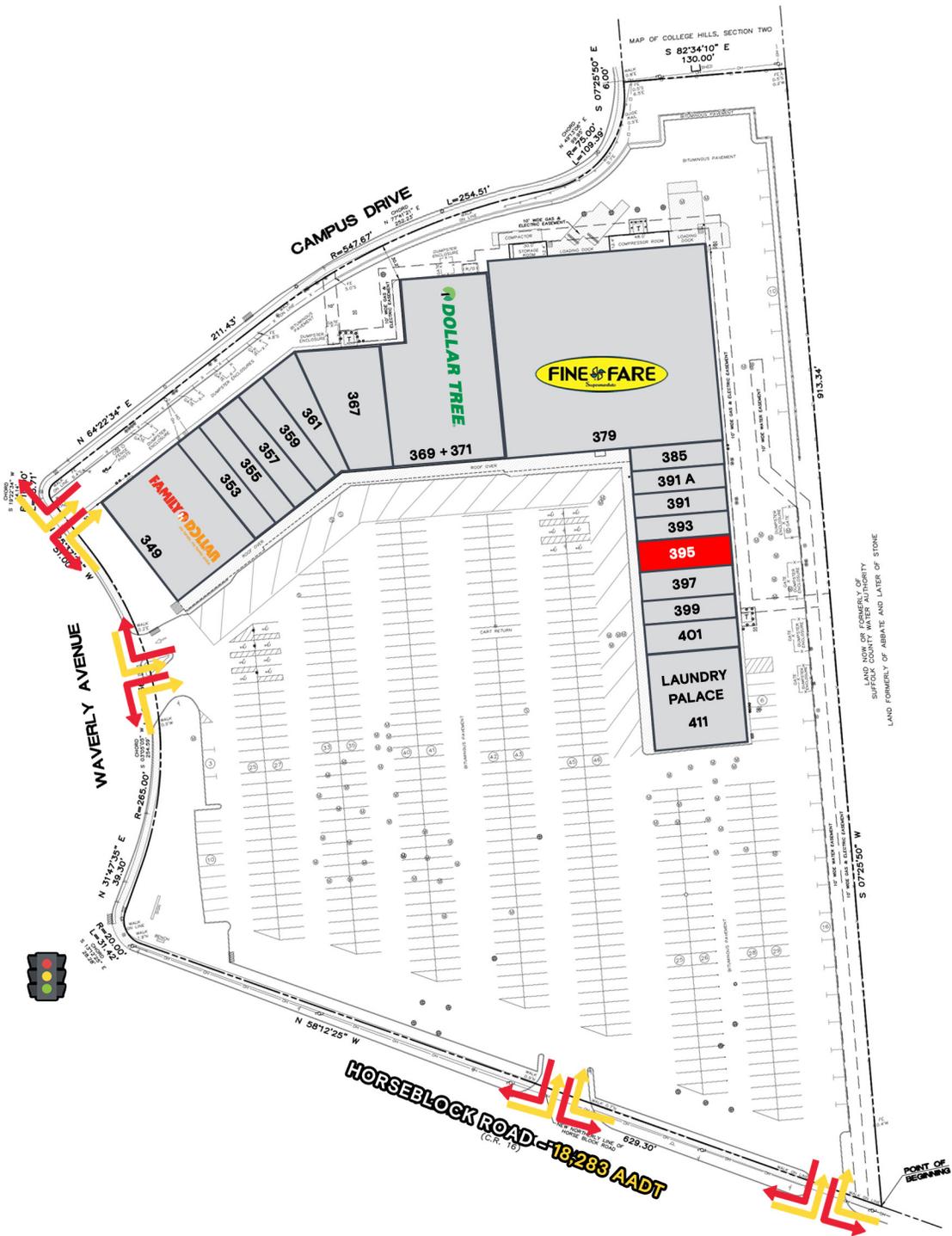
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,137	92,057	248,564
HOUSEHOLDS	2,852	31,306	85,858
EMPLOYEES	7,498	76,683	207,543
AVERAGE HH INCOME	\$147,475	\$134,181	\$137,154

TRAFFIC COUNTS

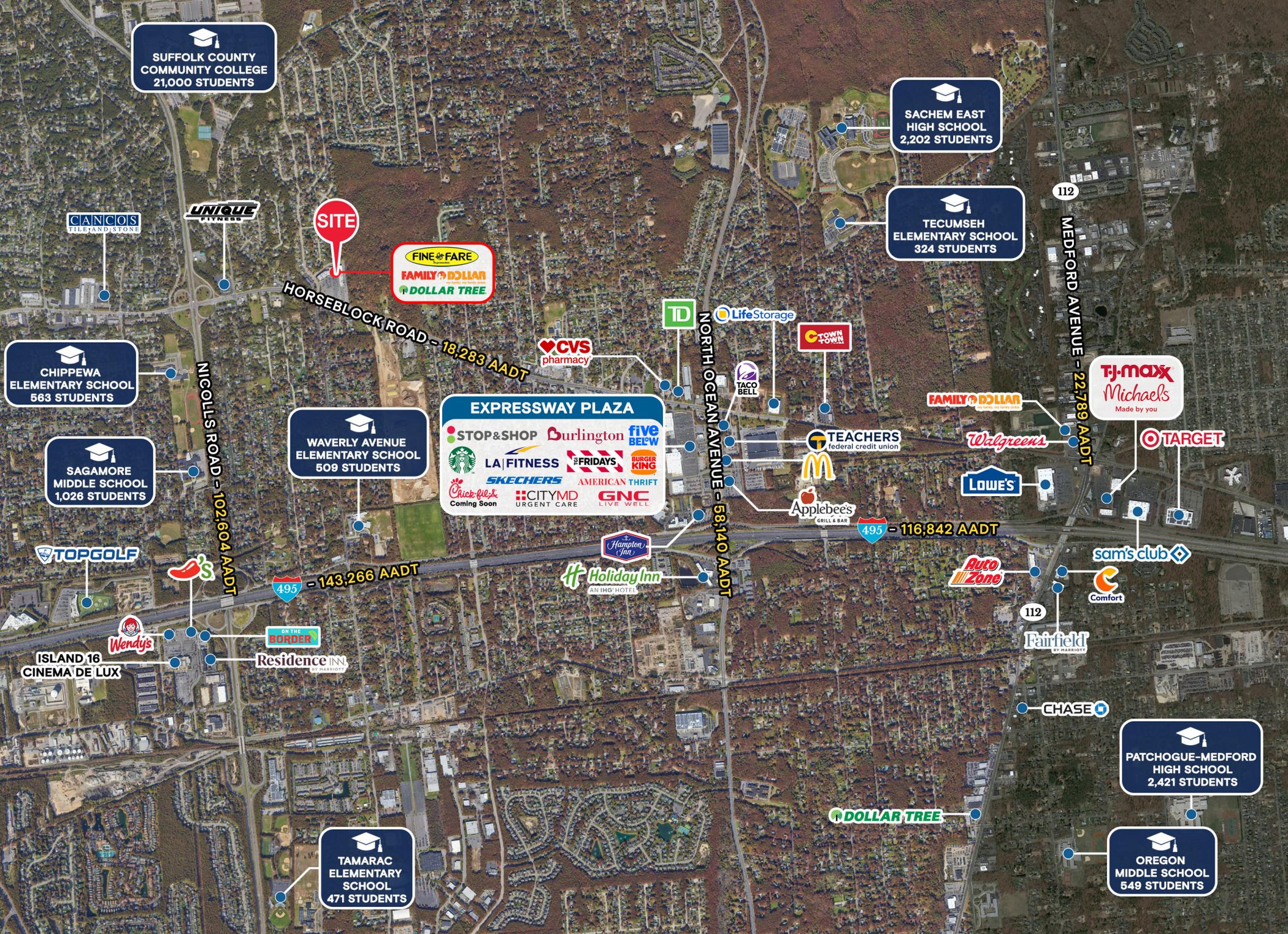
HORSEBLOCK ROAD	18,283 AADT
NICOLLS ROAD (0.5 MILES TO THE WEST)	102,604 AADT





Tenant Roster

349	Family Dollar
353	Fitspot Nutrition
355	Lease Out
357	Jarritos Deli
359	El Charro Mexican
361	Beauty Vibes
367	Genesis Comics & Gaming
369 + 371	Dollar Tree
379	Fine Fare Supermarkets
385	Paisapan Bakery
391A	Women's Fashion Store
391	Angel Tips Nails
393	Hair Salon
395	1,875 SF Available
397	Farmingville Wine & Liquor
399	Metro by T-Mobile
401	La Roma Pizza
411	Laundry Palace



SUFFOLK COUNTY COMMUNITY COLLEGE
21,000 STUDENTS

SACHEM EAST HIGH SCHOOL
2,202 STUDENTS

TECUMSEH ELEMENTARY SCHOOL
324 STUDENTS

CHIPPEWA ELEMENTARY SCHOOL
563 STUDENTS

SAGAMORE MIDDLE SCHOOL
1,026 STUDENTS

WAVERLY AVENUE ELEMENTARY SCHOOL
509 STUDENTS

TAMARAC ELEMENTARY SCHOOL
471 STUDENTS

PATCHOGUE-MEDFORD HIGH SCHOOL
2,421 STUDENTS

OREGON MIDDLE SCHOOL
549 STUDENTS

SITE

FINE FARE
FAMILY DOLLAR
DOLLAR TREE

EXPRESSWAY PLAZA
STOP & SHOP | Durlington | FIVE BELOW
LA FITNESS | FRIDAYS | BURGER KING
SKECHERS | AMERICAN THRIFT
Chick-fil-A | CITYMD URGENT CARE | GNC LIVE WELL



Contact Brokers

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