FOR LEASE

SMALL SHOP SPACE AVAILABLE

349-411 Horseblock Road | Farmingville, NY 11738



ALL USES CONSIDERED

Ian Goldfeder
ASSOCIATE
ian@katzretail.com
(845) 735-2254

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Russel Helbling
MANAGING DIRECTOR
russelhelbling@katzretail.com
(212) 219-6515

Property Overview

HIGHLIGHTS

- Small shop space available (1,125 SF and 1,875 SF)
- 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

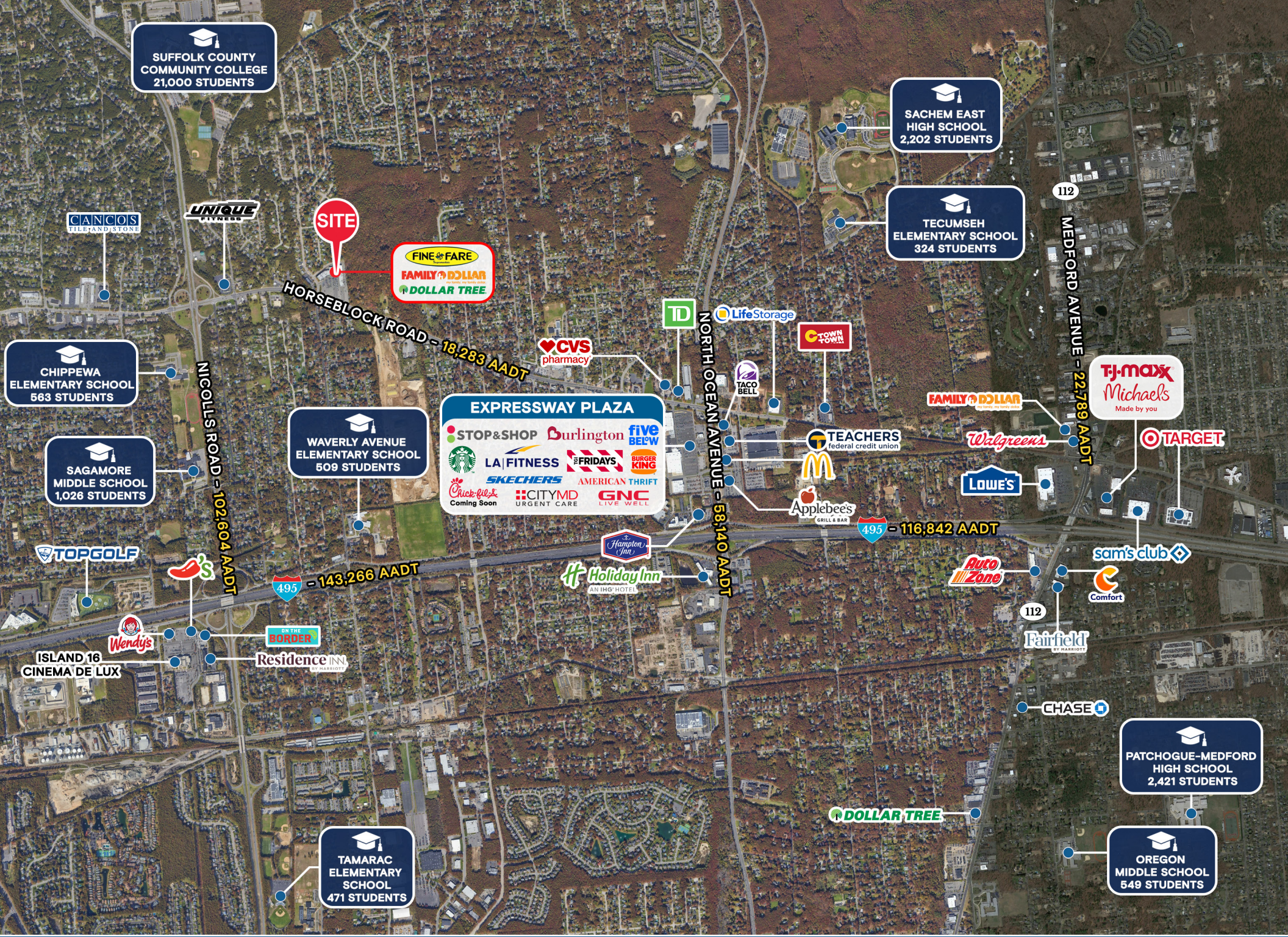






Tenant Roster

349	Family Dollar
353	Fitspot Nutrition
355	Dulcemania IV
357	Jarritos Deli
359	El Charro Mexicon
361	Beauty Vibes
367	Genesis Comics & Gaming
369 + 371	Dollar Tree
379	Fine Fare Supermarkets
385	Paisapan Bakery
391A	1,125 SF Available
391	Angel Tips Nails
393	Hair Salon
395	1,875 SF Available
397	Farmingville Wine & Liqour
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
CANCOS TILE AND STONE
UNIQUE FITNESS
SITE
FINE FARE
FAMILY DOLLAR
DOLLAR TREE
HORSEBLOCK ROAD – 18,283 AADT
CVS pharmacy
TD
LifeStorage
TACO BELL
NORTH OCEAN AVENUE – 58,140 AADT
MEDFORD AVENUE – 22,789 AADT
112
CHIPPEWA ELEMENTARY SCHOOL 563 STUDENTS
NICOLLS ROAD – 102,604 AADT
SAGAMORE MIDDLE SCHOOL 1,026 STUDENTS
WAVERLY AVENUE ELEMENTARY SCHOOL 509 STUDENTS
EXPRESSWAY PLAZA
STOP&SHOP
Burlington
five BELOW
LA FITNESS
TGI FRIDAYS
BURGER KING
SKECHERS
AMERICAN THRIFT
Chick-fil-A Coming Soon
CITYMD URGENT CARE
GNC LIVE WELL
TEACHERS federal credit union
Applebee's GRILL & BAR
FAMILY DOLLAR
Walgreens
LOWE'S
T.J.maxx
Michaels
Made by you
TARGET
495 – 116,842 AADT
495 – 143,266 AADT
Hampton Inn
Holiday Inn AN IHG HOTEL
TOPGOLF
Wendy's
ON THE BORDER
Residence INN BY MARRIOTT
ISLAND 16 CINEMA DE LUX
AutoZone
sam's club
Comfort
Fairfield BY MARRIOTT
CHASE
PATCHOGUE-MEDFORD HIGH SCHOOL 2,421 STUDENTS
DOLLAR TREE
TAMARAC ELEMENTARY SCHOOL 471 STUDENTS
OREGON MIDDLE SCHOOL 549 STUDENTS



Contact Brokers

Ian Goldfeder
ASSOCIATE
ian@katzretail.com
(845) 735-2254

Russel Helbling
MANAGING DIRECTOR
russelhelbling@katzretail.com
(212) 219-6515

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.24.26