

TWO REMAINING SPACES AVAILABLE

12,000 SF FORMER RITE AID FOR LEASE

395 Fort Salonga Road | Northport, NY 11768

3,120 SF
END CAP AVAILABLE



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

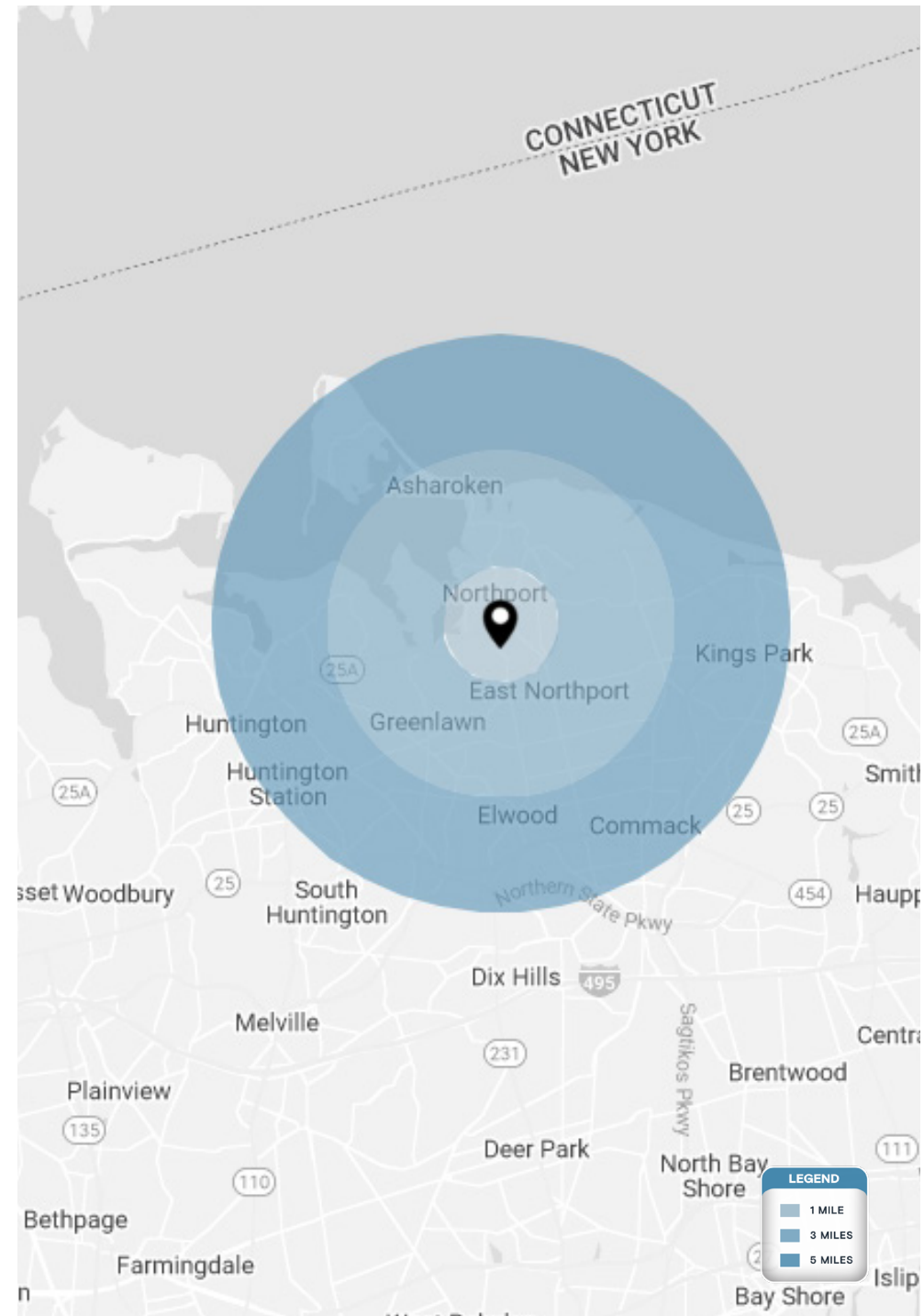
- Two remaining vacancies
- Anchored by Giunta's Meat Farms
- Excellent access and visibility on Route 25A
- High-income levels and high household spending levels in the local market
- NNN: \$8.69

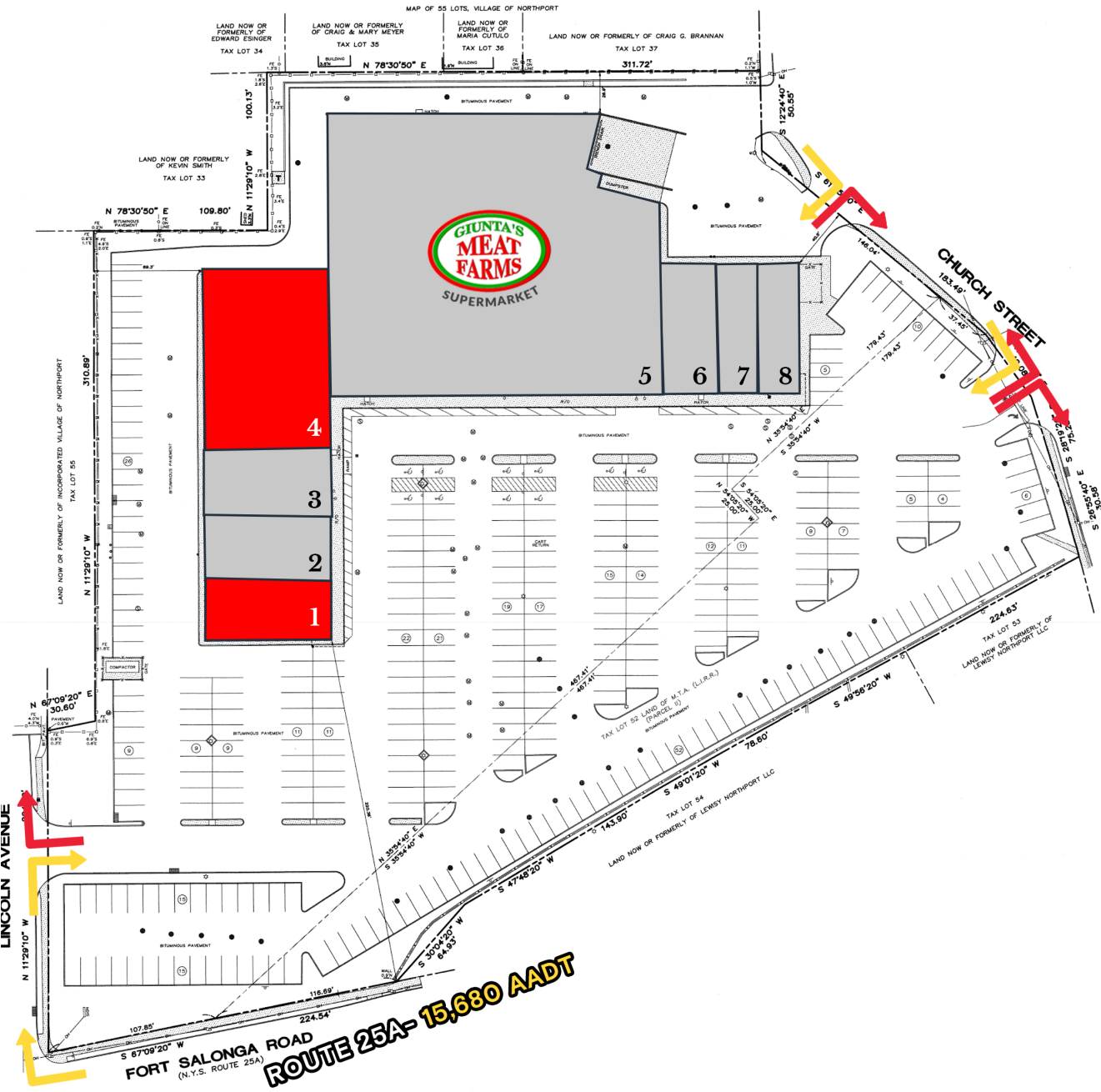
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,027	57,425	145,600
HOUSEHOLDS	4,252	20,598	50,811
EMPLOYEES	3,708	13,547	43,094
AVERAGE HH INCOME	\$181,383	\$192,430	\$188,330

TRAFFIC COUNTS

ROUTE 25A	15,680 AADT
LARKFIELD ROAD	16,654 AADT





Tenant Roster

1	3,120 SF Available
2	Twinkle Nails
3	Le French Dockside Cleaners & Tailors
4	12,000 SF Available
5	Giunta's Meat Farms
6	Port To Port Wines & Spirits
7	Jay Heun Chinese Restaurant
8	PieZano's Of Northport





Contact Brokers

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