

SPACE AVAILABLE

3,120 SF END CAP AVAILABLE

395 Fort Salonga Road | Northport, NY 11768

GROUND LEASE
DEVELOPMENT SITE



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

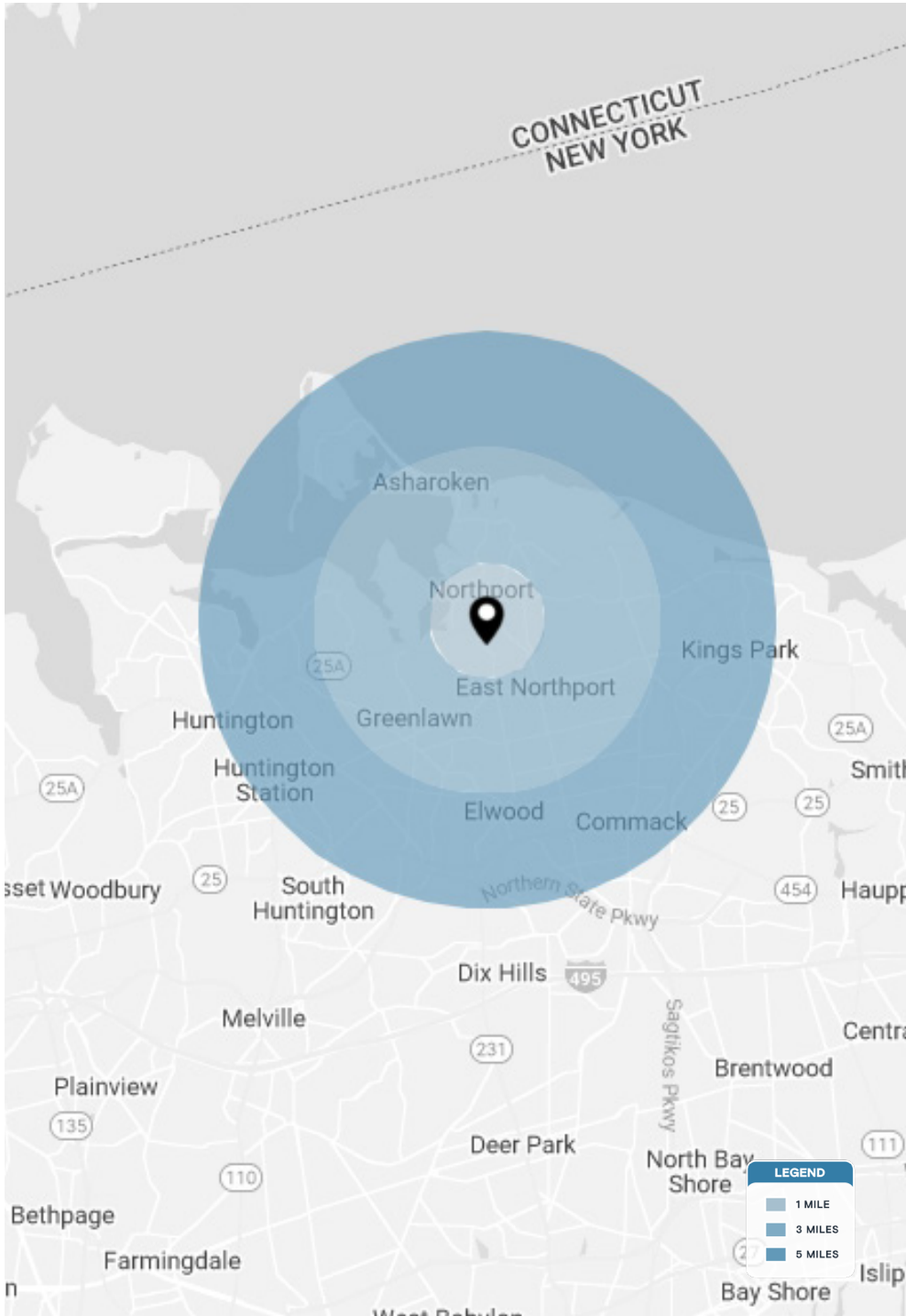
HIGHLIGHTS

- One remaining space available
- 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
- Development opportunity with a DT. Perfect for bank or QSR user.

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







Contact Brokers

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