RETAIL FOR LEASE

7,462 SF FREESTANDING RESTAURANT

5012 Express Drive South, Ronkonkoma, NY 11779



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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

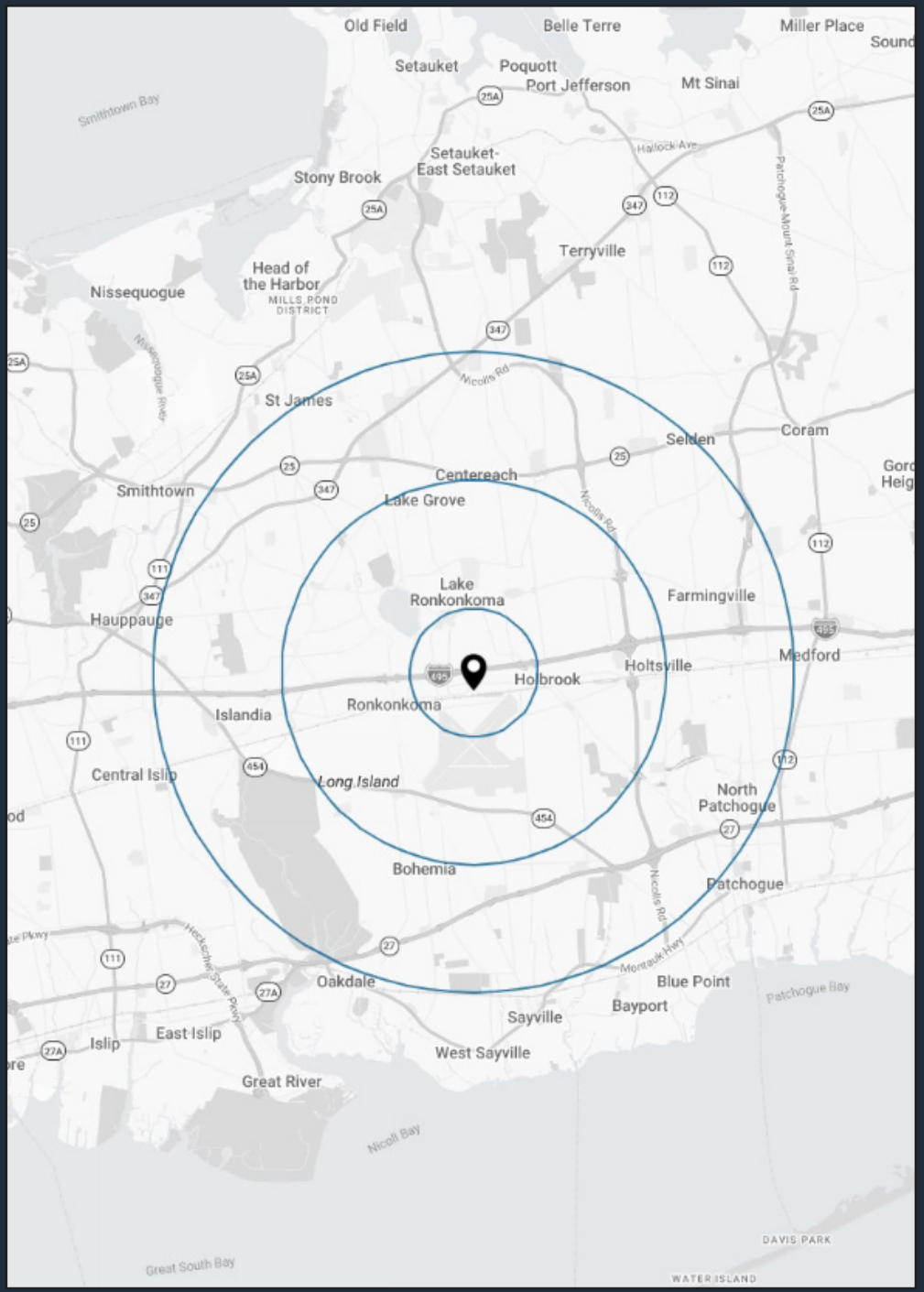
- 7,462 SF Freestanding 2nd Generation Restaurant
- Located just off exit 60 on the Long Island Expressway
- Built-in customer base with cross-access to both the Marriott and Hilton next door.
- Large pylon signage potentially available, visible from the Long Island Expressway in both directions
- Ample on-site parking
- Total NNNs are currently $8.69 PSF

DEMOGRAPHICS

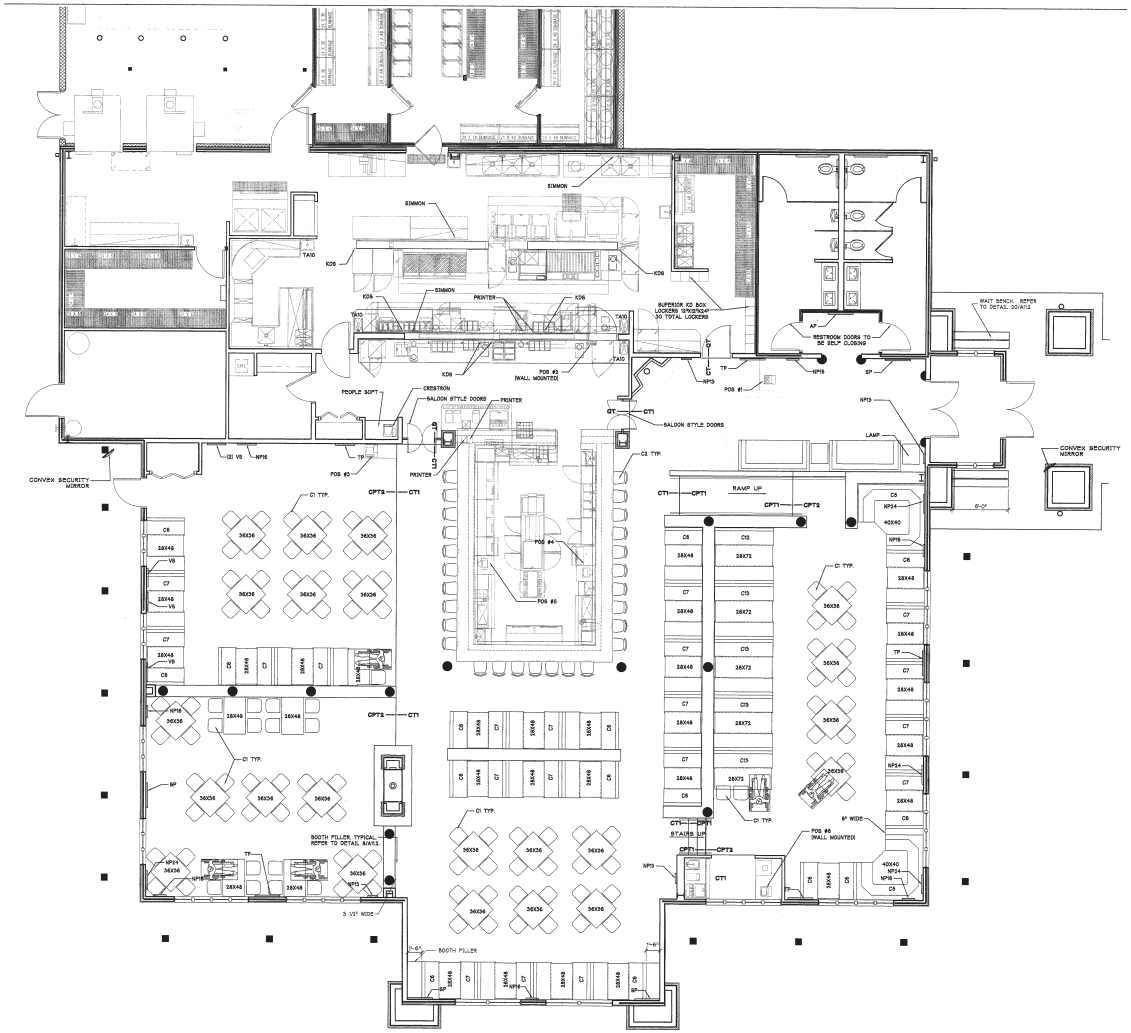
	1 MILE	3 MILES	5 MILES
POPULATION	11,597	89,530	230,856
HOUSEHOLDS	3,856	30,569	79,187
EMPLOYEES	4,005	40,412	104,036
AVERAGE HH INCOME	$145,497	$160,432	$165,227

TRAFFIC COUNTS

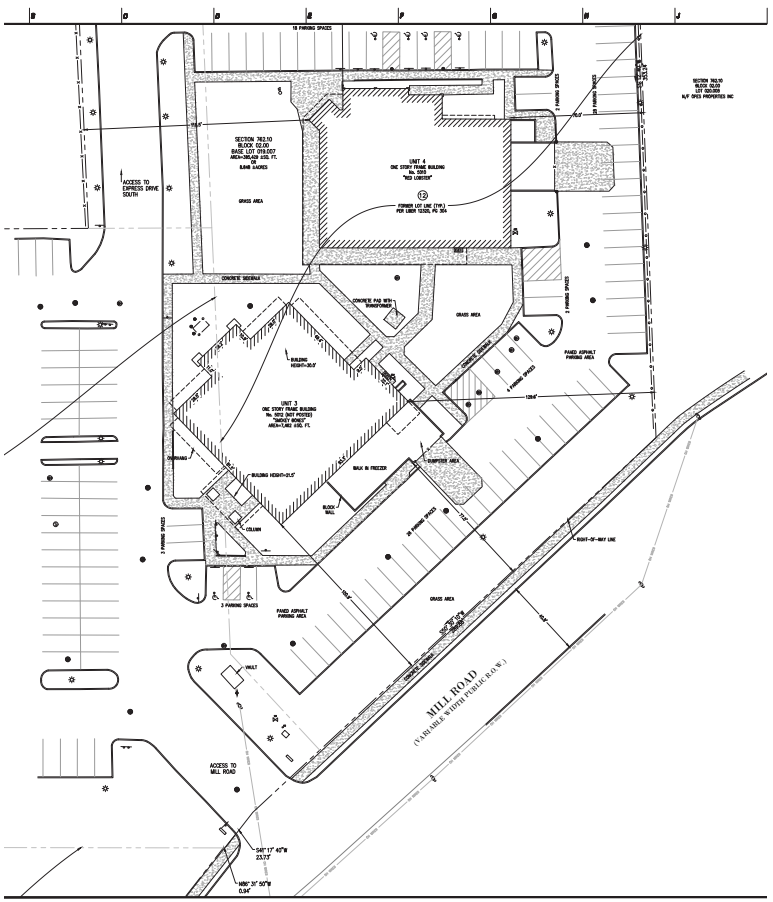
EXPRESS DRIVE SOUTH	**5,386 AADT**
UNION AVENUE	**7,094 AADT**
I-495 LONG ISLAND EXPRESSWAY	**158,576 AADT**
HAWKINS AVENUE	**14,849 AADT**

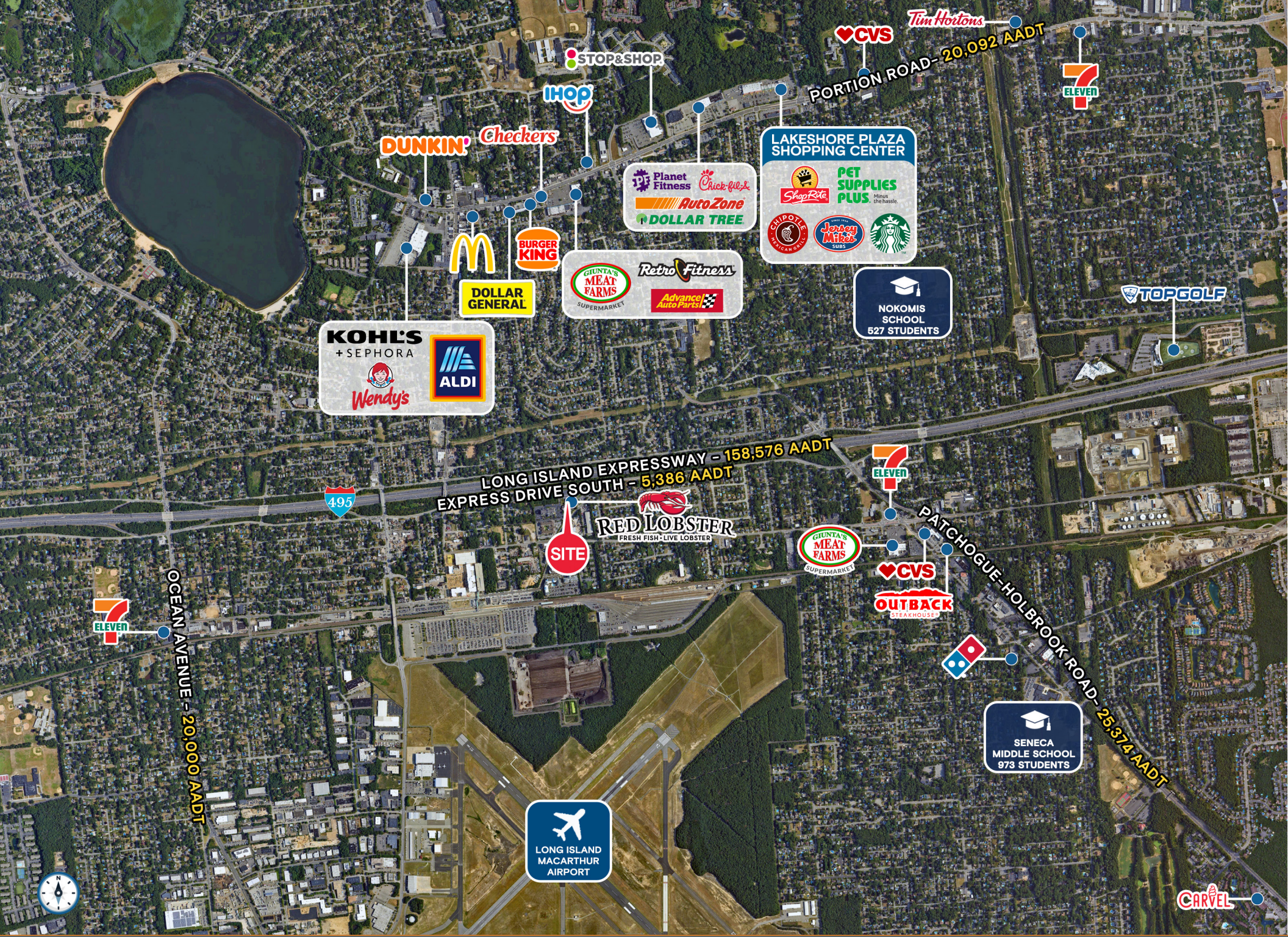


FLOOR PLAN



SITE PLAN




CVS
Tim Hortons
STOP&SHOP
IHOP
PORTION ROAD- 20,092 AADT
7 ELEVEN
DUNKIN'
Checkers
LAKESHORE PLAZA SHOPPING CENTER
Planet Fitness
Chick-fil-A
AutoZone
DOLLAR TREE
ShopRite
PET SUPPLIES PLUS
Minus the hassle.
CHIPOTLE MEXICAN GRILL
Jersey Mike's SUBS
BURGER KING
DOLLAR GENERAL
GIUNTA'S MEAT FARMS SUPERMARKET
Retro Fitness
Advance Auto Parts
NOKOMIS SCHOOL 527 STUDENTS
TOPGOLF
KOHL'S
+SEPHORA
ALDI
Wendy's
LONG ISLAND EXPRESSWAY - 158,576 AADT
EXPRESS DRIVE SOUTH - 5,386 AADT
495
SITE
RED LOBSTER
FRESH FISH • LIVE LOBSTER
7 ELEVEN
PATCHOGUE-HOLBROOK ROAD- 25,374 AADT
CVS
OUTBACK STEAKHOUSE
OCEAN AVENUE - 20,000 AADT
SENECA MIDDLE SCHOOL 973 STUDENTS
LONG ISLAND MACARTHUR AIRPORT
CARVEL

Contact Brokers

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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: 10.19.26

