

AVAILABLE FOR GROUND LEASE

8.69 AC AVAILABLE

655 Long Island Avenue | Medford, NY 11763



LONG ISLAND EXPRESSWAY - 118,000 AADT

LONG ISLAND AVENUE - 1,502 AADT

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

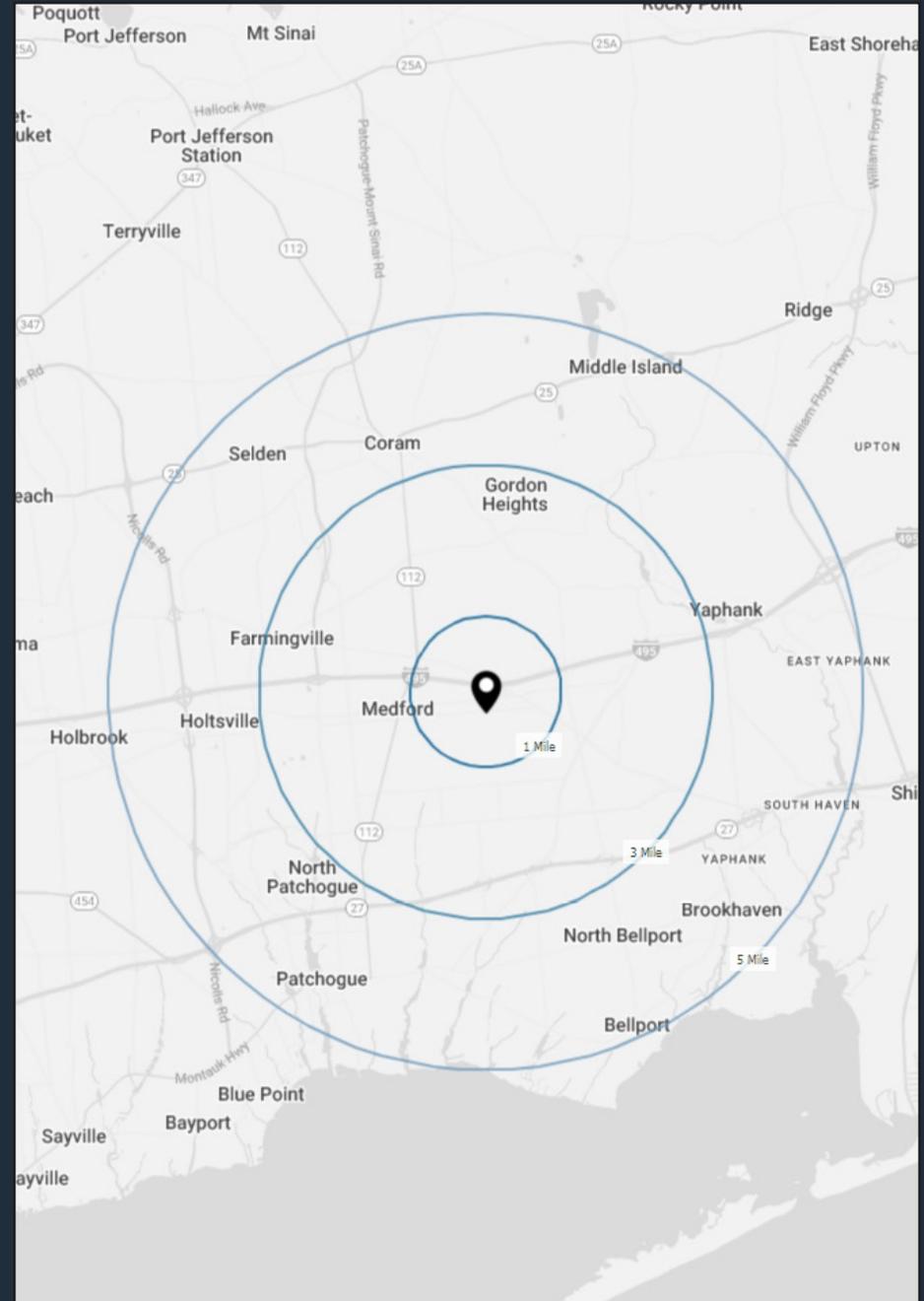
HIGHLIGHTS

- Located conveniently right off exit 65 of the Long Island Expressway
- Easy access going both east and west on the Long Island Expressway
- C-6 zoning allows for a wide variety of uses
- Great redevelopment opportunity
- Perfect for truck or home storage facility

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,666	55,754	172,720
HOUSEHOLDS	2,306	18,569	61,585
EMPLOYEES	6,378	46,422	144,326
AVERAGE HH INCOME	\$134,176	\$136,968	\$133,233

TRAFFIC COUNTS

LONG ISLAND EXPRESSWAY	118,816 AADT
SUNRISE HIGHWAY	95,028 AADT



LEGAL DESCRIPTION

BEGINNING at a point on the northerly side of Long Island Avenue distant 949.58 feet easterly from the intersection formed by the northerly side of Long Island Avenue and the easterly side of Oregon Avenue.

RUNNING THENCE N 05°30'00" E, 750.00 feet, to the southerly side of Robinson Avenue.

THENCE along said road line, S 84°30'00" E, 25.26 feet, to the southerly side of Long Island Expressway - South Service Road (N.Y.S. Route 495).

THENCE along said road line easterly along the arc of a circular curve bearing to the left, having a radius of 8205.00 feet, and a length of 452.97 feet, to land now or formerly of the State of New York.

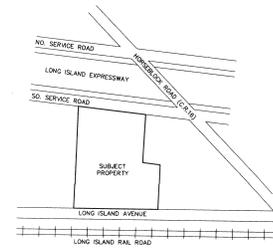
THENCE along said land the following two(2) courses:

- 1) S 05°48'35" W, 341.92 feet.
- 2) S 79°27'32" E, 123.70 feet.

TO 75th Map of New York and Brooklyn Suburban Development Company of New York.

THENCE along said map, S 05°30'00" W, 328.78 feet, to the northerly side of Long Island Avenue.

THENCE along said road line N 86°30'00" W, 591.37 feet, to the POINT or PLACE of BEGINNING.



LEGEND

- TELEPHONE LINE
- - - GAS LINE
- - - CURB CUT
- - - CHAIN LINK FENCE
- CATCH BASIN
- TELEPHONE MANHOLE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE
- - - OVERHEAD WIRES
- T012.8 TOP OF CURB ELEVATION
- P12.8 PAVEMENT ELEVATION
- G12.8 GRATE ELEVATION
- 12.8 SPOT ELEVATION
- NO. OF PARKING STALLS
- HANDICAP PARKING STALL

NOTES

UNLESS OTHERWISE SPECIFIED, ALL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE. ACTIVE OR INACTIVE VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

NO PHYSICAL EASEMENTS ON PROPERTY (UNLESS NOTED). RECORDED EASEMENTS OR RIGHTS-OF-WAY, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EASEMENT LAW. COPIES OF THIS MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THIS MAP IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSUREES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

ONLY THOSE TITLE EXCEPTIONS DESCRIBED IN CERTIFICATE FOR TITLE INSURANCE ISSUED BY LAWRENCE TITLE INSURANCE COMPANY (FILE #AL199-0210) DATED JULY 23, 1998, HAVE BEEN ADDRESSED BY THIS SURVEY.

SURVEYED PARCEL IS AFFECTED BY THE FOLLOWING TITLE EXCEPTIONS:

- 1) WITHOUT PERMANENT EASEMENT LINE ADJACENT AND WITHIN NORTHERLY PROPERTY LINE (MAP 258, PARCEL 522).
- 2) NEW YORK STATE TELEPHONE COMPANY RIGHT-OF-WAY AND EASEMENT AS STARTED IN TITLE REPORT AND AS SHOWN IN TITLE REPORT EXHIBITS "A" AND "B". EASEMENTS REFER TO NAD83 BENCHMARK SPIKE IN POLE #64 SOUTH SIDE OF SOUTH SERVICE ROAD; ELEV = 87.91

ADDITIONAL WORK IMPROVEMENTS WITHIN AMUSEMENT PARK AREA SUCH AS FENCES, WALKS, MANHOLE GOUP POLES, ETC. NOT LOCATED ON SURVEY.

SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE "D" (AREAS OF MINIMAL FLOODING) ACCORDING TO FLOOD HAZARD AND FLOOD RISK MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GRANT OF EASEMENT TO N.Y. TEL. CO. AND L.L.C.O. RECORDED IN LIBER 1153A, P. 741 AFFECTS SUBJECT PROPERTY (UNABLE TO PLOT); (LEGIBLE DOCUMENT)

PROPERTY IS CURRENTLY ZONED: C-6 "GENERAL BUSINESS" AND R-7 "RESIDENCE"

LONG ISLAND AVENUE

FIELD SURVEY DATE: DECEMBER 13, 1997
 SPONSOR: JULY 27, 1999
 AREA OF PARCEL: 8.89 ACRES
 AREA OF DEVELOPED DEDICATED: 4.731 SF (0.11 ACRES)

CERTIFIED ONLY TO:
 LAWRENCE TITLE INSURANCE CORPORATION
 BULLINCKE'S FAMILY FUN CENTER HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
 REALTY INCOME CORPORATION, A MARYLAND CORPORATION

No.	DATE	REVISION	BY
5	8-18-99	REUSE CERTIFICATIONS	CC
6	8/12/99	REUSE CERTIFICATIONS	CC
4	7/27/99	UPDATE PROPERTY LINE SURVEY AND UPGRADE TO ALTA/ACSM SPECS	MS
3	4/05/99	FINAL SURVEY	MS
2	07/22/98	ADD WATER MAIN EASEMENT	MS
1	07/12/98	ADD CERTIFICATION	MS

FILE NO.	DATE	DESCRIPTION
1153	8-29-97	SURVEY BULLINCKE'S FAMILY FUN CENTER BROOKLYN AVENUE 1370 (655 Long Island Avenue)

FILE NO.	DATE	SCALE	SHEET
8725P	8-29-97	1"=40'	1 OF 1

N&P NELSON & POPE, LLP
 ENGINEERS • DESIGNERS • SURVEYORS
 872 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747-2988
 (516) 427-5665 FAX (516) 427-5620





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EXPRESSWAY DRIVE S - 5,752 AADT



LONG ISLAND AVENUE - 1,502 AADT



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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: 0915.25