

AVAILABLE

# 0.87 AC AVAILABLE

815 Horseblock Road | Farmingville, NY 11738



**EXPRESSWAY PLAZA**

- STOP & SHOP
- Burlington
- five BELOW
- Starbucks
- LA FITNESS
- FRIDAYS
- BURGER KING
- SKECHERS
- AMERICAN THRIFT
- Chick-fil-A
- CITYMD URGENT CARE
- GNC LIVE WELL

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

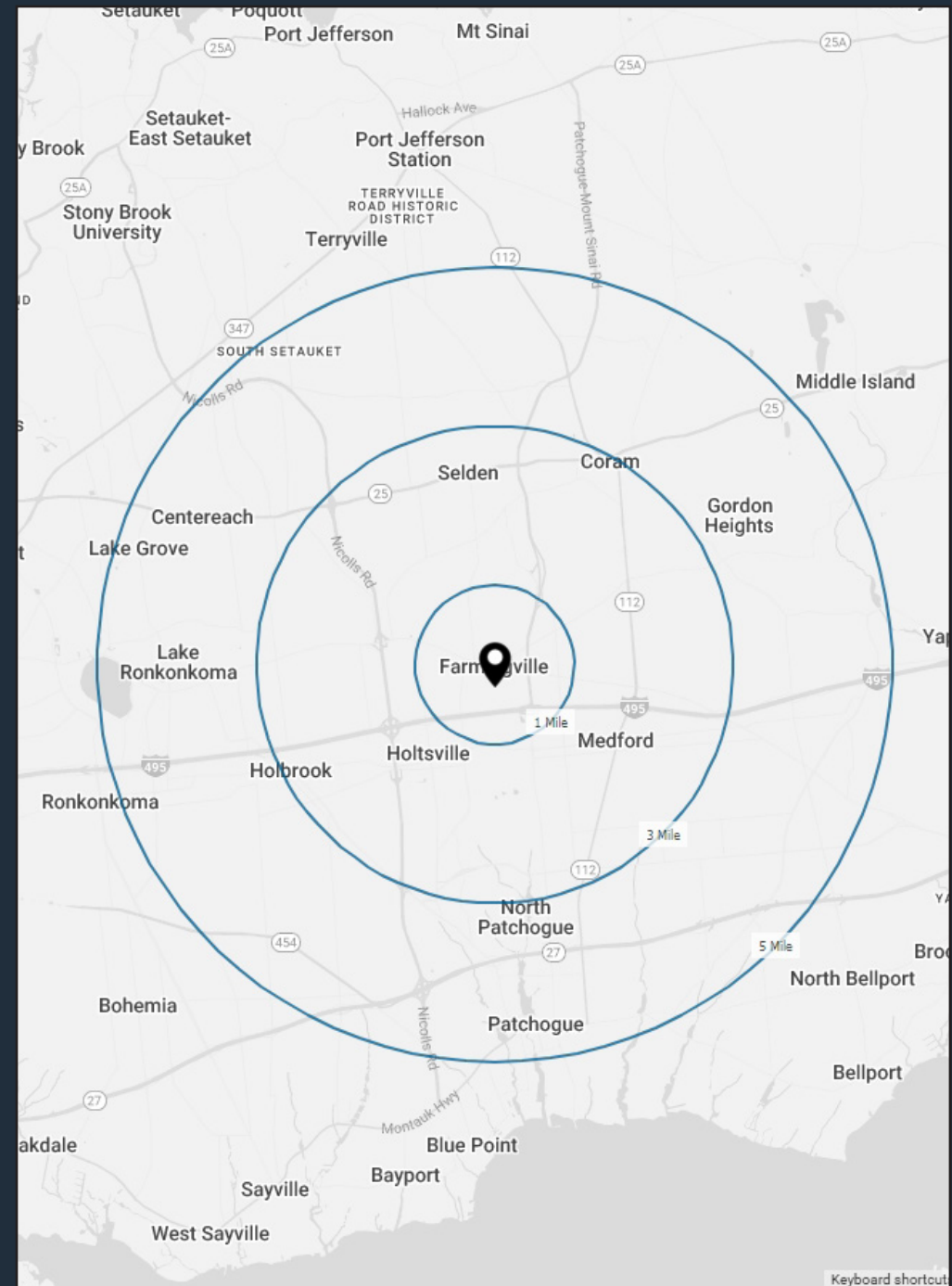
- Great corner site available for Ground Lease, Sale, or BTS
- Perfect corner site for a QSR or Bank with a Drive-thru
- High traffic neighborhood cut through road
- Located near major retailers such as Stop & Shop, Burlington and LA Fitness

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,123	81,753	236,073
HOUSEHOLDS	2,899	27,936	82,151
EMPLOYEES	7,565	68,139	196,819
AVERAGE HH INCOME	\$141,202	\$132,843	\$132,501

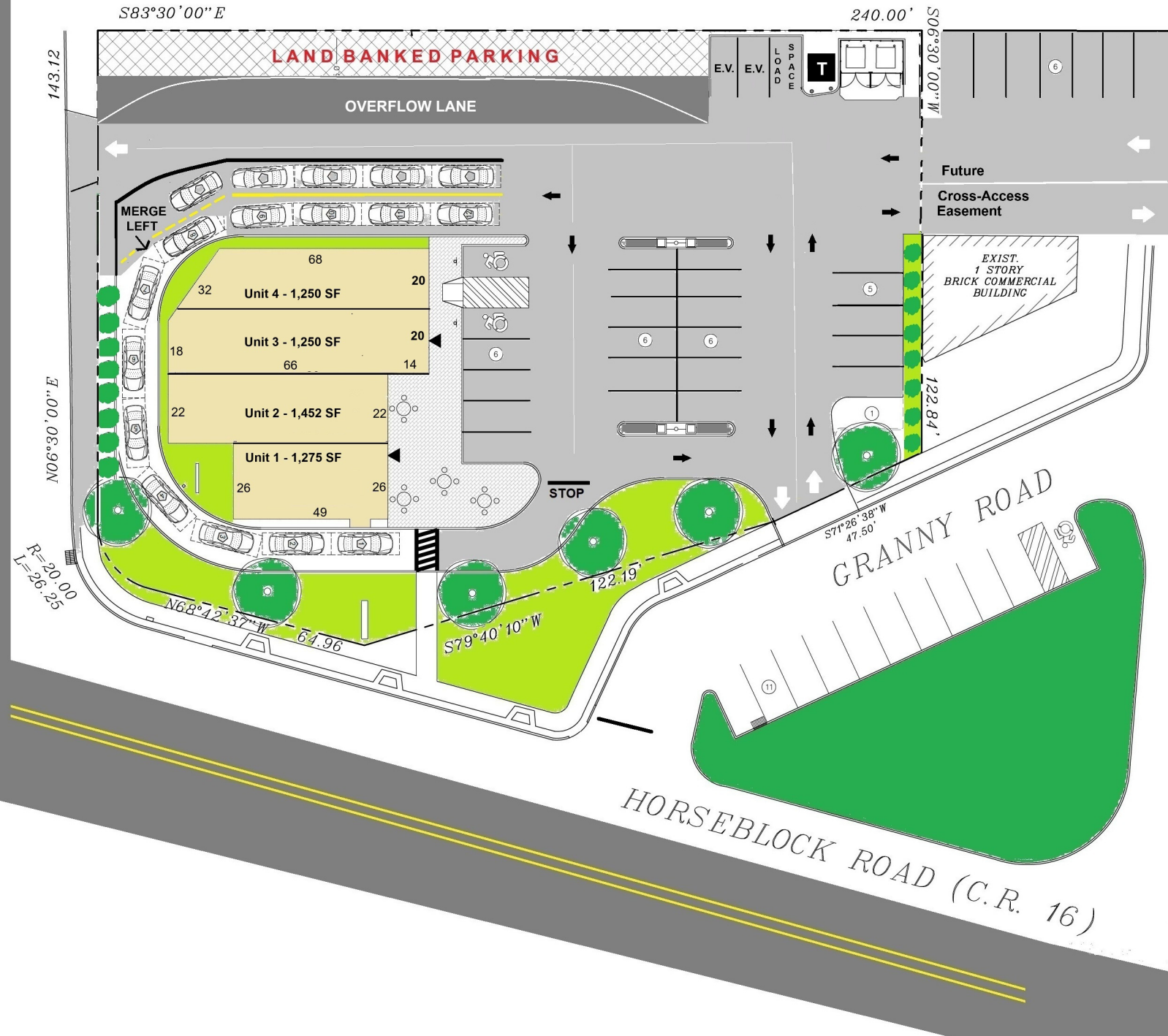
## TRAFFIC COUNTS

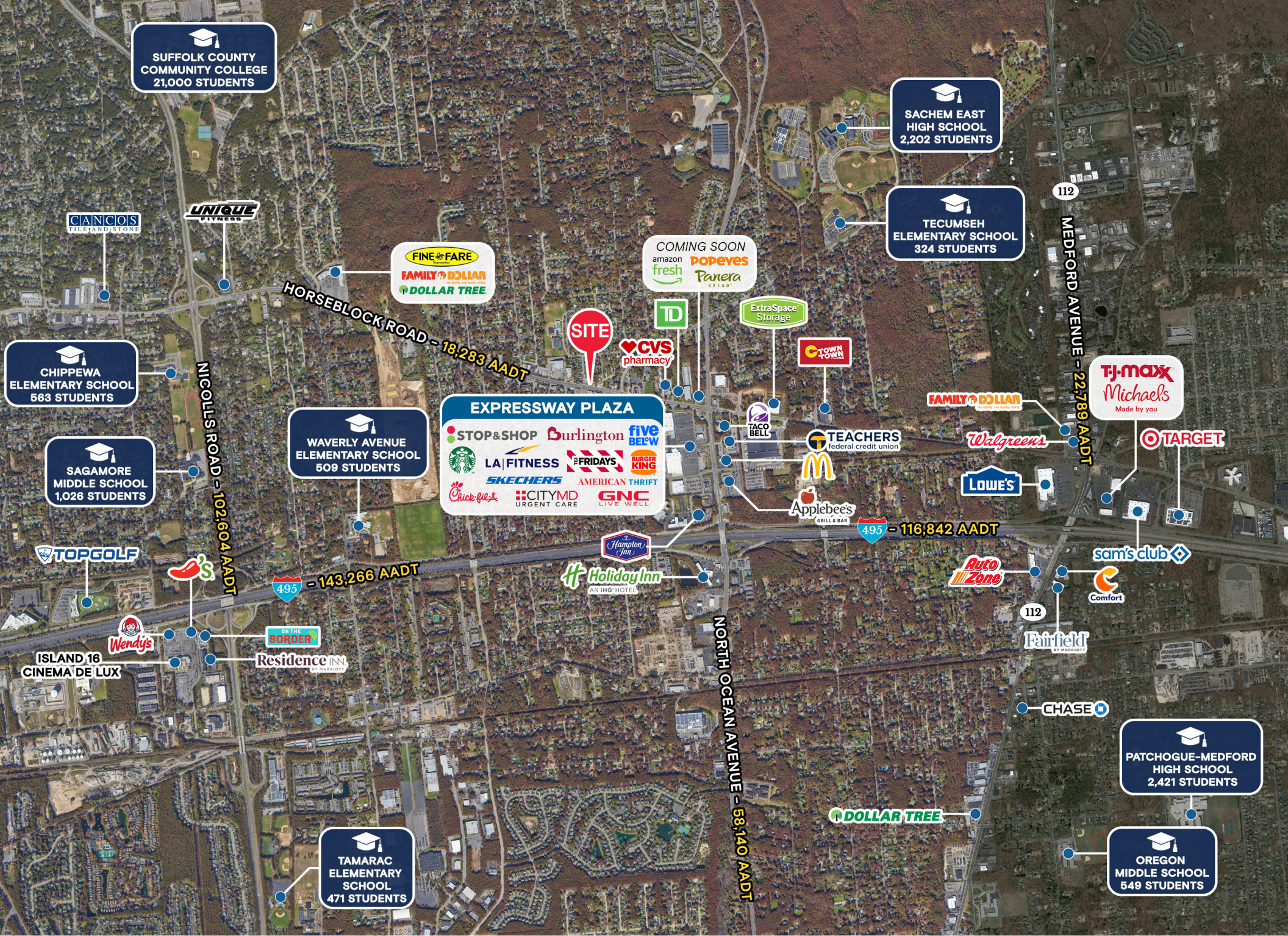
HORSEBLOCK ROAD	18,283 AADT
NICOLLS ROAD (0.5 MILES TO THE WEST)	102,604 AADT
NORTH OCEAN AVENUE	58,140 AADT



WOODMONT PLACE

WOODYCREST DRIVE





SUFFOLK COUNTY COMMUNITY COLLEGE  
21,000 STUDENTS

SACHEM EAST HIGH SCHOOL  
2,202 STUDENTS

TECUMSEH ELEMENTARY SCHOOL  
324 STUDENTS

CHIPPEWA ELEMENTARY SCHOOL  
563 STUDENTS

SAGAMORE MIDDLE SCHOOL  
1,026 STUDENTS

WAVERLY AVENUE ELEMENTARY SCHOOL  
509 STUDENTS

TJ-maxx  
Michaels  
Made by you

TARGET

sam's club

Comfort

Fairfield  
BY HARBOTT

PATCHOGUE-MEDFORD HIGH SCHOOL  
2,421 STUDENTS

OREGON MIDDLE SCHOOL  
549 STUDENTS

TAMARAC ELEMENTARY SCHOOL  
471 STUDENTS

**EXPRESSWAY PLAZA**  
STOP & SHOP | Durlington | five BELOW  
LA FITNESS | FRIDAYS | BURGER KING  
SKECHERS | AMERICAN THRIFT  
Chick-fil-A | CITYMD URGENT CARE | GNC LIVE WELL

FINE FARE  
FAMILY DOLLAR  
DOLLAR TREE

COMING SOON  
amazon fresh | POPEYES  
Panera BREAD

**SITE**  
CVS pharmacy  
TACO BELL  
TEACHERS federal credit union  
McDonald's  
Applebee's GRILL & BAR

ExtraSpace Storage

TOWN TOWN

FAMILY DOLLAR

Walgreens

LOWE'S

Auto Zone

DOLLAR TREE

HORSEBLOCK ROAD - 18,283 AADT

NICOLLS ROAD - 102,604 AADT

495 - 143,266 AADT

495 - 116,842 AADT

NORTH OCEAN AVENUE - 58,140 AADT

112 MEDFORD AVENUE - 22,789 AADT



# Contact Brokers

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[katzretail.com](http://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: 01.27.25