



# Lake Ronkonkoma, NY

Suffolk County

## Lake Shore Plaza

a foundation for nearly 100 years



**Location:** 1/8 mile west of Holbrook Road at the NW Corner of Portion Road and Cenacle Road, 601 Portion Road, Lake Ronkonkoma, NY

**Description:** Grocery Anchored Shopping Center  
2nd Story Offices

**Major Tenants:** ShopRite, Pet Supplies "Plus", Starbucks, Diamond Braces, Chipotle, Popeyes

**GLA:** 87,560 sf

**Parking:** 571 spaces

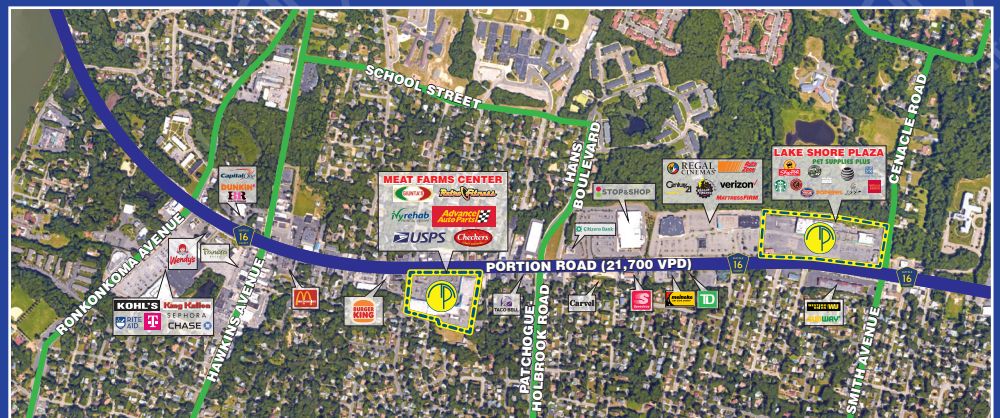
**Demographics:**

2025	1 Mile	3 Miles	5 Miles
Population	11,250	97,246	239,464
Average HH Income	\$108,071	\$122,107	\$120,147
Total HH	4,152	32,890	83,172
Median Age	43.9	41.8	42.9



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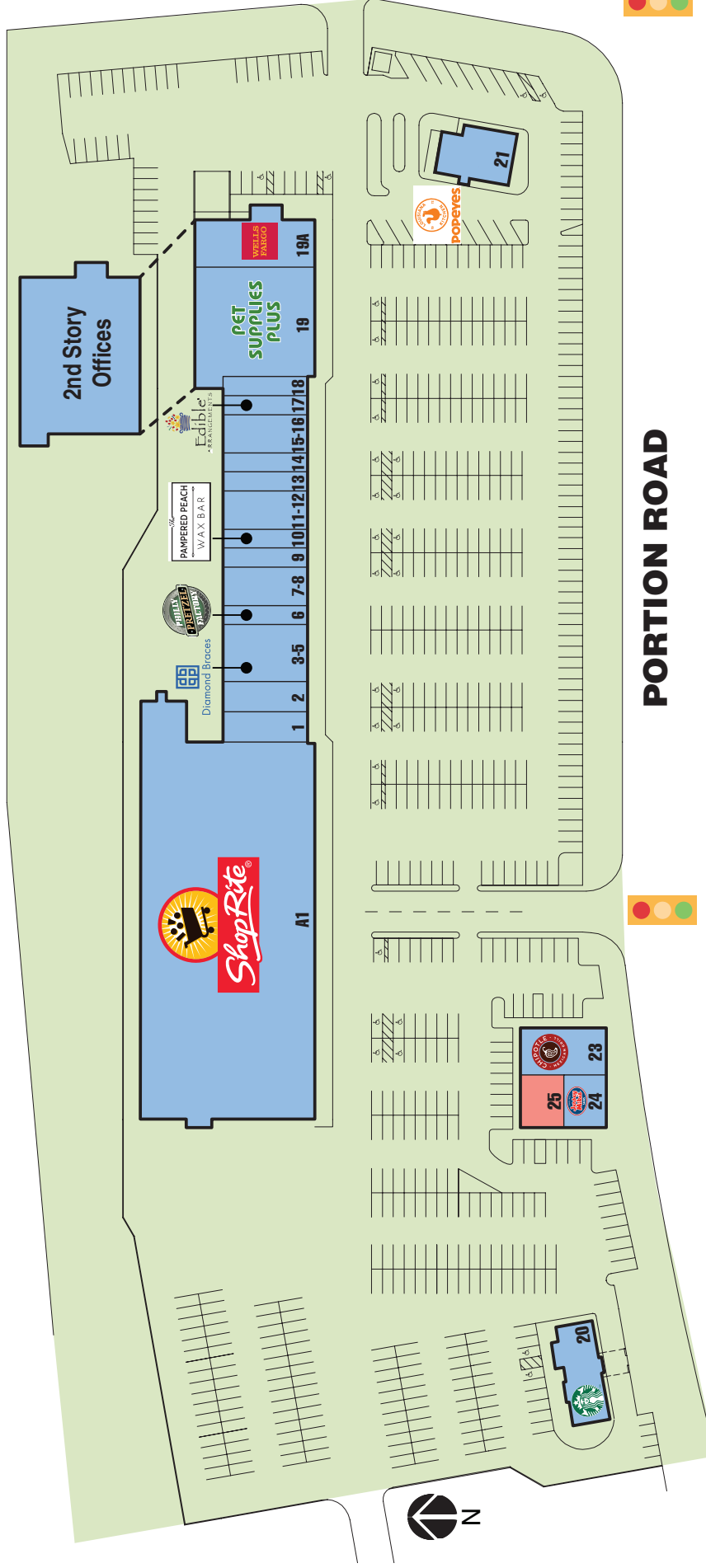
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### PORTION ROAD

Store	Tenant	Dimensions	Size	Store	Tenant	Dimensions	Size
A1	ShopRite	(145'-0" x 313'-0" irr.)	47,491 sf	15-16	Hair Salon	(31'-8" x 70'-3")	2,248 sf
1	Bagel Store	(25'-0" x 70'-3")	1,710 sf	17	Edible Arrangements	(16'-0" x 70'-3")	1,150 sf
2	Urgent Care	(25'-0" x 70'-3")	1,732 sf	18	Chinese Restaurant	(16'-0" x 70'-3")	1,124 sf
3-5	Diamond Braces	(46'-6" x 70'-3")	3,372 sf	19	Pet Supplies "Plus"	(92'-0" x 100'-0")	9,614 sf
6	Philly Pretzel Factory	(16'-0" x 70'-3")	1,124 sf	19A	Wells Fargo Bank	(38'-0" x 100'-0")	3,386 sf
7-8	Wine & Liquor	(31'-8" x 70'-3")	2,248 sf	20	Starbucks	(32'-0" x 85'-0" irr.)	2,816 sf
9	Pizzeria	(16'-0" x 70'-3")	1,124 sf	21	Popeyes	(44'-0" x 62'-8" irr.)	2,955 sf
10	The Pampered Peach	(16'-0" x 70'-3")	1,124 sf	23	Chipotle	(37'-5" x 66'-0")	2,470 sf
11-12	Nail & Spa	(31'-8" x 70'-3")	2,100 sf	24	Jersey Mike's	(38'-5" x 33")	1,267 sf
13	Island Empanada	(16'-0" x 70'-3")	1,120 sf	25	Available	(38'-5" x 33")	1,267 sf
14	Juice Bar	(16'-0" x 70'-3")	1,124 sf				

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the above dimensions are for illustrative purposes only

