



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

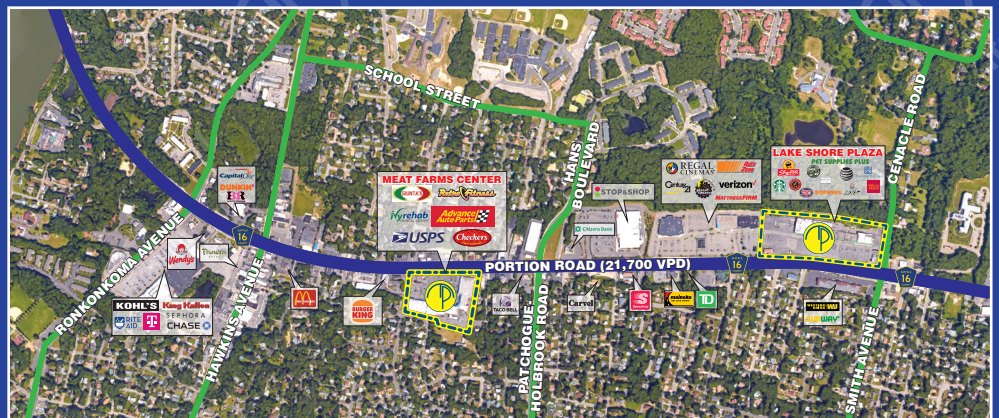
Demographics:

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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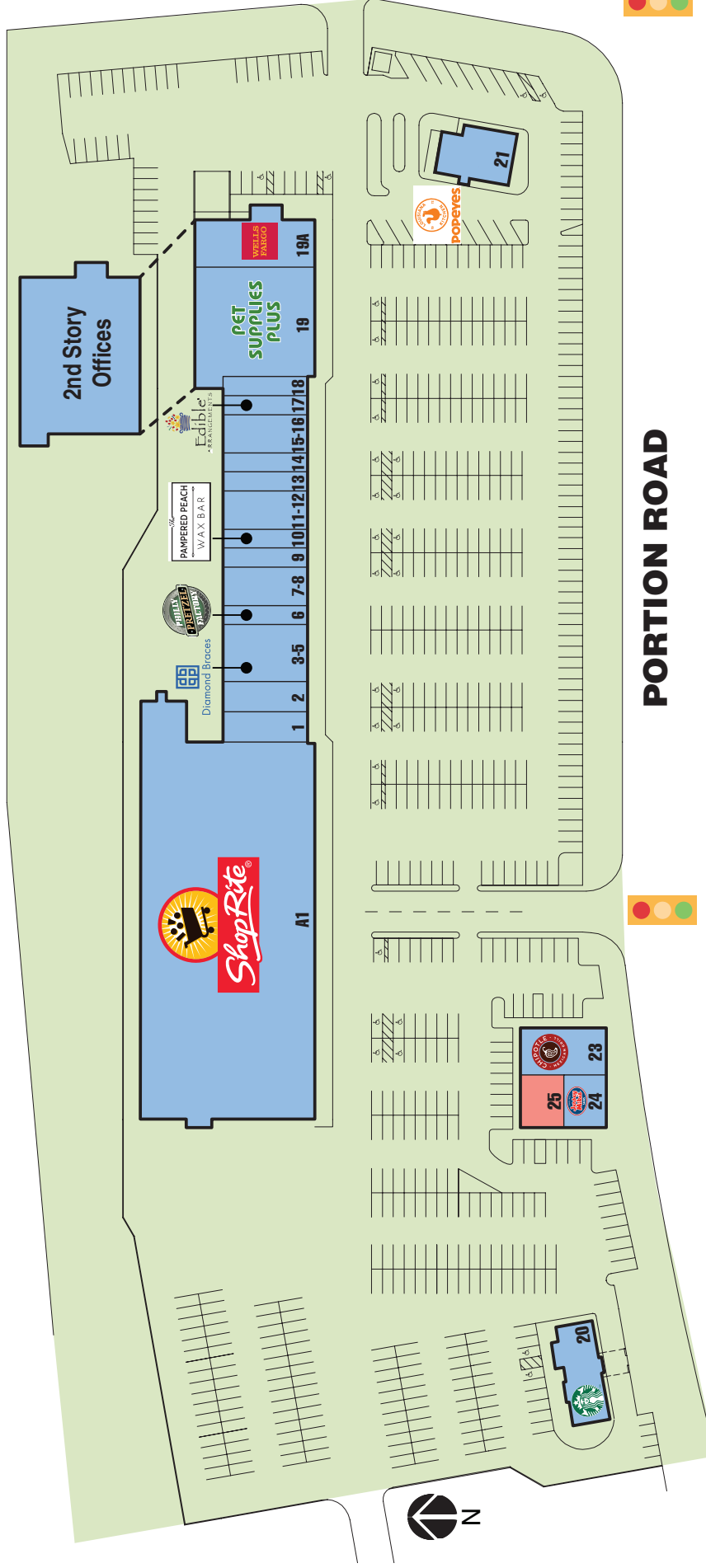
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PORTION ROAD

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				

For information contact:

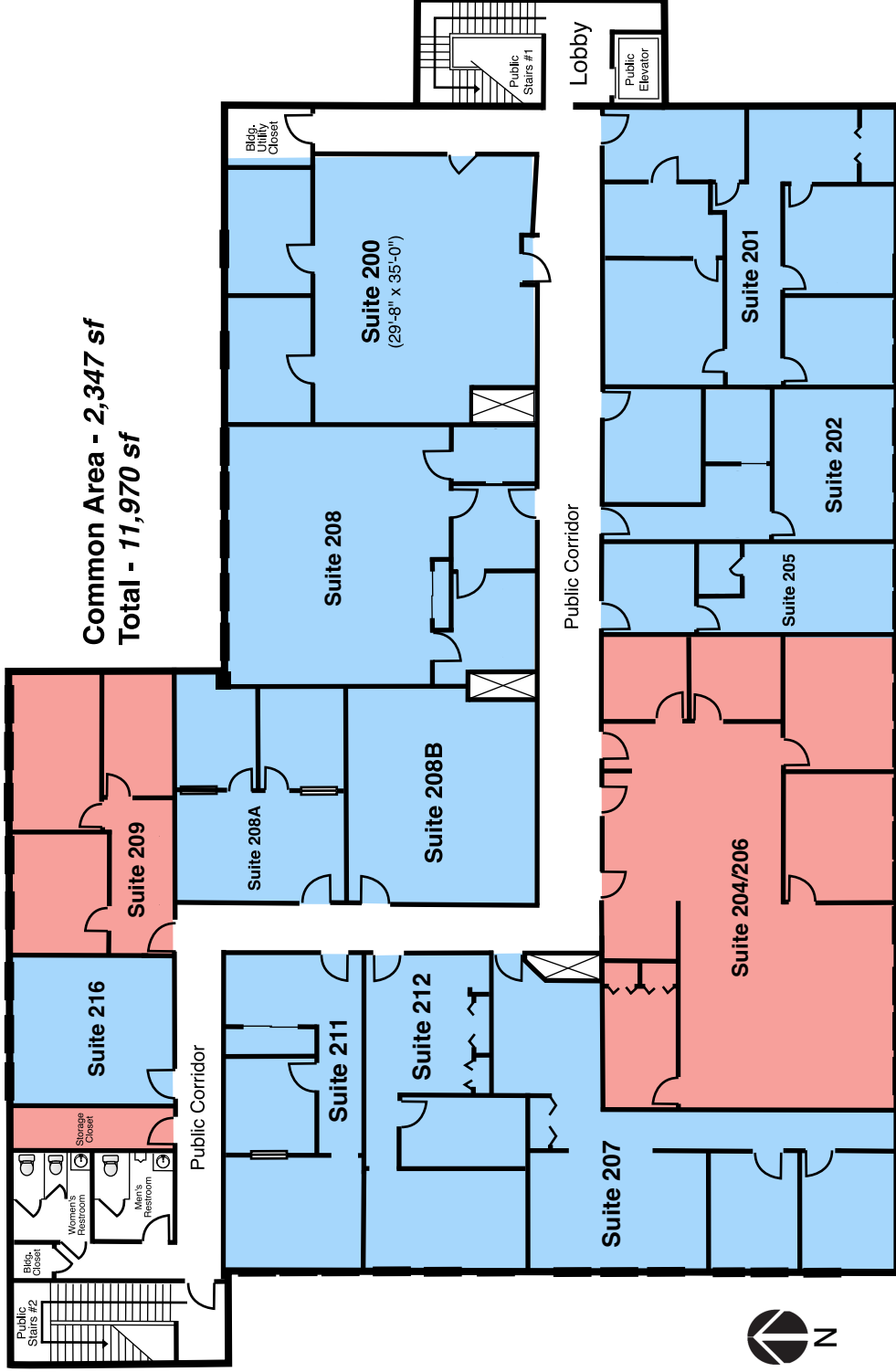
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the above dimensions are for illustrative purposes only

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Lake Shore Plaza - 2nd Story Offices



Common Area - 2,347 sf
Total - 11,970 sf

Suite	Usable Sf	Rentable Sf	Suite	Usable Sf	Rentable Sf
200. Epic Outfitters	980 sf	1,193 sf	208A. LNK Beauty Studio	460 sf	580 sf
201. Mid Atlantic Pro IT Services	1,095 sf	1,330 sf	208B. EyeQ Security Services	487 sf	608 sf
202. Digit Sign	485 sf	658 sf	209. Available	595 sf	748 sf
204/206. Available	1,656 sf	2,070 sf	211. Hwang Acupuncture	542 sf	643 sf
205. Justin Katz Photography	340 sf	416 sf	212. MLB Wellness	585 sf	725 sf
207. MedCare Therapy Services	940 sf	950 sf	216. Mid Atlantic Pro IT Services	288 sf	330 sf
208. Department of Transportation	1,013 sf	1,266 sf	Storage Closet Available	35 sf	42 sf