



## RETAIL SPACE

# CORAM, NY

20 MIDDLE COUNTRY ROAD

### SIZE

Unit B - 800 SF  
Unit C - 1,200 SF  
Unit D - 1,400 SF  
Unit E - 1,400 SF

### ASKING RENT

Upon Request

### CO-TENANTS

Taino's Cafe & Lounge, Beauty Spa, Church

### NEIGHBORS

Home Depot, 7-Eleven, Walmart, Burger King, McDonald's, Advance Auto Parts, Taco Bell, Spring Lake Golf Course

### COMMENTS

Traffic light corner of Middle Country Road and Fife Drive

Abundant Parking

Pylon Signage Available

Right and left turn access into and out of the property from both Middle Country Road and Fife Drive

## CONTACT EXCLUSIVE AGENT

**JAMES VALENTI**

jvalenti@ripcony.com

516.933.8880

**RIPCO**  
REAL ESTATE

1000 Woodbury Road  
Suite 100  
Woodbury, NY 11797  
516.933.8880

Please visit us at [ripcony.com](http://ripcony.com) for more information

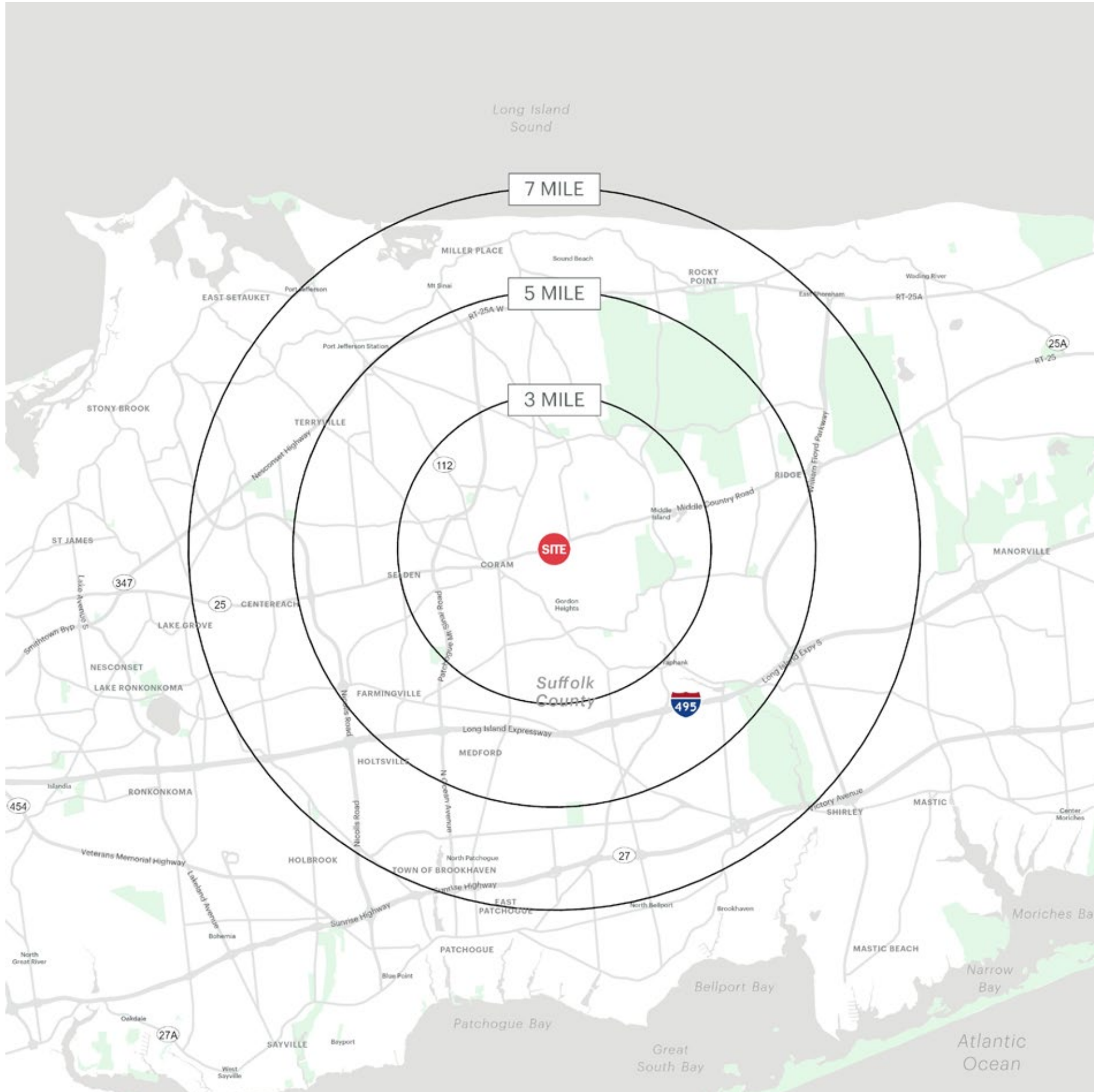
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



**AERIAL**



# AREA DEMOGRAPHICS



20 MIDDLE COUNTRY ROAD MIDDLE ISLAND, NEW YORK

## 3 MILE RADIUS

### POPULATION

55,726

### HOUSEHOLDS

21,607

### AVERAGE HOUSEHOLD INCOME

\$125,892

### MEDIAN HOUSEHOLD INCOME

\$96,283

### COLLEGE GRADUATES (BACHELOR'S +)

13,627 - 33.0%

### TOTAL BUSINESSES

1,349

### TOTAL EMPLOYEES

12,324

### DAYTIME POPULATION (W/ 16 YR +)

40,153

## 5 MILE RADIUS

### POPULATION

153,998

### HOUSEHOLDS

54,929

### AVERAGE HOUSEHOLD INCOME

\$140,828

### MEDIAN HOUSEHOLD INCOME

\$108,890

### COLLEGE GRADUATES (BACHELOR'S +)

38,924 - 34.0%

### TOTAL BUSINESSES

4,584

### TOTAL EMPLOYEES

46,227

### DAYTIME POPULATION (W/ 16 YR +)

124,271

## 7 MILE RADIUS

### POPULATION

305,822

### HOUSEHOLDS

107,944

### AVERAGE HOUSEHOLD INCOME

\$148,951

### MEDIAN HOUSEHOLD INCOME

\$113,906

### COLLEGE GRADUATES (BACHELOR'S +)

80,859 - 36.0%

### TOTAL BUSINESSES

9,480

### TOTAL EMPLOYEES

96,114

### DAYTIME POPULATION (W/ 16 YR +)

250,097

# AREA DEMOGRAPHICS

