



## Retail Store For Rent

- **Location:** 869 Rt. 58 (aka Old Country Road) Riverhead, NY 11901  
Traffic signalized intersection of Rt.58 and Ostrander Ave.
- **Available Size:** 1,200 sq.ft. approx Available Sept. 1, 2017  
Appr. 18' wide x 67' deep. **Currently** "Multi-Services"
- **GLA:** 8 store neighborhood strip. Approx 14,000  
plus freestanding Diner
- **Utilities:** City Water, Oil heat, HVAC, Sewers, metered Electric
- **Parking:** 62+ cars. Exits and egress on two roads.
- **Co-tenants:** Martin Drugs, UPS Store, Metro PCS wireless,  
Bakery, Deli-Grocery, Nail Salon, Barbershop.
- **Asking Rent:** \$31.00 per square ft per year (\$3,100 a month)  
**Including base year C.A.M., RE Taxes & Ins.**

**Remarks:** Prime for neighborhood and regional service business.  
Centrally located on Rt.58's prime commercial core.  
Surrounded by national retailers, supermarkets & schools

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