



Brody Realty Corp.

270 SPAGNOLI ROAD • MELVILLE, NY 11747

TEL.: (631) 756-1111 • FAX: (631) 756-1112

PRIME RETAIL FOR RENT Riverhead, NY



Address:	1081 Old Country Road (Rt. 58) Riverhead, NY 11901
Location:	Located on the corner of Rt. 58 (aka Old Country Rd.) & Roanoke Ave, at the Route 58 Traffic Circle.
Available Space:	2,620 approximate rentable sq. ft.
Asking Net Rent:	\$7,150. Monthly Net (Approx \$32.75. Net Per Foot Per Ann)
Taxes & CAM:	Approx \$7.55 per sq. ft. (Estimate based on 2016 = \$1,638/pm avg.)
Center Size:	35,096 sq. ft. / 1-story
Utilities:	City water, sewers,
Parking:	160+/- cars
Previous Use:	RadioShack-Sprint
Co-Tenants:	Advance Auto, Aaron's Furniture & Electronics, Dunkin Donuts, Moe's Southwest Grill, Payless Shoes, Pearl Vision Optical, Credit Union Bank, Chinese Restaurant, Verizon.
Area Retailers:	HomeGoods, Staples, TJ Maxx, Target, Home Depot, Petco, Wal*Mart, BestBuys, Kmart, BJ's Wholesale, Cosco, and Lowes, Supermarkets [Plus Major Regional Hospital, County Seat of Government and Schools (K-12 th Grade, Private & Cornell University Extension)]
Traffic Count:	Approx. 33,000 cars per day
Comments:	Located in a major retail corridor. Excellent visibility Very active shopping center. Great mix of tenants.



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***2,620 SQ.FT. AVAILABLE** **RIVERHEAD, NY**

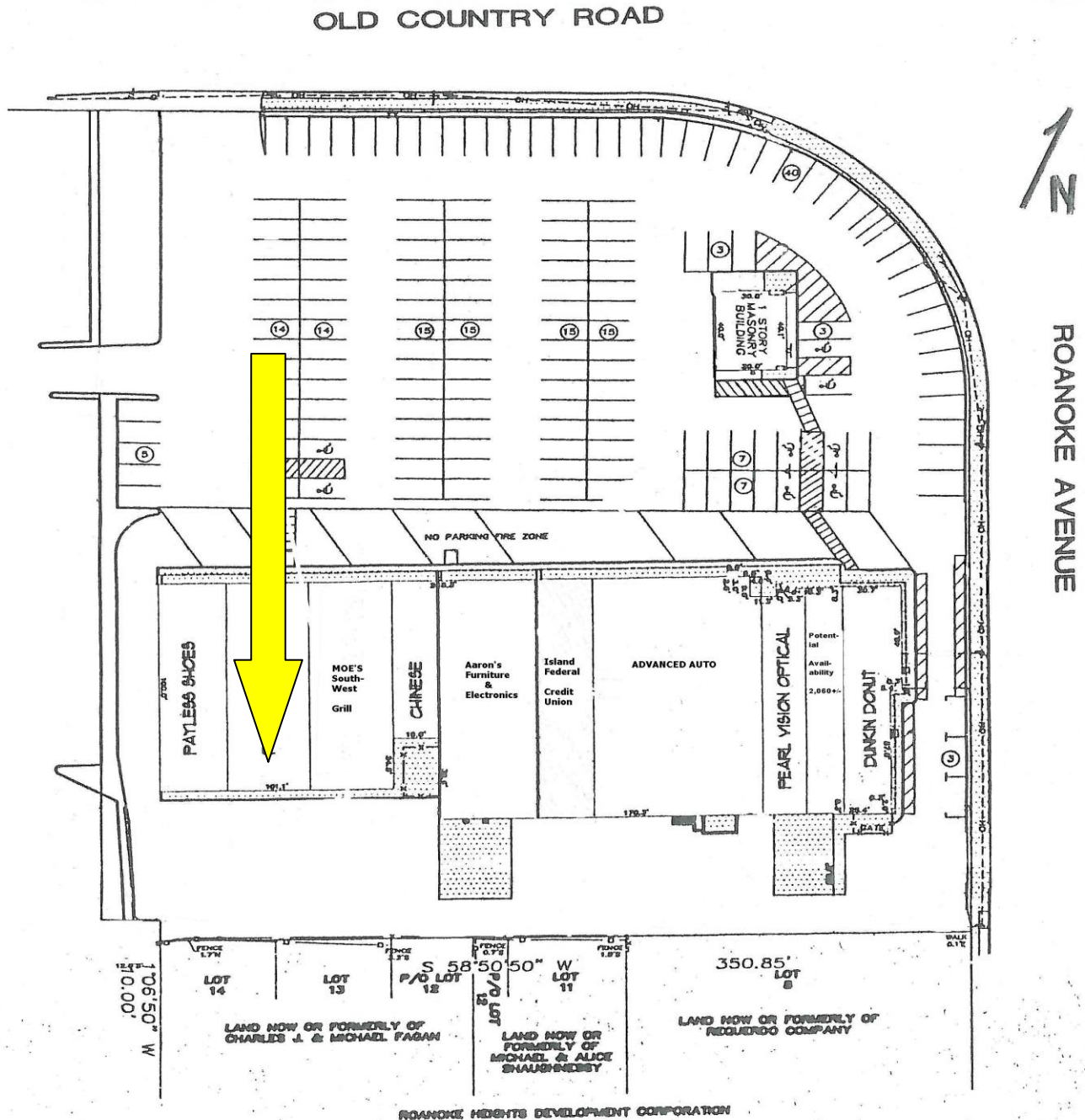




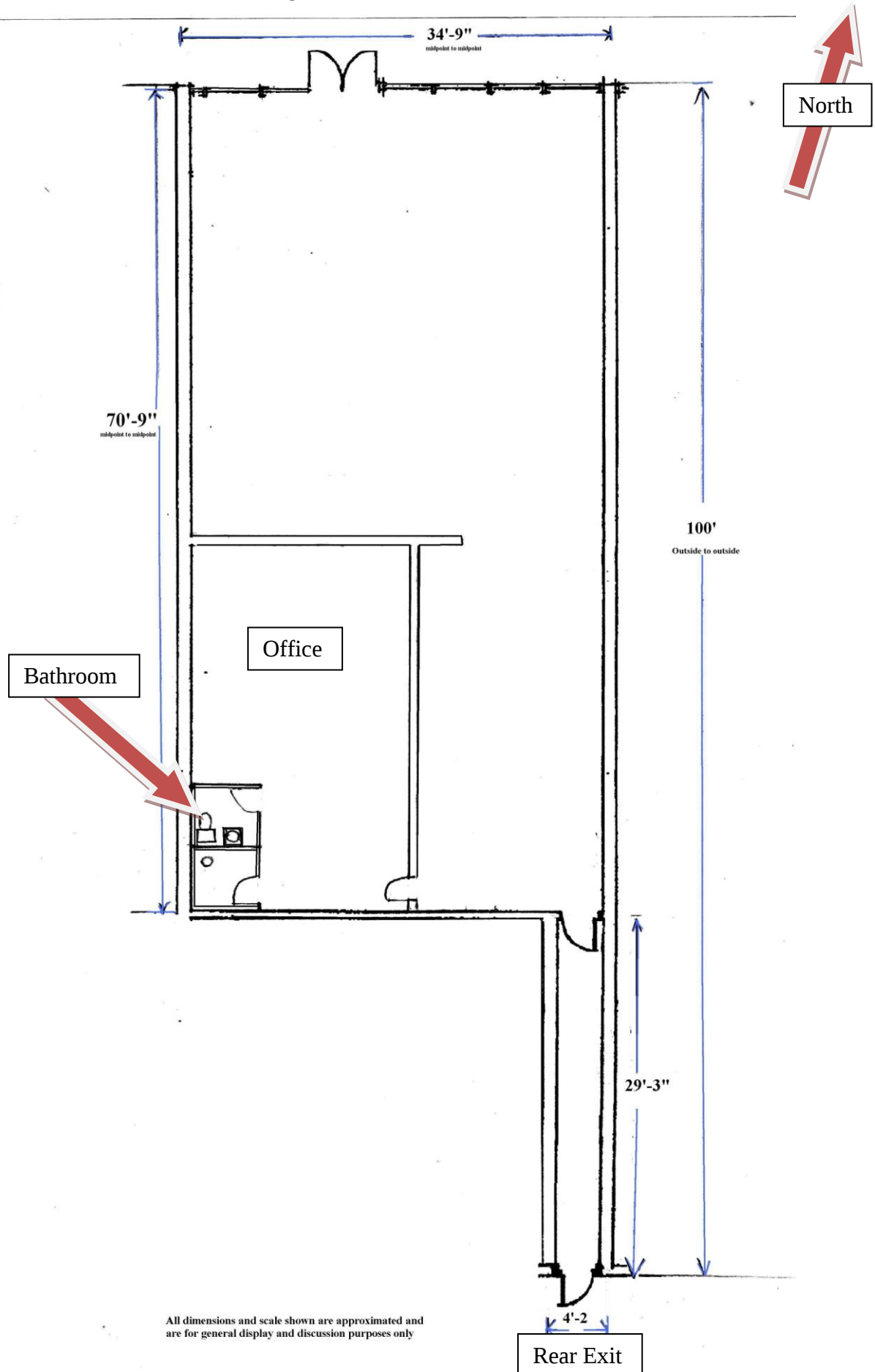
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All dimensions and scale shown are approximated and
are for general display and discussion purposes only

An aerial photograph of a commercial area. A yellow callout box with the word "SPACE" in black capital letters points to a specific spot in a parking lot. The parking lot is filled with many cars. To the right of the parking lot is a large white building. In the background, there is a roundabout with a red center and several other buildings and parking areas. A north arrow is visible in the top right corner of the image.





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RETAIL STORES ALONG ROUTE 59 (Old Country Rd) CORRIDOR, RIVERHEAD, NEW YORK 11901

- #1 Tanger Outlet Center I, II, & III
- #2 Hilton & Marriott Hotels
- #3 Applebees
- #4 Home Depot, Best Buy, Border's, Petco, Modell's, Pier 1, Waldbaums
- #5 Autozone, Sleepy's

- #6 Target / Sports Authority
- #7 TJMaxx, CVS, Supermarket, Game Stop, Sally
- #8 Toys R Us, Professional Complex
- #9 Staples, Home Goods, West Marine, Petland
- Credit Union, B&B Furn, Gym
- #10 Aid Auto, Radio Shack, Payless Shoes, Dunkin

- #11 Burger King, Midus
- #12 Wal*Mart, King Kullen
- #13 Kmart, BJ's Wholesale
- #14 Proposed Multi-screen Theater
- #19 Walgreen Drug
- #21 Lowes Home Center

