



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



MILBROOK PROPERTIES LTD.

CHARLES HIRSCH, PRESIDENT

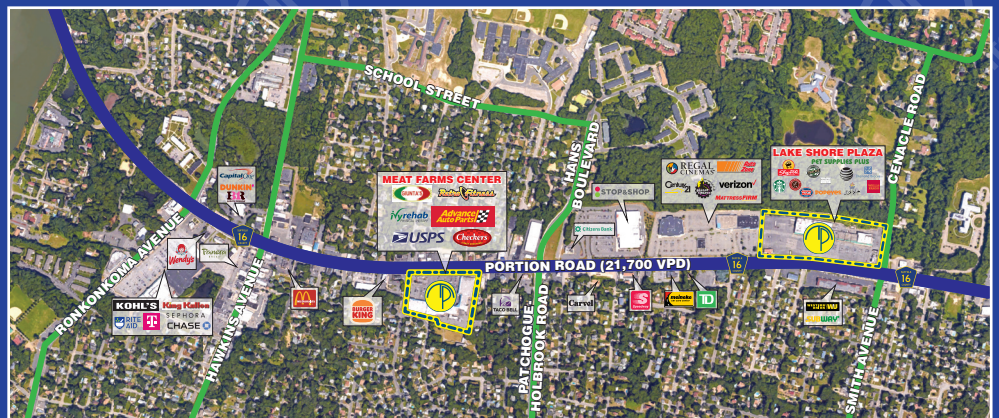
CHIRSCH@MILBROOKPROPERTIES.COM

T (516) 869-1240

F (516) 869-8576

42 BAYVIEW AVENUE, MANHASSET, NY 11030

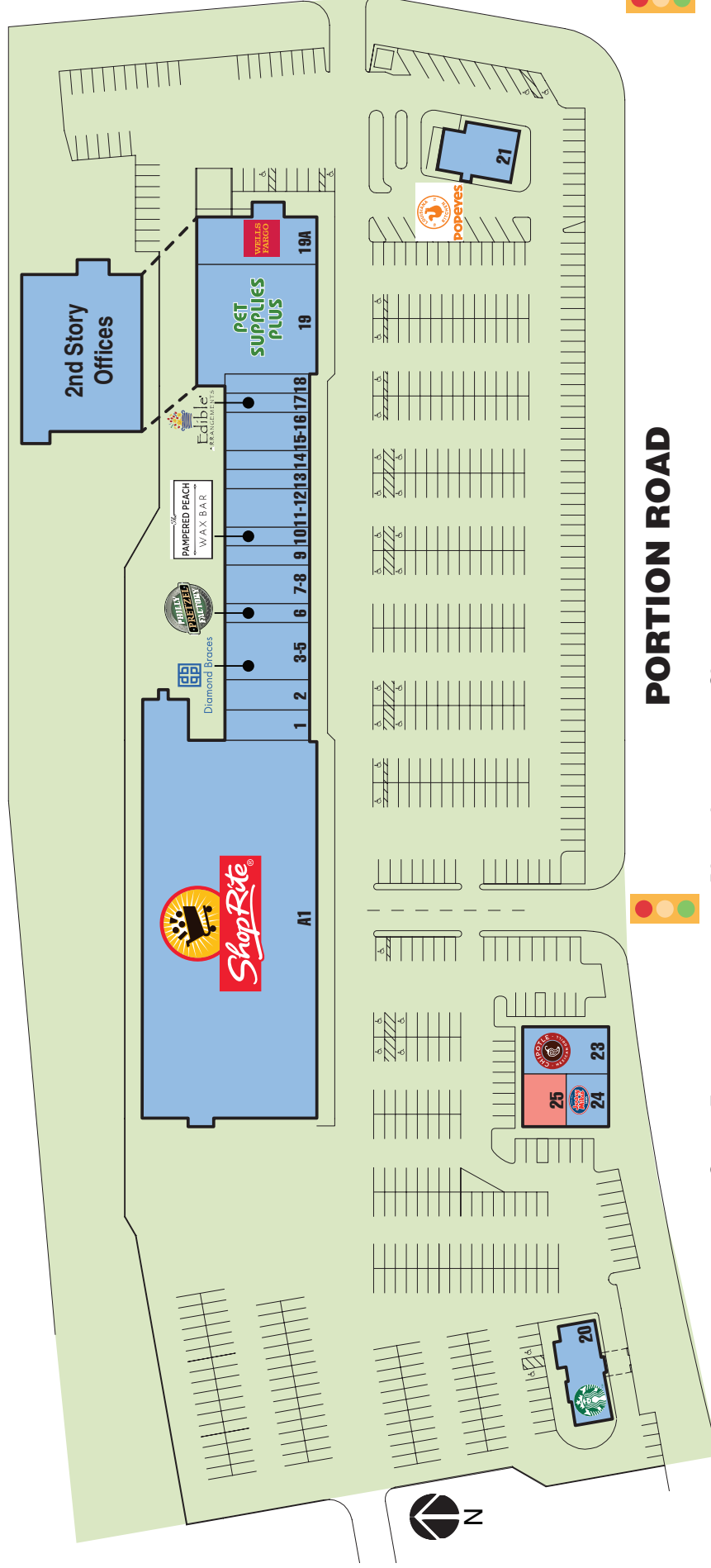
WWW.MILBROOKPROPERTIES.COM



Lake Ronkonkoma, NY

Suffolk County

Lake Shore Plaza



PORTION ROAD

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

For information contact:

Charles Hirsch

President

Milbrook Properties Ltd.

42 Bayview Avenue

Manhasset, NY 11030

Email: chirsch@milbrookproperties.com

Tel: (516) 869-1240

Fax: (516) 869-8576

the above dimensions are for illustrative purposes only

Milbrook
properties Ltd.



Suite	Usable Sf	Suite	Usable Sf	Rentable Sf
200. Epic Outfitters	980 sf	208A. LNK Beauty Studio	460 sf	580 sf
201. Mid Atlantic Pro IT Services	1,095 sf	208B. EyeQ Security Services	487 sf	608 sf
202. Digit Sign	485 sf	209. Available Nov. '26	595 sf	748 sf
204/206. Lease Pending	1,656 sf	211. Hwang Acupuncture	542 sf	643 sf
205. Justin Katz Photography	340 sf	212. MLB Wellness	585 sf	725 sf
207. MedCare Therapy Services	940 sf	216. Mid Atlantic Pro IT Services	288 sf	330 sf
208. Department of Transportation	1,013 sf	Storage Closet Available	35 sf	42 sf