

**RARE
RETAIL
OPPORTUNITY**

**AVAILABLE
SPACE**

**2,000-6,299 SF
of DIVISIBLE INLINE
RETAIL SPACE**



Roanoke Plaza
1080 Old Country Rd,
Riverhead, NY



DUAL-ANCHORED
Directly between Ross Dress For Less and Boot Barn



ADDITIONAL TRAFFIC DRIVERS
Fine Fare Supermarket and CVS Pharmacy generate consistent traffic



SEWER CONNECTED
Rare infrastructure in the market allowing for a wide range of medical and retail uses.



SIGNALIZED INTERSECTION
Signalized traffic light providing direct east-west access and enhanced visibility

SITE HIGHLIGHTS



99,131 SF RETAIL CENTER

6,299 SF Inline space available between newly opened Ross Dress For Less and Boot Barn.



HIGH TRAFFIC CORRIDOR

Over 30,000+ VPD on Old Country Rd/Route 58 providing excellent visibility and access.



PUBLIC SEWER AVAILABLE

Enables a broad mix of uses including food, medical, fitness, and more.



HIGH-INCOME TRADE AREA

Strong second-home and discretionary spending market.

IDEAL FOR



FITNESS / WELLNESS

Strong co-tenancy, ample parking, and a dense East End trade area make this an ideal location for fitness, wellness, recovery, and personal care concepts.



MEDICAL USERS

Positioned directly adjacent to Peconic Bay Medical Center and surrounded by a growing concentration of healthcare providers and medical offices.



EXPERIENTIAL RETAIL

High-visibility location well suited for entertainment, interactive, and destination-style concepts that benefit from strong daily traffic and regional draw.



SERVICE RETAIL

Excellent opportunity for service-oriented businesses seeking consistent traffic and access to both year-round and seasonal East End traffic.



**BRIXMOR-OWNED
PROPERTY**



**ROUTE 58 RETAIL
CORRIDOR**



**STRONG
CO-TENANCY**



**941 PARKING
SPACES**

Roanoke Plaza

1080 Old Country Road, Riverhead, NY 11901

PRIME VISIBILITY. REGIONAL DRAW. REAL OPPORTUNITY.

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