

FOR SALE

\$3.3M



Existing Building & Parking

Tenant: 7 Eleven



Proposed Building/Space

Tenant: Lease Executed



Proposed Building/Space

Divisible Space 1,200-11,000 SqFt



Proposed Drive Thru



1545 MIDDLE COUNTRY RD, CENTEREACH, NY

2.4 Acre Development Site with Approved Plans

INCLUDES NNN TENANT (without 7 Eleven)

HIGHEST TRAFFIC VOLUME IN SUFFOLK COUNTY



Dennis McCoy
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J-2 ZONING

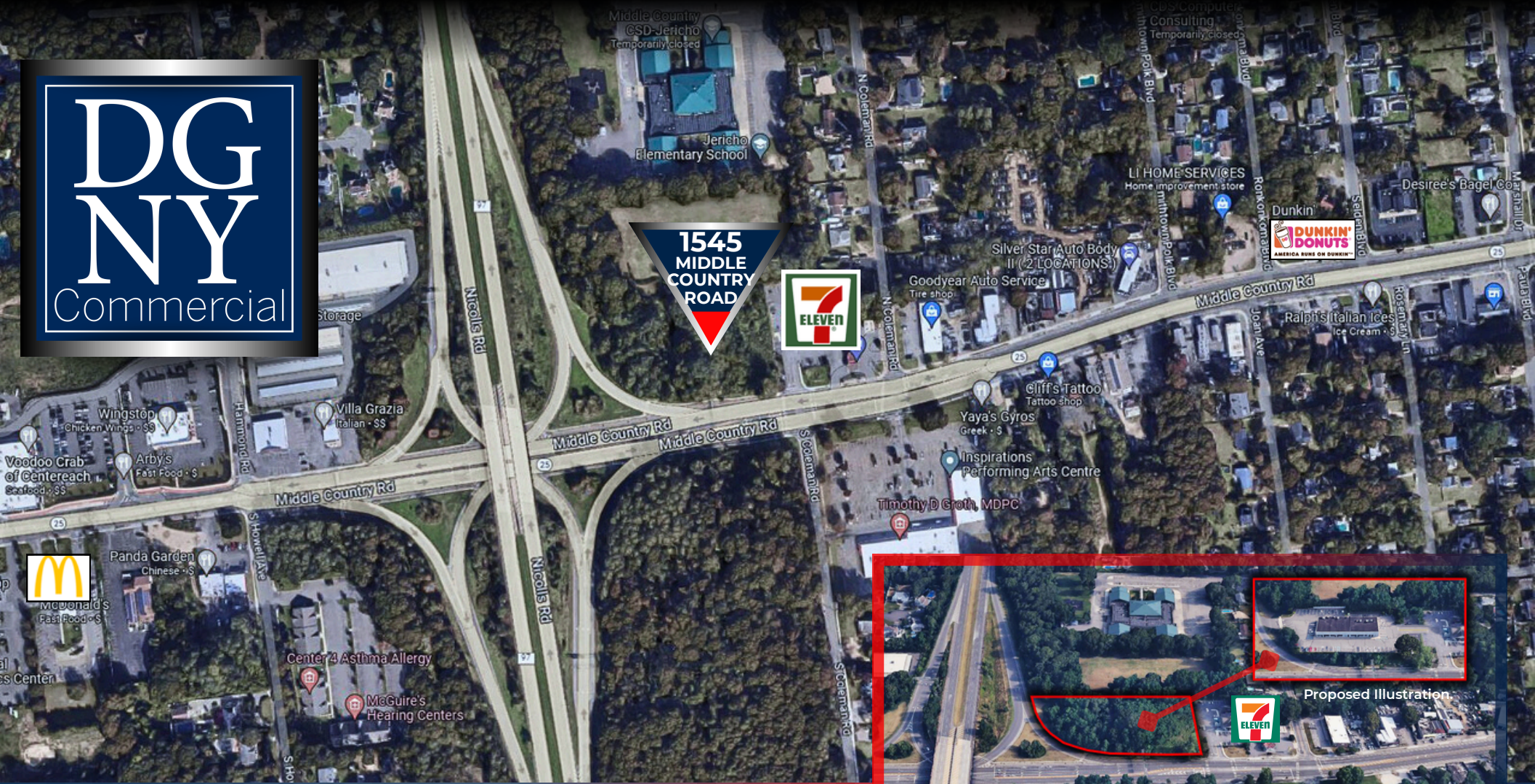
17,000 SF RETAIL DEVELOPMENT SITE WITH APPROVED PLANS

- **GREAT OPPORTUNITY FOR RETAIL, OFFICE, BANK, DAYCARE FACILITY, TUTORING OR MEDICAL GROUP**
- **DIVISIBLE FROM 1,200 TO 11,000 SF**

- High visibility and traffic count
- Located on Nicholls Road & Middle Country Road intersection
- One of the busiest intersections in Suffolk County

Call or Email for Lease Terms and Details.

1545 MIDDLE COUNTRY RD, CENTEREACH, NY



For more information on this listing, contact:

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