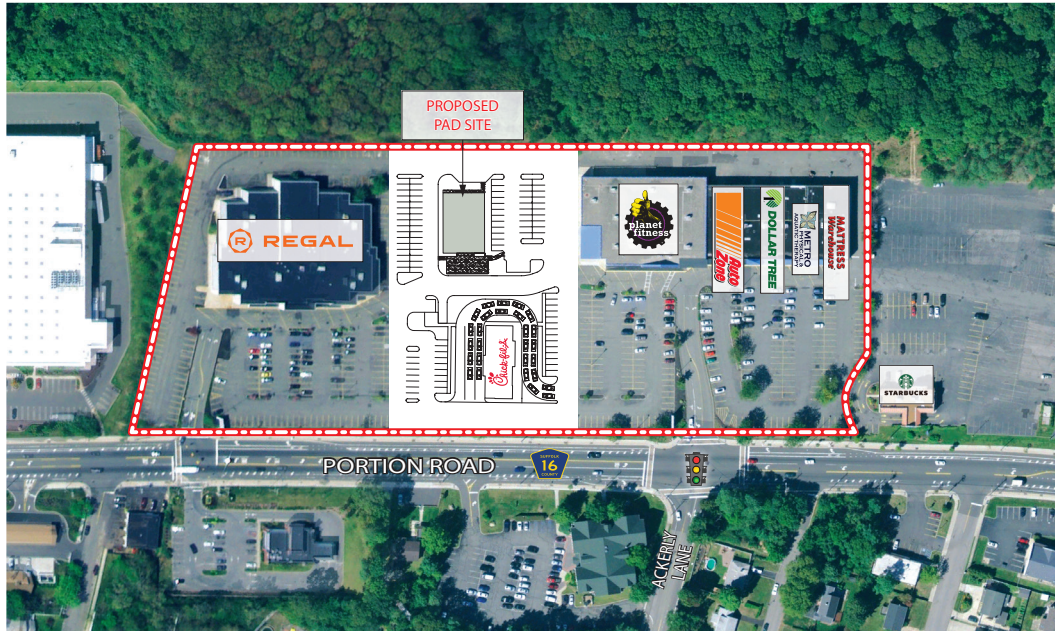




Lake Shore Plaza II

Lake Ronkonkoma, New York

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Property Overview

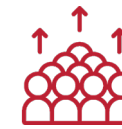
- Address**
Open-Air Shopping Center
- Traffic**
Two way average daily traffic
18,000 cars per day
- Type**
565-595 Portion Road
Lake Ronkonkoma, New York 11779
- Major Tenants**
Regal Cinemas, Planet Fitness, Auto Zone
- GLA**
94,911 sf
- Vital Statistics**
 - Located between Stop & Shop and Shoprite
 - Chick-fil-A opening fall 2026
 - Proposed Pad Site Available
- Parking**
659 cars



Area Demographics



Population
 1 Mile: 11,500
 3 Mile: 92,850
 5 Mile: 232,000



Daytime Population
 1 Mile: 6,000
 3 Mile: 55,600
 5 Mile: 173,400



Median Age
 1 Mile: 43
 3 Mile: 42
 5 Mile: 43



Number of HH
 1 Mile: 4,120
 3 Mile: 31,405
 5 Mile: 81,000



Average HH Income
 1 Mile: \$139,000
 3 Mile: \$157,500
 5 Mile: \$160,700

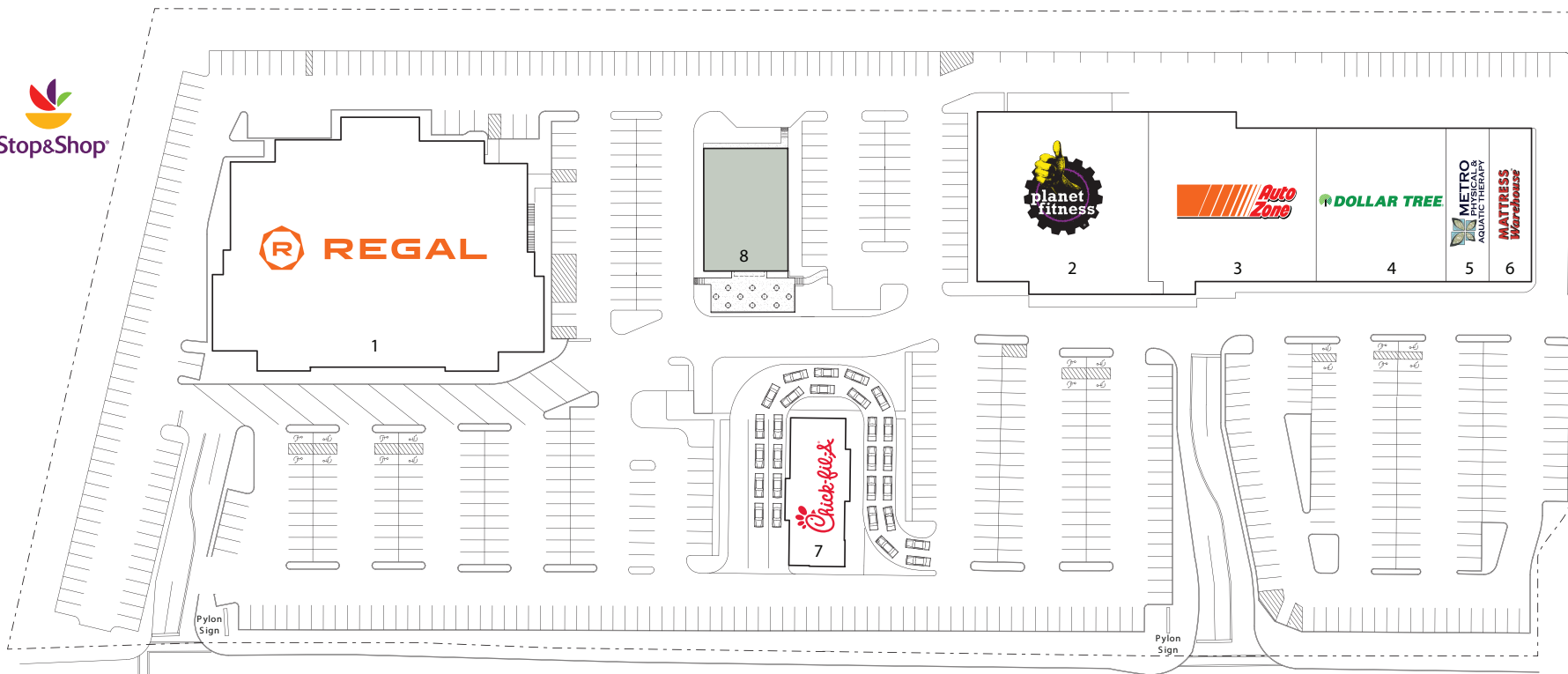


Median HH Income
 1 Mile: \$118,000
 3 Mile: \$132,400
 5 Mile: \$131,000



Lakeshore Plaza II Lake Ronkonkoma, New York

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.



Portion Road (CR 16)

| | | |
|-----------|---|-----------------|
| 1. | Regal Cinemas | 39,660 sf |
| 2. | Planet Fitness | 17,315 sf |
| 3. | Auto Zone | 15,361 sf |
| 4. | Dollar Tree | 10,700 sf |
| 5. | Metro Physical Therapy | 3,500 sf |
| 6. | Mattress Warehouse | 3,532 sf |
| 7. | Chick-fil-A | 4,843 sf |
| 8. | Proposed Pad (Divisible) (62.8' x 91.4') | 5,700 sf |