

# lake ronkonoma, ny

## 395 portion road

potential out-parcel pad in front of stop & shop | for lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,970	92,119	236,537
Median HHI	\$85,021	\$108,071	\$107,035
Daytime Population	4,011	30,505	110,434

Address	395 Portion Road, Lake Ronkonkoma, NY
Asking Rent	Upon Request
Area Retail	Taco Bell, Carvel, Public Storage, IHOP, Checkers, Retro Fitness, Ralph's Italian Ices, Panera Bread, Rite Aid, Friendly's, CVS, AutoZone, Boston Market, Wells Fargo Bank, CityMD, and many more
Comments	<ul style="list-style-type: none"> <li>• on-site parking</li> <li>• located in front a Super Stop &amp; Shop</li> <li>• Portion Road sees 21,712 vehicles per day</li> </ul>

### For More Information:

Stu Fagen | fagen@sabre.life | T 516 874 8070 x 1503

Billy Diakakis | diakakis@sabre.life | T 516 874 8070 x 1521

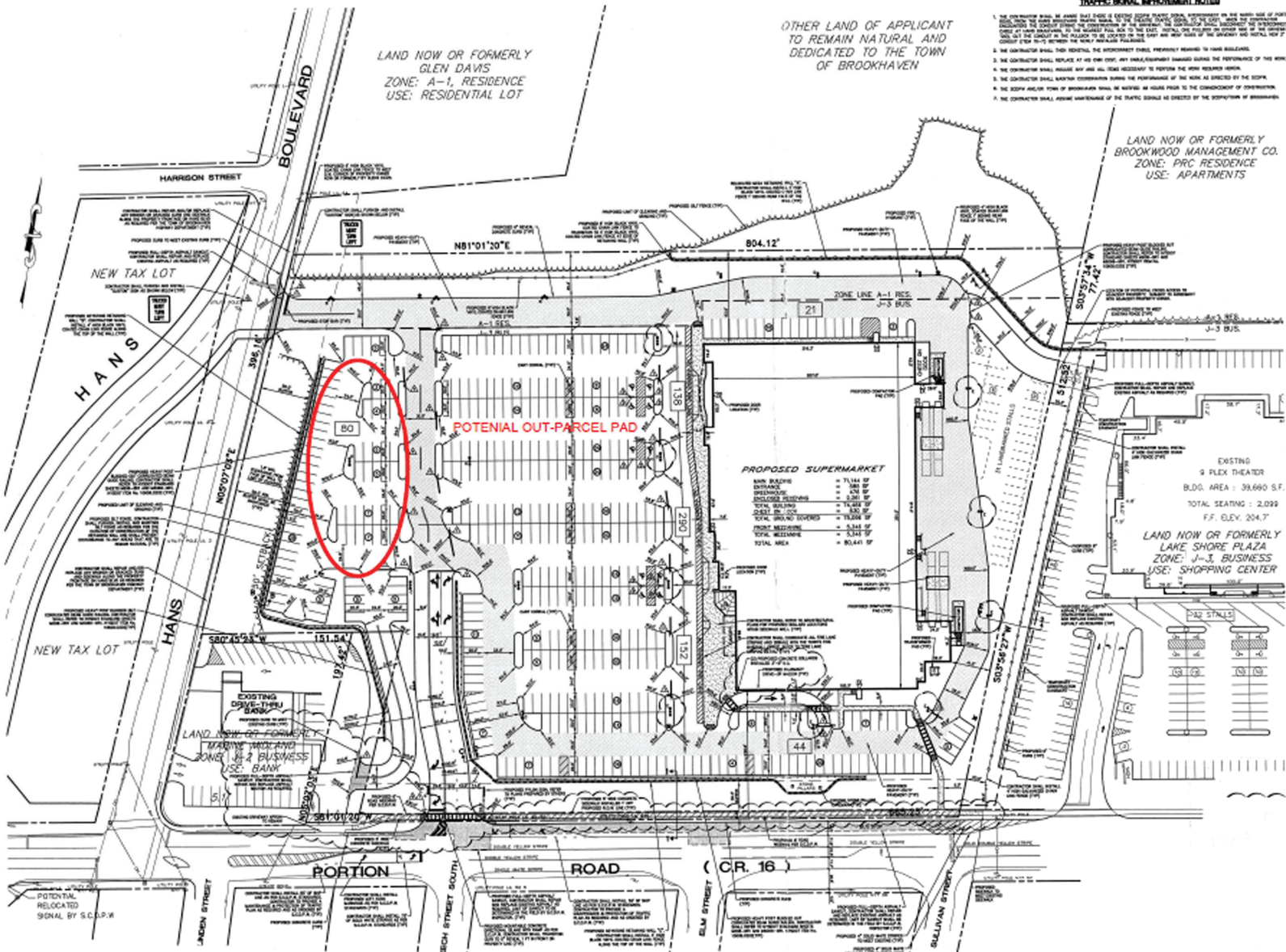
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### CONCEPTUAL SITE PLAN



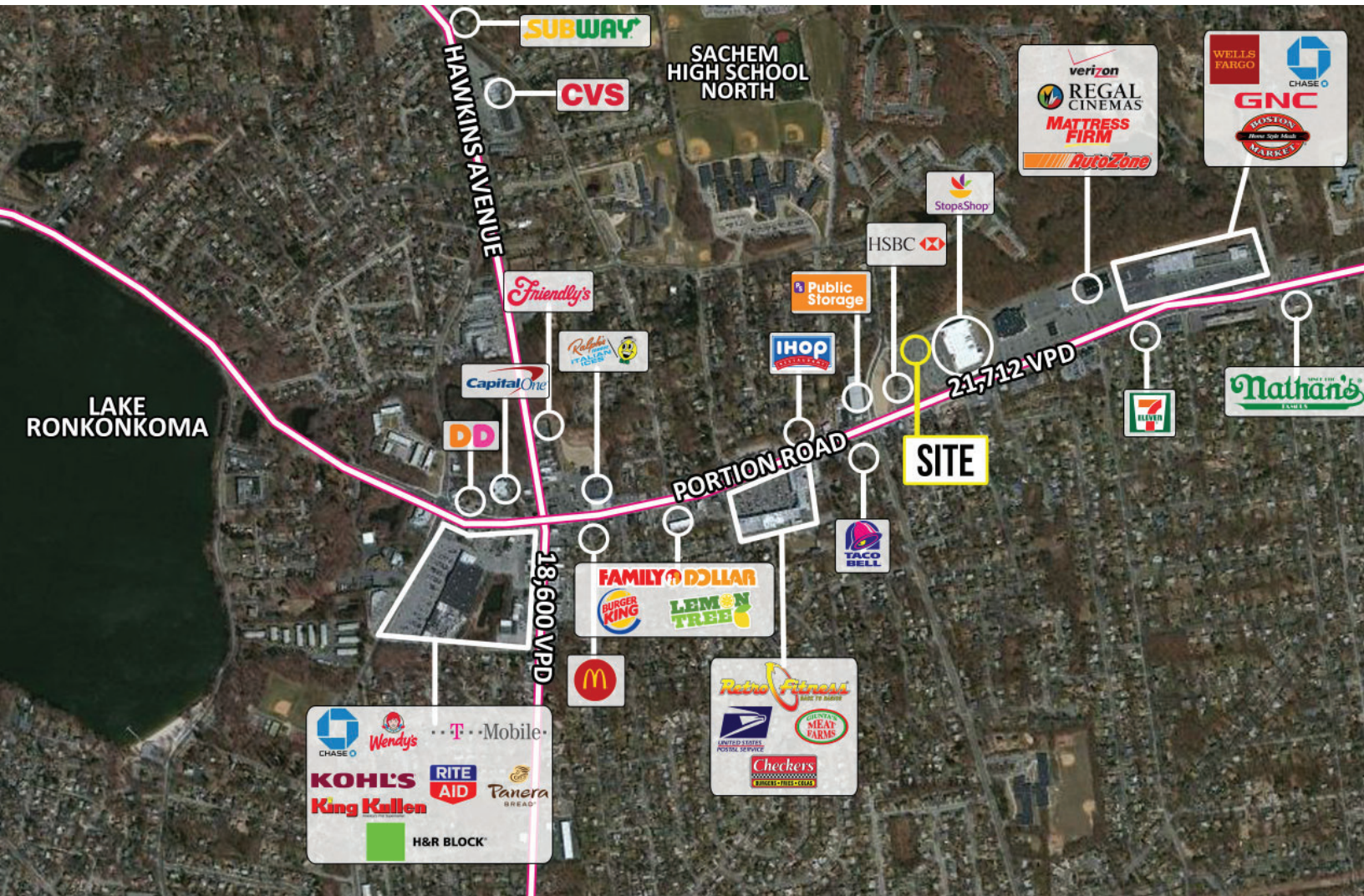
- #### TRAFFIC SIGNAL IMPROVEMENT NOTES
- THE CONTRACTOR SHALL BE ADVISED THAT THERE IS EXISTING SIGNALS PRESENT SIGNALS, INFORMATION ON THE NORTH SIDE OF PORTION ROAD, FROM THE SIGNAL APPROXIMATELY 100 FEET SOUTH OF THE INTERSECTION OF PORTION ROAD AND SULLIVAN STREET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THESE SIGNALS, FROM THE SIGNAL TO THE SOUTH OF THE INTERSECTION OF PORTION ROAD AND SULLIVAN STREET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THESE SIGNALS, FROM THE SIGNAL TO THE SOUTH OF THE INTERSECTION OF PORTION ROAD AND SULLIVAN STREET.
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