

FOR GROUND LEASE OR BUILD TO SUIT

1615 Old Country Road
Riverhead, NY

CONCEPTUAL SITE PLAN



FLEXIBLE PAD OPPORTUNITY - UP TO 8,000 SF

ADDRESS: 1615 Old Country Road, Riverhead, NY

SPACE AVAILABLE: Up to 8,000 SF

ASKING RENT: Upon Request

AREA GENERATORS:

Long Island Aquarium, Railroad Museum of Long Island, Riverhead High School, Peconic Bay Medical Center

AREA RETAIL:

Panera, Buffalo Wild Wings, Costco, Marshalls & HomeGoods, Starbucks, Applebee's, DSW, IHOP, Chase Banks, Michaels, Burlington, SEPHORA, Best Buy, Lowe's, Walmart, Splish Splash, and many more

Demographics	1 mile	3 miles	5 miles
Population	3,398	23,519	36,171
Median HHI	\$61,439	\$82,762	\$91,189
Daytime Population	5,859	26,781	33,645

COMMENTS:

- Up to 8,000 SF pad opportunity
- Stop & Shop-anchored location
- Prime positioning along Route 58
- 34,147 vehicles per day on Old Country Road
- Convenient access to I-495/Long Island Expressway
- Surrounded by Riverhead's leading national retailers and shopping destinations

SABRE

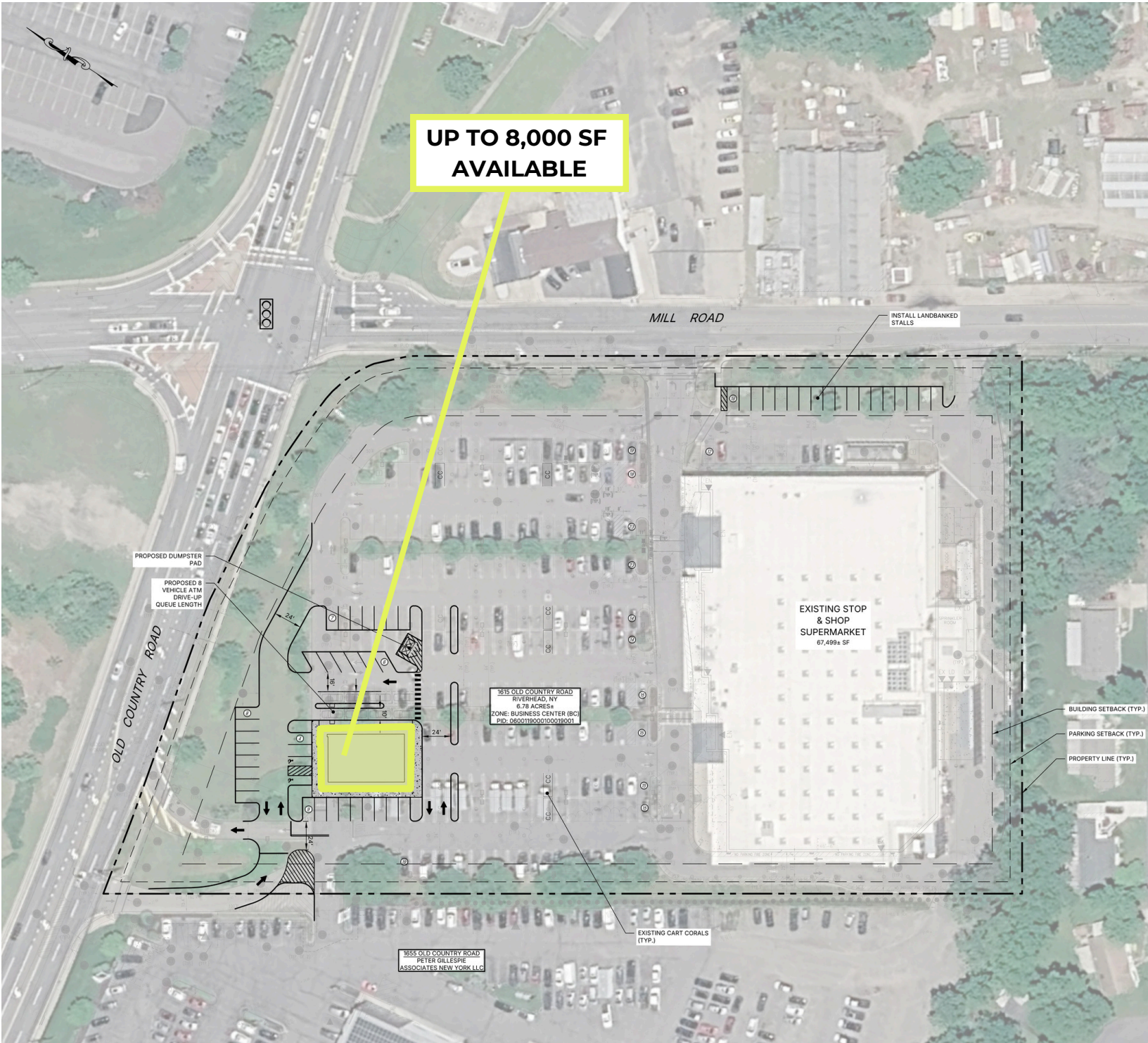
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