

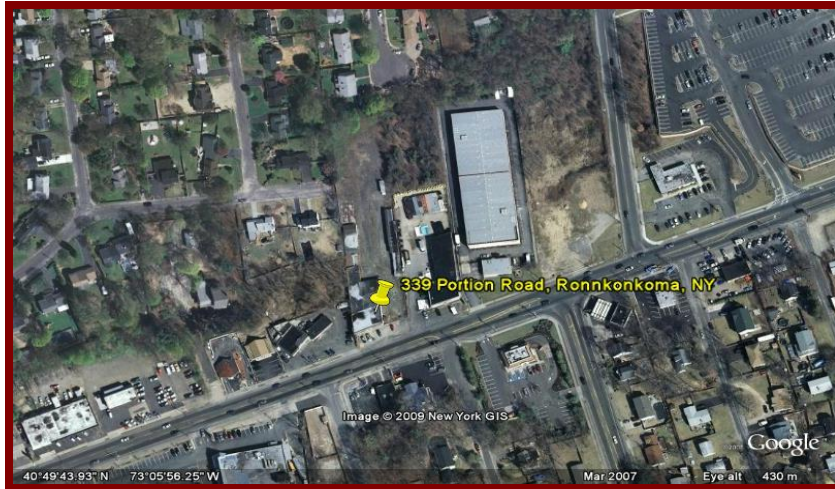
CMS

REAL ESTATE SERVICES, INC.

RETAIL * OFFICE * INDUSTRIAL * INVESTMENTS * DEVELOPMENT * SALES/LEASING

Retail Site Available For Ground Lease

339 Portion Road, Ronkonkoma, NY



Asking Price: Dependent on Tenant & Building Size

Building Size:	3,000 – 11,000SF (maximum)
Lot Size:	1.28 acres
Seating:	150 maximum for Restaurant
Parking:	52 Vehicles
Drive-Thru:	YES, WITH SMALLER FOOTPRINT!!
AVAILABILITY:	APPROVALS IN PLACE & SHOVEL READY FOR 4,972 SF!!!
Comments:	Good for: Bank, Restaurant, Retail Site is located on the north side of Portion Rd with tremendous traffic, visibility & very strong demographics

Demographics

<u>Year 2008</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Estimated Population	12,465	95,591	239,737
Housing Units ('00)	4,360	31,427	79,585
Median HHI	\$79,354	\$78,891	\$79,013
AADT:	25,740 Vehicles Per Day		

For Additional Information Call: Hayes H. Hestand

755 Waverly Avenue, Suite #102, Holtsville, NY 11742

Office: 631.569.4142 • Fax: 631.698.6299 • Cell: 347.200.7505

Email: hhstand@yahoo.com • Website: www.CMS-RE.com

“Taking Care of ALL Your Commercial Needs!!”

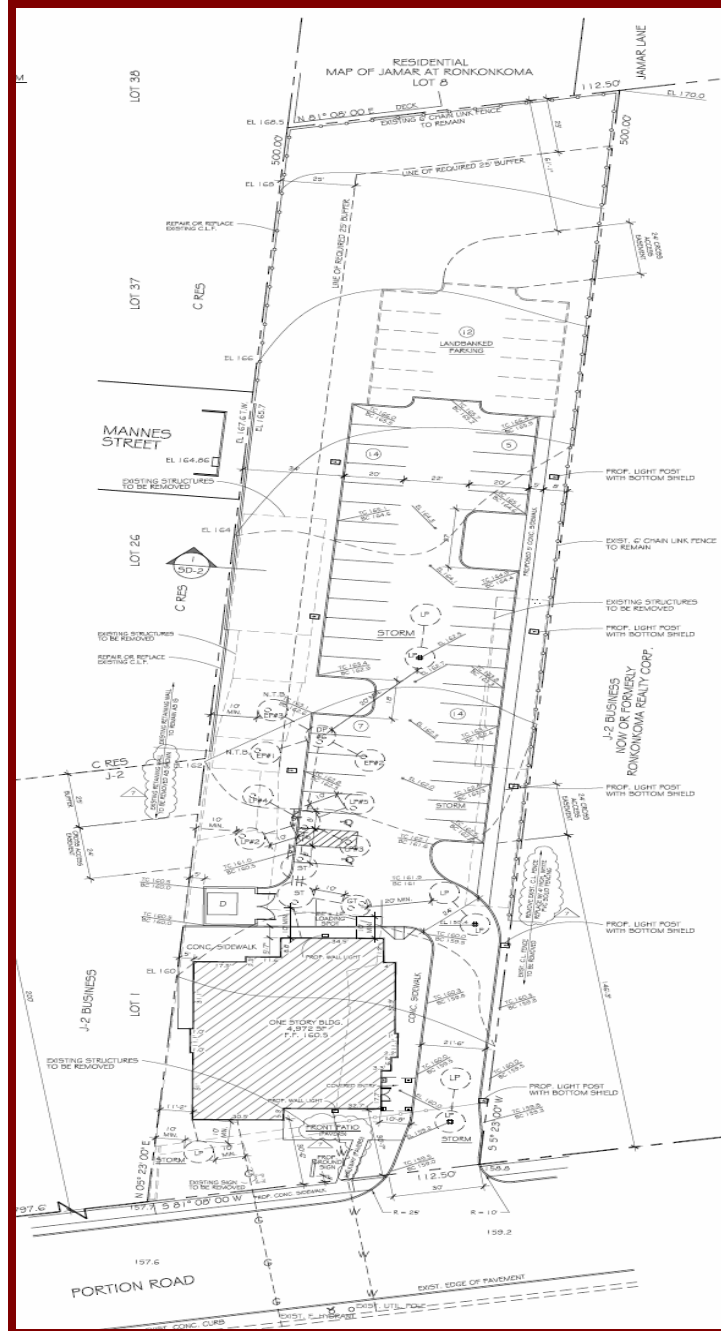
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

CMS

REAL ESTATE SERVICES, INC.

RETAIL * OFFICE * INDUSTRIAL * INVESTMENTS * DEVELOPMENT * SALES/LEASING

Survey



For Additional Information Call: Hayes H. Histand

755 Waverly Avenue, Suite #102, Holtsville, NY 11742

Office: 631.569.4142 • Fax: 631.698.6299 • Cell: 347.200.7505

Email: hhistand@yahoo.com • Website: www.CMS-RE.com

“Taking Care of ALL Your Commercial Needs!!”

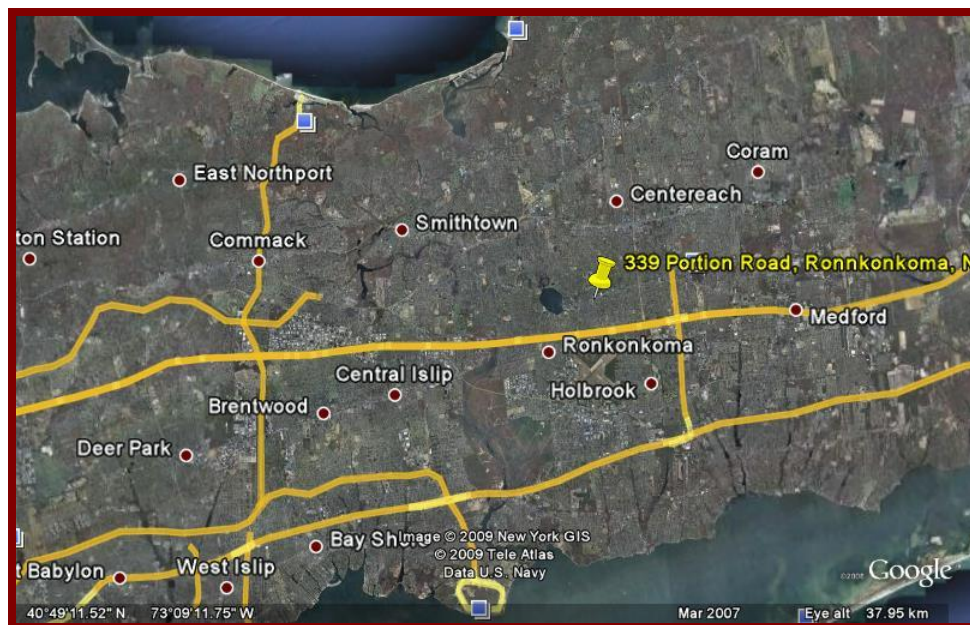
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

CMS

REAL ESTATE SERVICES, INC.

RETAIL * OFFICE * INDUSTRIAL * INVESTMENTS * DEVELOPMENT * SALES/LEASING

Overhead & Map



For Additional Information Call: Hayes H. Histand

755 Waverly Avenue, Suite #102, Holtsville, NY 11742

Office: 631.569.4142 • Fax: 631.698.6299 • Cell: 347.200.7505

Email: hhistand@yahoo.com • Website: www.CMS-RE.com

"Taking Care of ALL Your Commercial Needs!!"

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.