



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE



**Up To 9,450 SF
To Be Built**

**Up To 8,000 SF
To Be Built**

MATT HALPRIN

EXCLUSIVE BROKER

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Pad Sites Available - Prime Development Opportunity

4331 Middle Country Road (Rte. 25), Calverton, NY 11933

4331 MIDDLE COUNTY RD



PROPERTY DETAILS | For Lease

Address	4331 Middle Country Rd, Calverton, NY 11933
Available	9,450 SF and 4,000 - 8,000 SF
Utilities	Water & sewer available
Total Lot Size	5.1 Acres

Pad #1 Details

Proposed Size	Up to 9,450 SF
Lease Type	Ground lease of build-to-suit
Use Type	Retail, medical, financial or restaurant

Pad #2 Details

Proposed Size	4,000 - 8,000 SF
Lease Type	Ground lease of build-to-suit
Use Type	Retail, medical, or restaurant

Highlights

- Join Tractor Supply Co. in this development
- Easy highway access; 2.9 miles, 5 minutes to I-495 via Rte. 25
- \$130,488 average household income within a 5-mile radius
- Location services neighboring towns such as Riverhead, Riverside, Manorville, Wading River, and Eastport.
- Close by retailers/services include, Costco, Walmart, Shop Rite, HomeGoods, Tanger Outlets, Splish Splash Waterpark, and many more.



HIGHWAY ACCESS

Approximately 2.9 miles,
5 minutes to I-495



DEMOGRAPHICS

Estimated household income
over 130,488 within 5-miles



TRAFFIC COUNTS

Traffic counts with over
16,000 vehicles per day

PROPERTY PHOTOS | 4331 Middle Country Road, Calverton, NY



MARKET AERIAL

PROPOSED DEVELOPMENT
NEW Riverhead Charter School
 500+ Students • Grades 9-12



Walmart
Applebee's
BOB'S FURNITURE
COSTCO WHOLESALE
HOME SENSE
Hilton Garden Inn
Residence Inn
ULTA BEAUTY
GoHealth URGENT CARE
verizon
HomeGoods
Marshalls

THE HOME DEPOT
petco
BEST BUY
IHOP
ShopRite
SEPHORA
Michael's
HOBBY LOBBY
MATTRESS FIRM
FRIDAYS
DSW
Ashley HOMESTORE
CHASE
M&T Bank

Target
CVS
MATTRESS FIRM
DOLLAR TREE
enterprise
TJ-maxx
tropical CAFE
Walgreens
planet fitness

West Marine
HARBOR FREIGHT
verizon
AT&T
LIDL
MOE'S
Wendy's
DUNKIN'
SUBWAY
Staples

NEPTUNE FEED & SADDLERY

TSC TRACTOR SUPPLY CO

Splash Splash LONG ISLAND'S WATERPARK

TangerOutlets RIVERHEAD

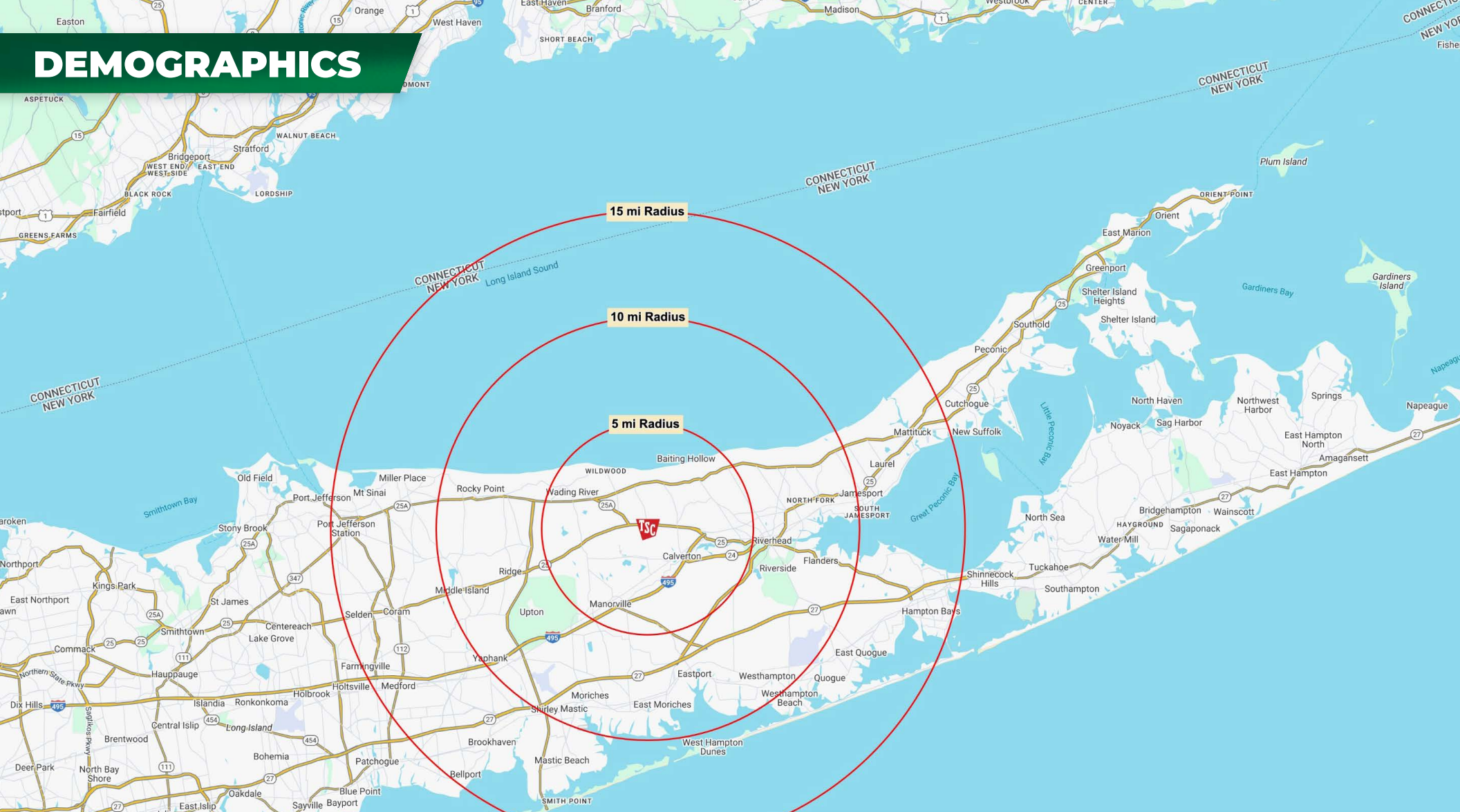
RIVERHEAD RACEWAY

BUFFALO WILD WINGS
Holiday Inn Express
ALDI
DICK'S SPORTING GOODS
PC RICHARD & SON
STOP&SHOP
TJ-maxx
five BEL'W
Starbucks

LOWE'S
MAZDA
SUBARU
AMPORE
HONDA
GMC
Ford

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DEMOGRAPHICS



DEMOGRAPHICS REPORT			
	5 Miles	7 Miles	10 Miles
Est. Total Population	25,848	155,052	392,015
Total # of Households (HH)	10,039	56,469	139,355
Avg. HH Income	\$130,488	\$141,363	\$145,674



**Up To 9,450 SF
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4331 Middle Country Road (Rte. 25)
CALVERTON NEW YORK

CONTACT

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