



Lake Ronkonkoma, NY

Suffolk County

Meat Farms Center

a foundation for nearly 100 years



Location: 258-318 Portion Road, Lake Ronkonkoma, NY

Description: Grocery Anchored Shopping Center

Major Tenants: Giunta's Meat Farms, Advance Auto, U.S. Post Office, Checkers, Ivy Rehab

GLA: 124,584 sf

Parking: 378 spaces

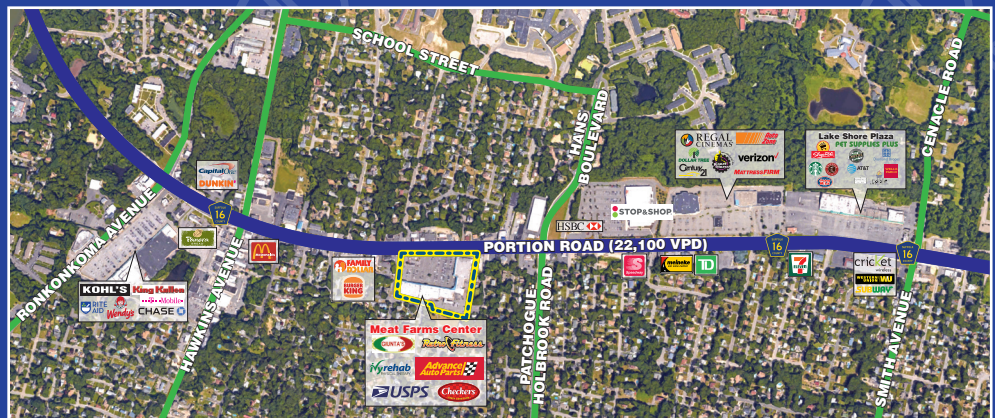
Demographics:

2023	1 Mile	3 Miles	5 Miles
Population	12,404	93,680	235,047
Average HH Income	\$89,780	\$117,252	\$117,572
Total HH	4,645	32,008	80,830
Median Age	44.4	42.0	42.5



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Store	Addr.	Tenant	Dimensions	Size
1-7.	318	Giunta's Meat Farms (319.7' x 130.0' irr.)		28,365 sf
8.	300	US Post Office (45.0' x 75.1')		3,283 sf
9-10.	298	Cards & Gifts (30.1' x 80.1')		2,581 sf
11.	292	Barber Shop (13.0' x 80.1')		1,011 sf
12.	290	Available (15.0' x 80.1')		1,154 sf
13.	288	Wine & Liquor (27' x 120.1' irr.)		4,200 sf
14A.	286A	Ivy Rehab (23.6' x 80.1')		2,058 sf
14B.	286B	Nail Salon (24.3' x 80.1')		1,920 sf
15A.				
15B.	280-282B	Advance Auto (75.0' x 100.1')		7,196 sf
16.				
17.	278A	Pending Availability (35.0' x 120.1')		4,014 sf
18.	278B	Asian Buffet (64.8' x 120.1')		7,846 sf
19.	262-276	Available (divisible) (135.9' x 120.1')		16,782 sf
20-21.	260	Retro Fitness (52.0' x 125.1' irr.)		7,007 sf
		Basement		16,800 sf
22.	258	Checkers		977 sf
				20,000 sf pad

*all store addresses are located on Portion Road
the above dimensions are for illustrative purposes only*

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