



a foundation for nearly 100 years

East Farmingdale, NY

Suffolk County

Bi-County Commons



Location: NW Corner of NY State Rte 109 & Bi-County Blvd, 1011-1043 Rte 109, East Farmingdale, NY

Description: Grocery Anchored Shopping Center

Major Tenants: Giunta's Meat Farms, AFC Urgent Care, Four Leaf, Verizon

GLA: 69,991 sf ±

Parking: 334 spaces

Demographics:	2024	1 Mile	3 Miles	5 Miles
Population		13,550	115,826	376,202
Average HH Income		\$123,961	\$129,127	\$132,513
Total HH		4,849	38,031	124,617
Median Age		43.1	41.8	42.5



MILBROOK PROPERTIES LTD.

CHARLES HIRSCH, PRESIDENT

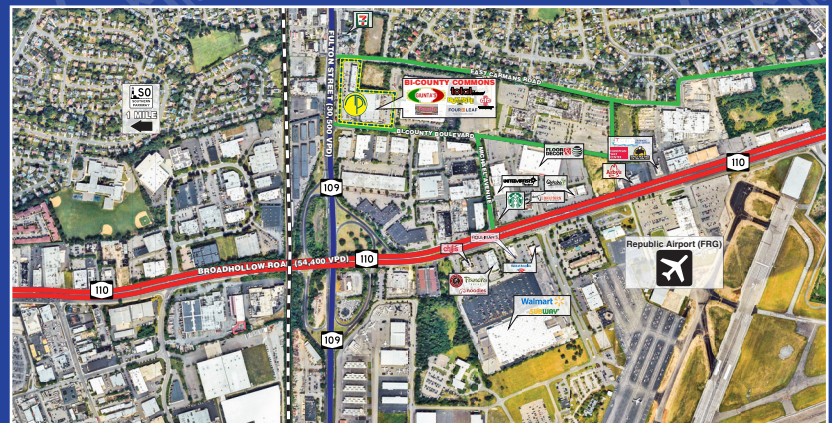
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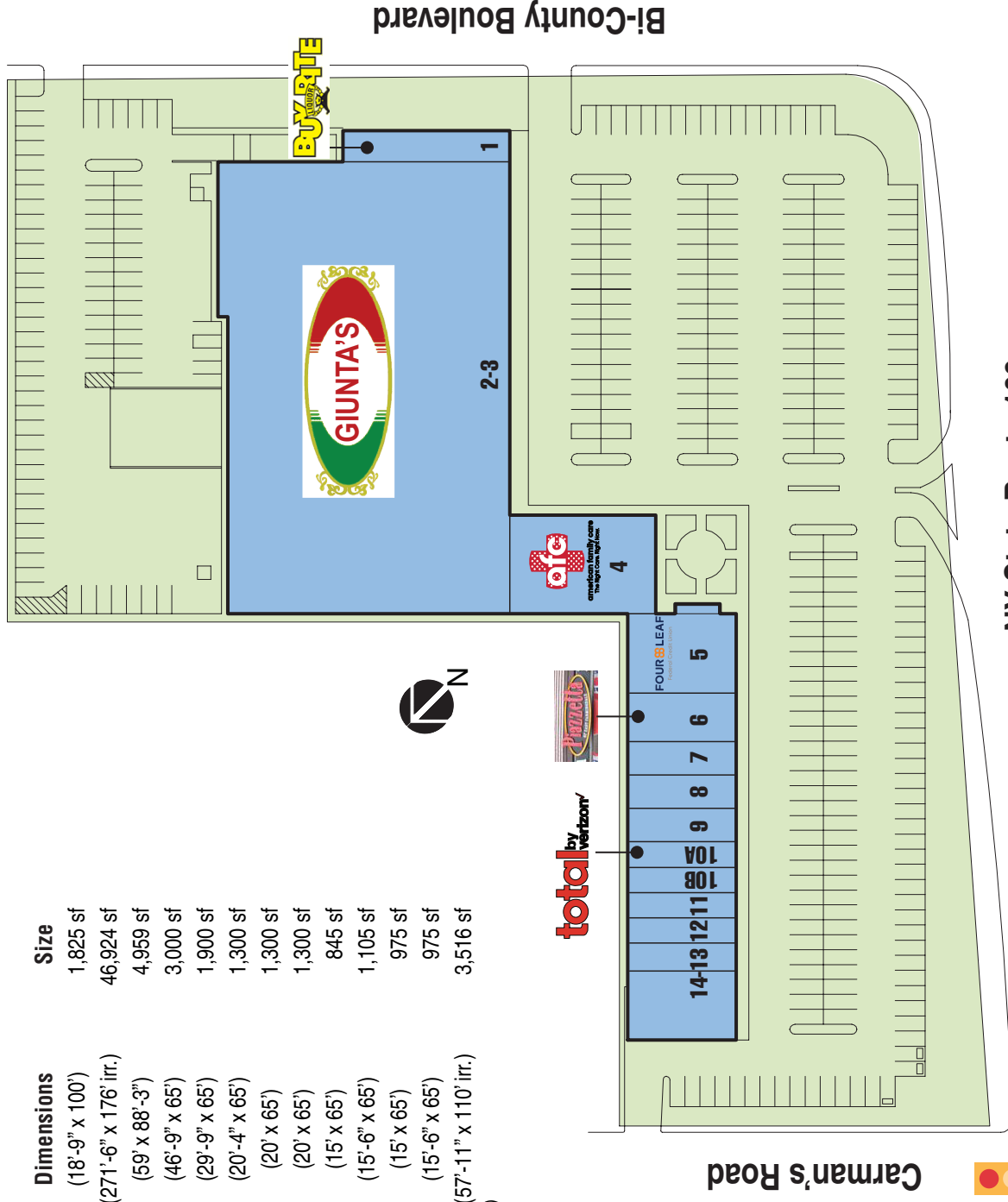
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Store	Addr.	Tenant	Dimensions	Size
1.	1043	Buy Rite Liquors	(18'-9" x 100')	1,825 sf
2-3.	1035	Giunta's Meat Farms	(271'-6" x 176' irr.)	46,924 sf
4.	1037	Urgent Care	(59' x 88'-3")	4,959 sf
5.	1033	Four Leaf	(46'-9" x 65')	3,000 sf
6.	1031	Pizzeria/Italian Restaurant	(29'-9" x 65')	1,900 sf
7.	1029	Deli	(20'-4" x 65')	1,300 sf
8.	1027	Laundromat	(20' x 65')	1,300 sf
9.	1025	Pharmacy	(20' x 65')	1,300 sf
10A.	1023	Total by Verizon	(15' x 65')	845 sf
10B.	1021	DollarSignUS	(15'-6" x 65')	1,105 sf
11.	1019	Nail Salon	(15' x 65')	975 sf
12.	1017	Chinese Restaurant	(15'-6" x 65')	975 sf
13-14.	1011-15	Dance Studio	(57'-11" x 110' irr.)	3,516 sf

*all store addresses are located on Fulton Ave (AKA Route 109)
the above dimensions are for illustrative purposes only*



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