



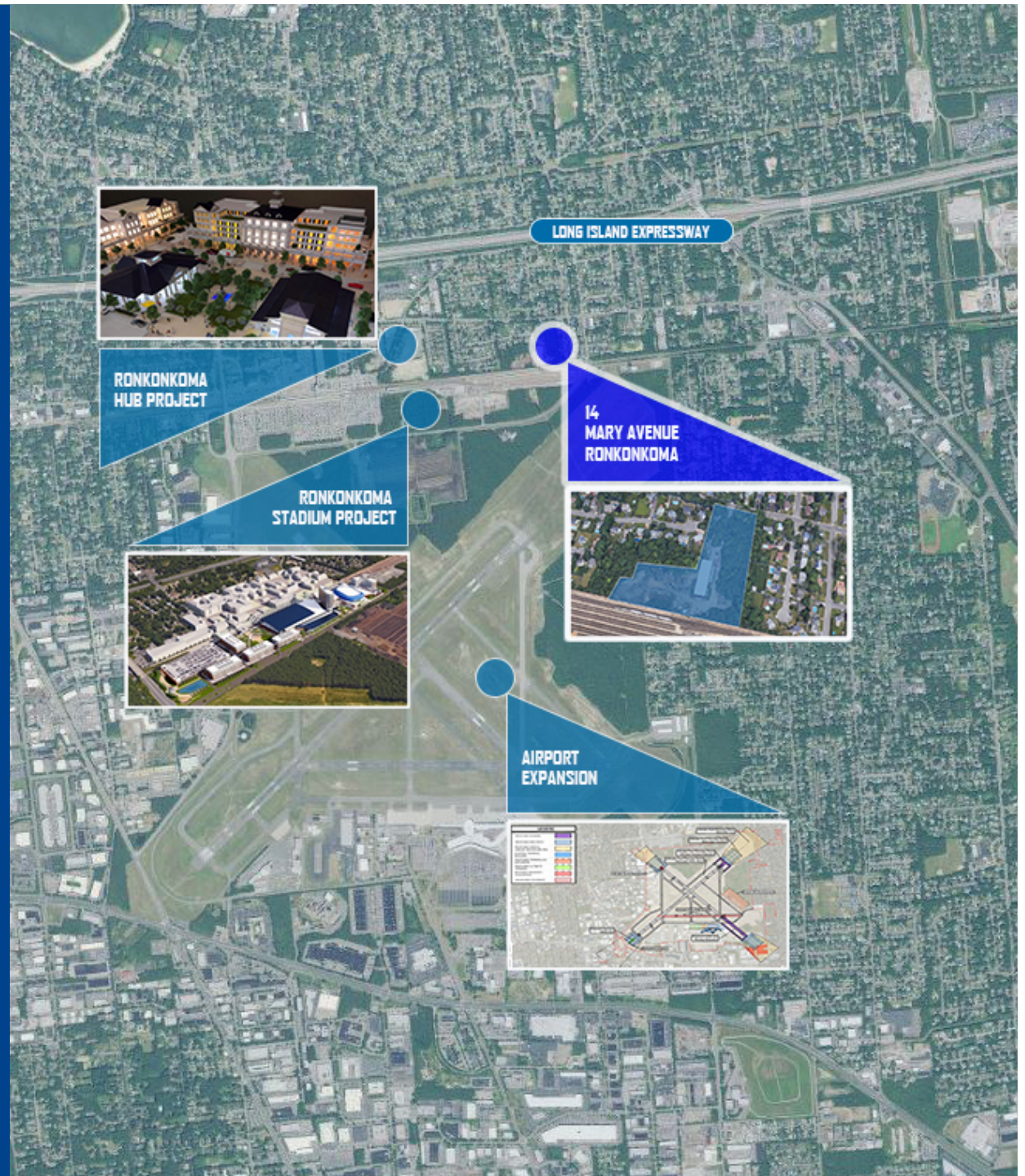
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MARY AVENUE RONKONKOMA, NY

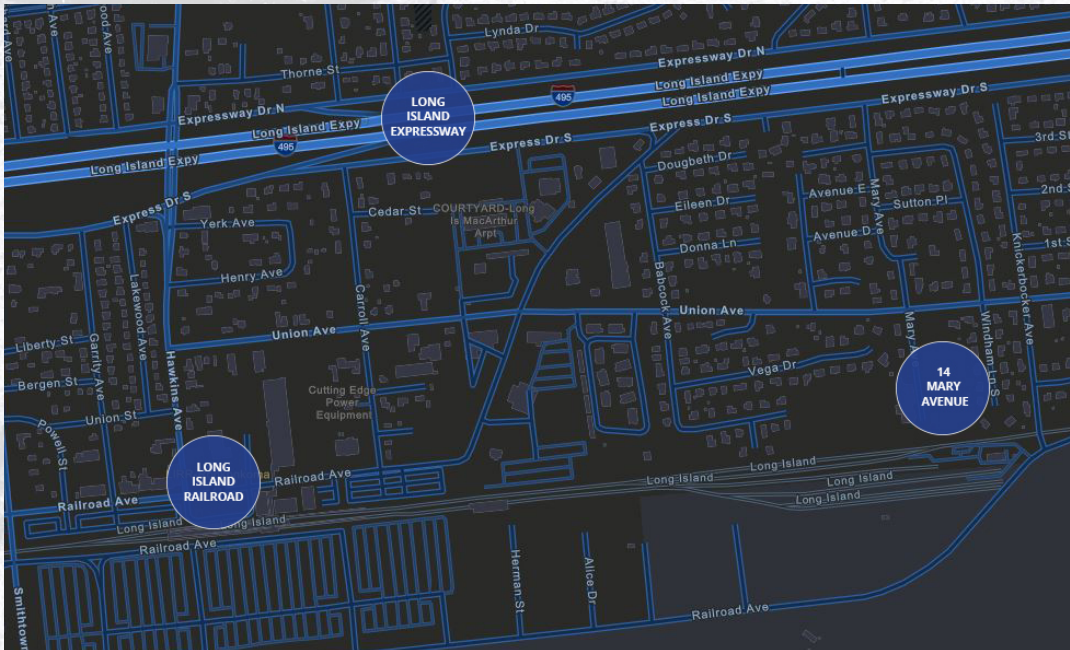
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9.50 ACRE MULTI-FAMILY DEVELOPMENT FOR SALE



14 MARY AVENUE RONKONKOMA, NY

Ronkonkoma is a suburb of New York City with a population of 18,302. Living in Ronkonkoma offers residents a sparse suburban feel and most residents own their homes. In Ronkonkoma there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Ronkonkoma.

9.50 ACRES - MULTI-FAMILY DEVELOPMENT

- The property presents a fantastic opportunity for a developer to invest in one of Long Island's hottest transit oriented markets.
- Existing Industrial & Flex: 8.3 million SF, Retail: 935,000 & Office: 1.3 million SF.
- 100-140 projected units.
- Possible Senior/Assisted Living development opportunity.

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MARY AVENUE RONKONKOMA, NY

FUTURE PLANS FOR RONKONKOMA

A 7,500-seat arena south of the Ronkonkoma train station that ultimately could host a minor league hockey team. A much-needed convention center and 6,000-seat soccer stadium is also planned at an under-utilized 86-acre tract adjacent to Long Island MacArthur Airport and right off the Long Island Expressway. Which will also be including a medical facility, 1,450 residential units, a hotel, 360,000 square feet of office space north of the tracks 195,000 square feet of retail. Retail stores that could serve as an economic engine for central Suffolk County for decades.

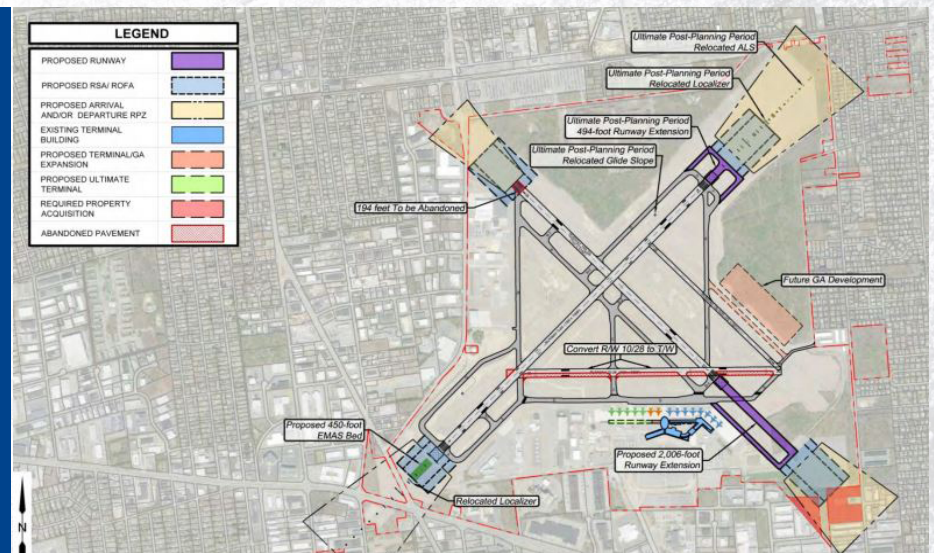
Town of Islip officials announced millions of dollars toward expanding Long Island MacArthur Airport to accommodate international travel. \$9 million comes from state and local grants. It will allow the airport to meet new Customs and Border Protection standards.

Airport officials say the move will open the doors to bringing international carriers to MacArthur and many international visitors to Long Island.

RONKONKOMA HUB



AIRPORT EXPANSION



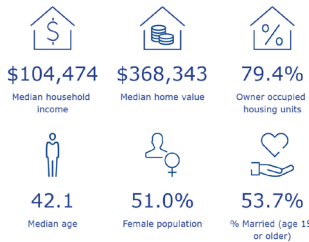
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MARY AVENUE RONKONKOMA, NY

DEMOGRAPHICS

MARKET OVERVIEW REPORT

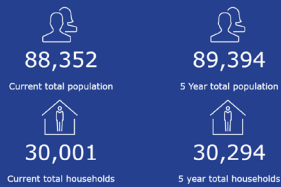
Household & population characteristics



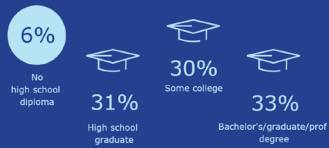
Annual lifestyle spending



Households & population



Education



Annual household spending



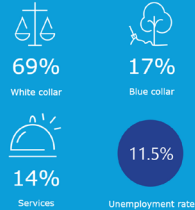
Mortgage indicators



Business



Employment



RONKONKOMA HUB/ ARENA RENDERINGS



ASKING SALE PRICE:
UPON REQUEST