



Island Associates Real Estate Inc.  
We create value

## For Sale Middle Country Rd. Selden, NY



### For Sale

**1.27. Acres Available**

**Price: \$1,000,000**

**Taxes: \$11,451**

- ❖ +/- 150' Frontage on Middle Country Rd.
- ❖ Area Retailers: Planet Fitness, Wendy's, Texas Roadhouse, Dollar Tree, PM Pediatrics, Waldbaums
- ❖ Approved for 7,800 SF Medical Building

| Demographics     | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Total Population | 12,719   | 91,855   | 208,177  |
| Median HH Income | \$84,347 | \$93,375 | \$98,260 |

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