



Island Associates Real Estate Inc.

We create value

**For Sale or For Lease**  
**406 Middle Country Rd**  
**Coram, NY**



**Roger A. Delisle, Jr. CCIM**  
**roger@islandassociates.com**  
**(631) 982-2100**



## Property Information

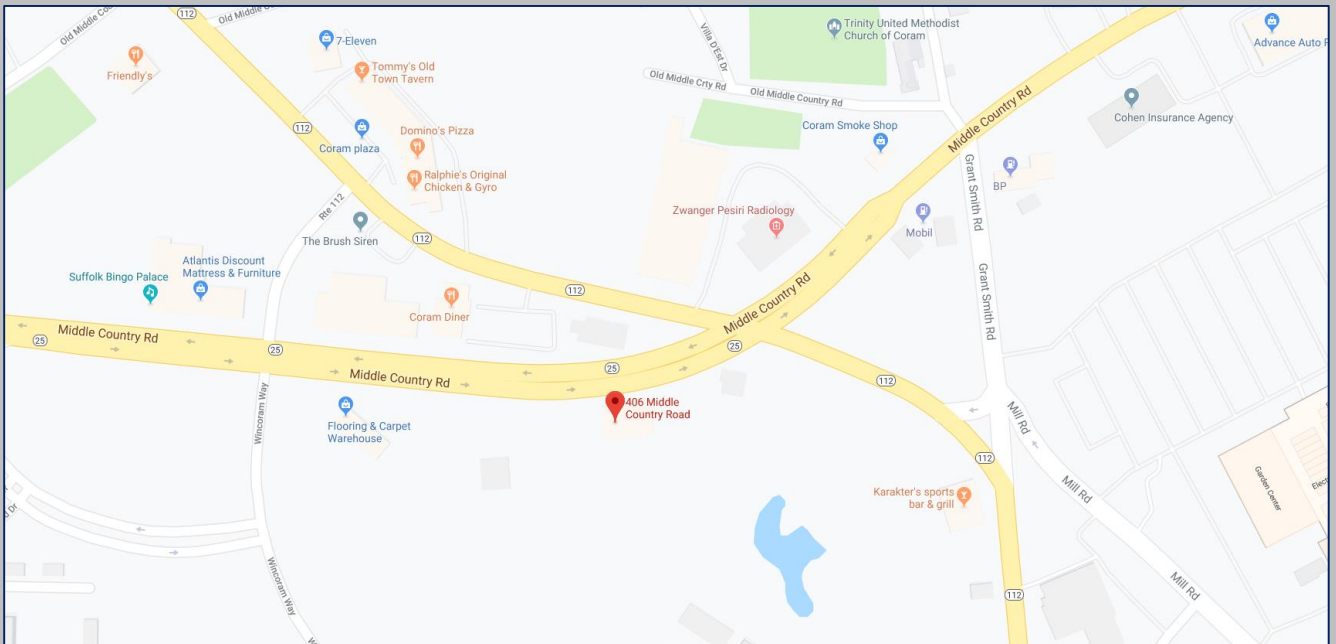
**5,000 SF (\*can expand to 8,000 SF) Building on .75 Acres**

**Sale Price: \$925,000**

**Taxes: \$28,226**

**Ground Lease Price: \$65,000 / NNN**

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,964	76,932	180,999
Median HH Income	\$78,882	\$86,083	\$93,214



❖ +/- 140' of Frontage on Middle Country Rd.

❖ 24,000+ Daily Traffic Counts

❖ 25 Parking Spaces

*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*