

# THE CENTEREACH CENTER

1930-1990 Middle Country Rd | Centereach, NY

THE OFFERING



**PARAMOUNT PROPERTIES GROUP**



# THE CENTEREACH CENTER

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154 Marine St., Farmingdale, NY 11735

# INDUSTRY LEADERS IN COMMERCIAL REAL ESTATE.

Industrial. Office. Retail.  
Investment & Capital Markets.

01

Company Profile

Company Bio



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**Paramount Properties Group**

154 Marine Street, Farmingdale, NY 11735  
Licensed Real Estate Broker

## EXCLUSIVELY LISTED BY:

### Paramount Properties Group (“PPG”)

PPG is exclusively representing the seller in this transaction. All inquiries and requests should be sent to members of the PPG team, as outlined on the left.

#### OFFER AND REQUIREMENTS

This Offering Memorandum (the “Memorandum”) serves as marketing material for the intended recipient’s use in determining an investment or purchase offer of the Owner’s property (the “subject property” or the “Center”) located in Centereach, NY. For a further description of the property, please refer to the Executive Overview.

It is noted that ownership has not established an asking price for the subject property. However, the Owner is a motivated seller with expectations that align with current market conditions and the “as is” value of the property.

All offers should include (i) purchase price and strength of purchaser, (ii) amount of earnest money deposit, (iii) source of funds, (iv) inspection period (if applicable) and timing of inspection, and (v) anticipated closing date.

#### DISCLAIMER

Seller reserves the right to remove the subject property from the market. All purchase offers shall be non-binding and neither PPG nor the Owner of the subject property shall have any legal commitment or obligation to transact except as set forth in a fully executed purchase agreement.





02

Property Description

Property Features

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Survey

## PROPERTY FEATURES

NUMBER OF TENANTS	14
GLA (SF)	87,949
LAND ACRES	+/- 9.44
ZONING TYPE	Retail
NUMBER OF PARKING SPACES	+/- 441
CEILING HEIGHT	+/- 20' clear
HEAT	Gas
TOTAL LOADING	Multiple Drive-ins
TAXES (2022)	\$3.32 PSF
PROP. INSURANCE (2022)	\$0.89 PSF
VACANCY	0%
YR 1 PROJECTED NOI	\$2,309,249
CLOSE PROXIMITY TO	NY-25, LIE, Sunrise HWY

## TENANT INFORMATION

MAJOR TENANT/S	LA Fitness, Harbor Freight Tools, AutoZone, Buffalo Wild Wings
SHADOW ANCHOR	Walmart, Big Lots, Party City
LEASE TYPE	Net
AUTOZONE & KFC LEASE TYPE:	Ground

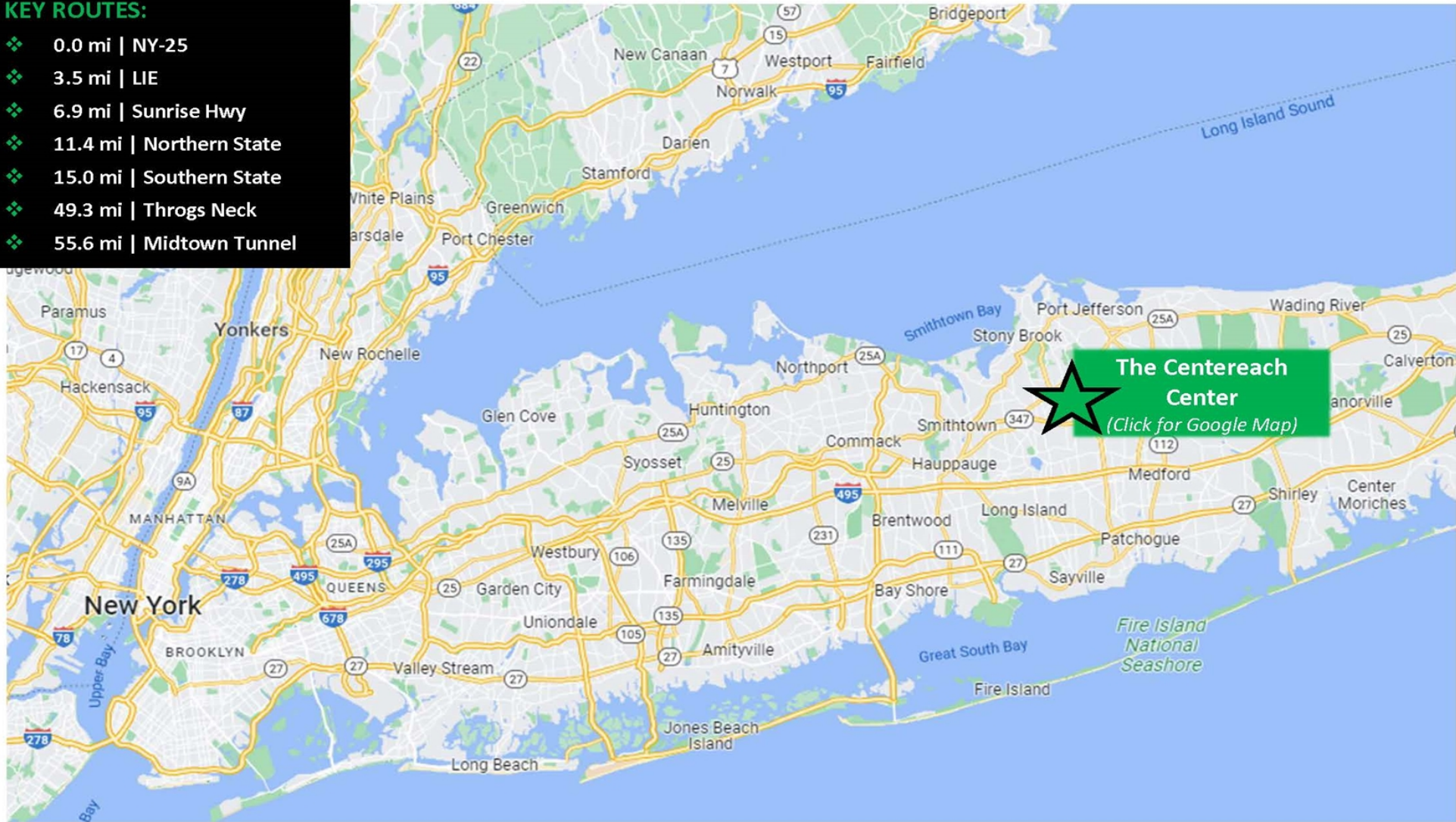




# REGIONAL MAP

## KEY ROUTES:

- ❖ 0.0 mi | NY-25
- ❖ 3.5 mi | LIE
- ❖ 6.9 mi | Sunrise Hwy
- ❖ 11.4 mi | Northern State
- ❖ 15.0 mi | Southern State
- ❖ 49.3 mi | Throgs Neck
- ❖ 55.6 mi | Midtown Tunnel



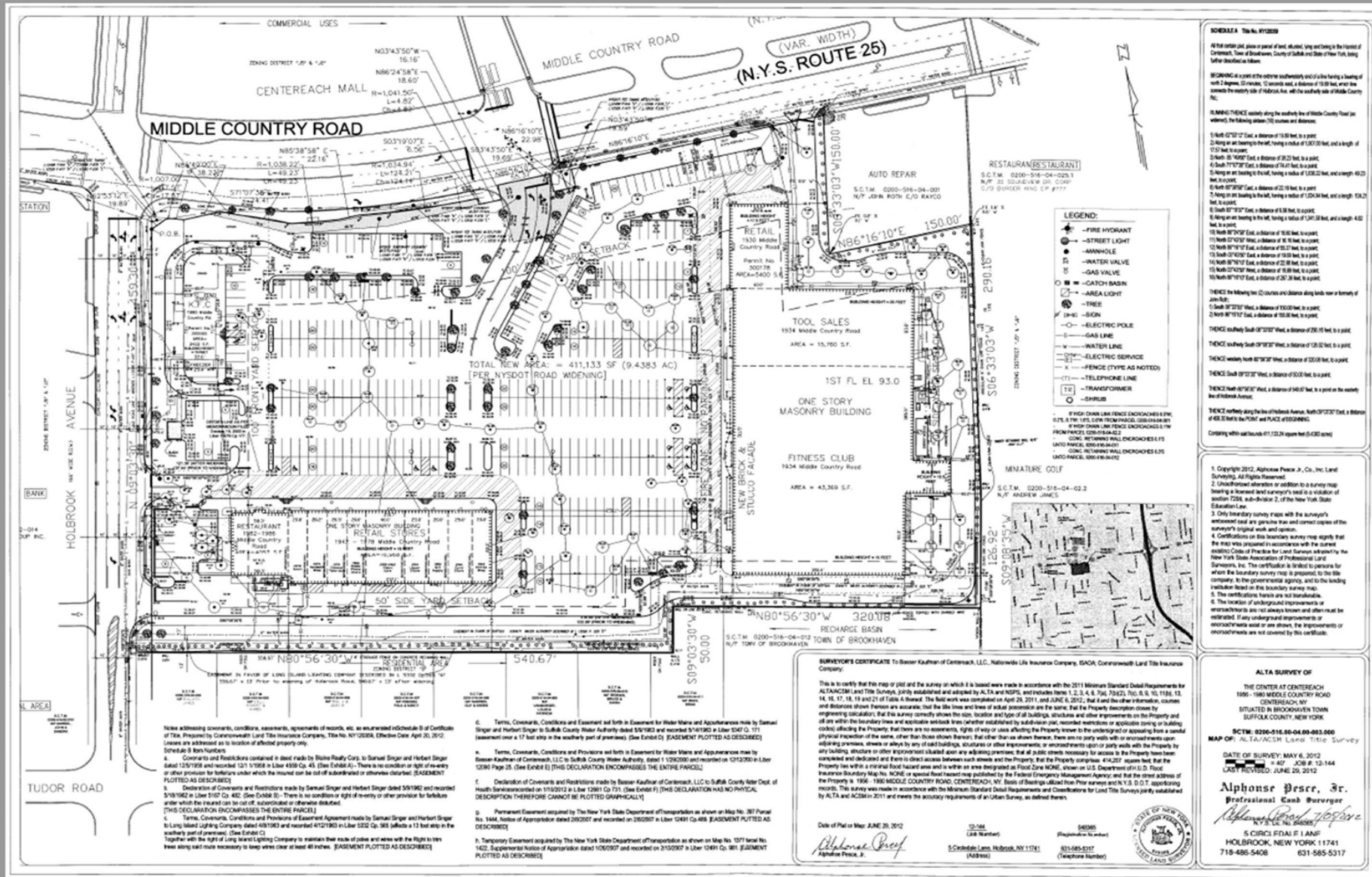


# AERIAL MAP





# SURVEY



### SCHEDULE 1 This No. 412029

All the lots, parcels or parts of lots, shown, lying and being in the Town of Centereach, Town of Brookhaven, County of Suffolk and State of New York, being better described as follows:

1. Being all of the lot or lots of the above subdivision which are being a bearing of north 2 degrees, 55 minutes, 12 seconds east, a distance of 13.00 feet, and on the southerly side of Middle Country Road, with the southerly side of Middle Country Road.
2. Being all of the lot or lots of the above subdivision which are being a bearing of north 2 degrees, 55 minutes, 12 seconds east, a distance of 13.00 feet, and on the southerly side of Middle Country Road, with the southerly side of Middle Country Road.

3. Being all of the lot or lots of the above subdivision which are being a bearing of north 2 degrees, 55 minutes, 12 seconds east, a distance of 13.00 feet, and on the southerly side of Middle Country Road, with the southerly side of Middle Country Road.
4. Being all of the lot or lots of the above subdivision which are being a bearing of north 2 degrees, 55 minutes, 12 seconds east, a distance of 13.00 feet, and on the southerly side of Middle Country Road, with the southerly side of Middle Country Road.

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7. Being all of the lot or lots of the above subdivision which are being a bearing of north 2 degrees, 55 minutes, 12 seconds east, a distance of 13.00 feet, and on the southerly side of Middle Country Road, with the southerly side of Middle Country Road.
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15. Being all of the lot or lots of the above subdivision which are being a bearing of north 2 degrees, 55 minutes, 12 seconds east, a distance of 13.00 feet, and on the southerly side of Middle Country Road, with the southerly side of Middle Country Road.
16. Being all of the lot or lots of the above subdivision which are being a bearing of north 2 degrees, 55 minutes, 12 seconds east, a distance of 13.00 feet, and on the southerly side of Middle Country Road, with the southerly side of Middle Country Road.

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 The location of underground improvements or encroachments are not shown, the improvements or encroachments are not shown by the instruments or encroachments are not shown by the instruments.

**ALTA SURVEY OF**  
 THE CENTER AT CENTERACH  
 1590 MIDDLE COUNTRY ROAD  
 CENTERACH, NY  
 SITUATED IN BROOKHAVEN TOWN  
 SUFFOLK COUNTY, NEW YORK  
 MAP OF: ALTA SURVEY OF THE CENTER AT CENTERACH  
 DATE OF SURVEY: MAY 6, 2012  
 JOB # 402 JOB # 12-144  
 LAST REVISED: JUNE 20, 2012

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