2.1 ACRES FOR SALE/LEASE AT SIGNALIZED CORNER
SEC OSBORNE AVE. & OLD COUNTRY RD., RIVERHEAD, SUFFOLK COUNTY, NY

LOCATION:
  1309 Old Country Rd., (CR 58)
Riverhead Suffolk   NY
LOT SIZE: 2.10 acres
FOR SALE: Yes
GROUND LEASE: Yes
DEVELOPMENT SITE: Yes
DESCRIPTION:

- **Wraps corner of Osborne Avenue & Old Country Rd.**
- **Oustanding corner with traffic signal**
- **Ground lease only for a credit tenant.**
- **Tremendous Riverhead intersection.**
- **There is a sewer available.**

CURRENTLY: Automotive sales.

CONDITION: To be built. PARKING: TBD. AVAILABLE: ASAP. OTHER TENANTS: A major co-tenant would occupy the balance of the space on the western side of the site. NEARBY TENANTS: WalMart, Costco, Lowes, Home Depot, Stop & Shop, care dealerships, Applebees, Kmart, Target, BJ's, BJ's, Tanger Outlets, TGIF, hotels, Panera, CVS, Walgreens, too much more to list! NEIGH-BORHOOD: This is the big box shopping district for the East End of Long Island. 30,000 cars/day at this corner. ZONING: Commercial. Business Center (BC)

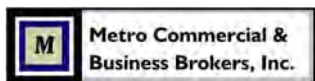**PRICE: Ground lease, possible sale @ $5.5million. TBD OTHER RENTAL**
COSTS: TBD
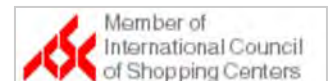**NOTE: Great site for a pad site.**

2017	1 Mile	2 Mile	3 Mile
Projected Population	4,886	16,508	22,149
Projected Median HH Income	$53,063	$53,934	$58,158

This property is offered subject to availability, errors, omissions, or changes in price or terms without notice.

For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554
John R. Wilmarth   *Gerry Dantone*
(516) 640-5440 John@Metrocbb.com (631) 623-6914 metrocb@aol.com

Metro Commercial & Business Brokers, Inc.

Member of International Council of Shopping Centers

1309 Old Country Road (CR 58), Riverhead, Suffolk County, NY 11901

Eagle
Auto Mall

Old Country Rd (CR 58)

Woodcrest Ave

Osborn Ave

AADT 30,709

AADT 5,083

HONDA

AutoZone

bp

1309 Old Country Rd., (CR 58), Riverhead Suffolk   NY

For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554

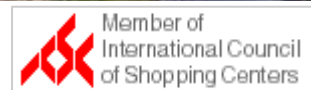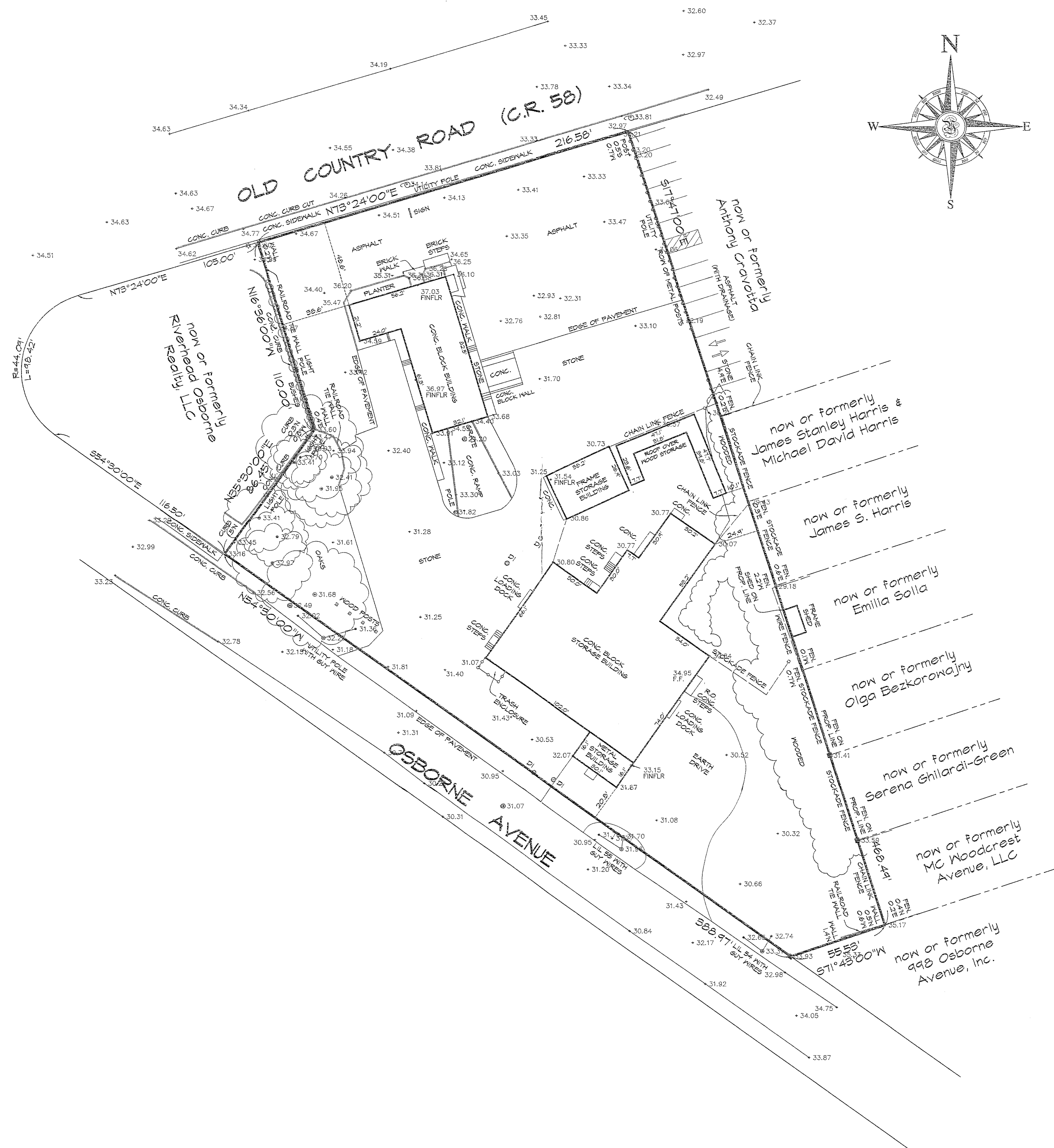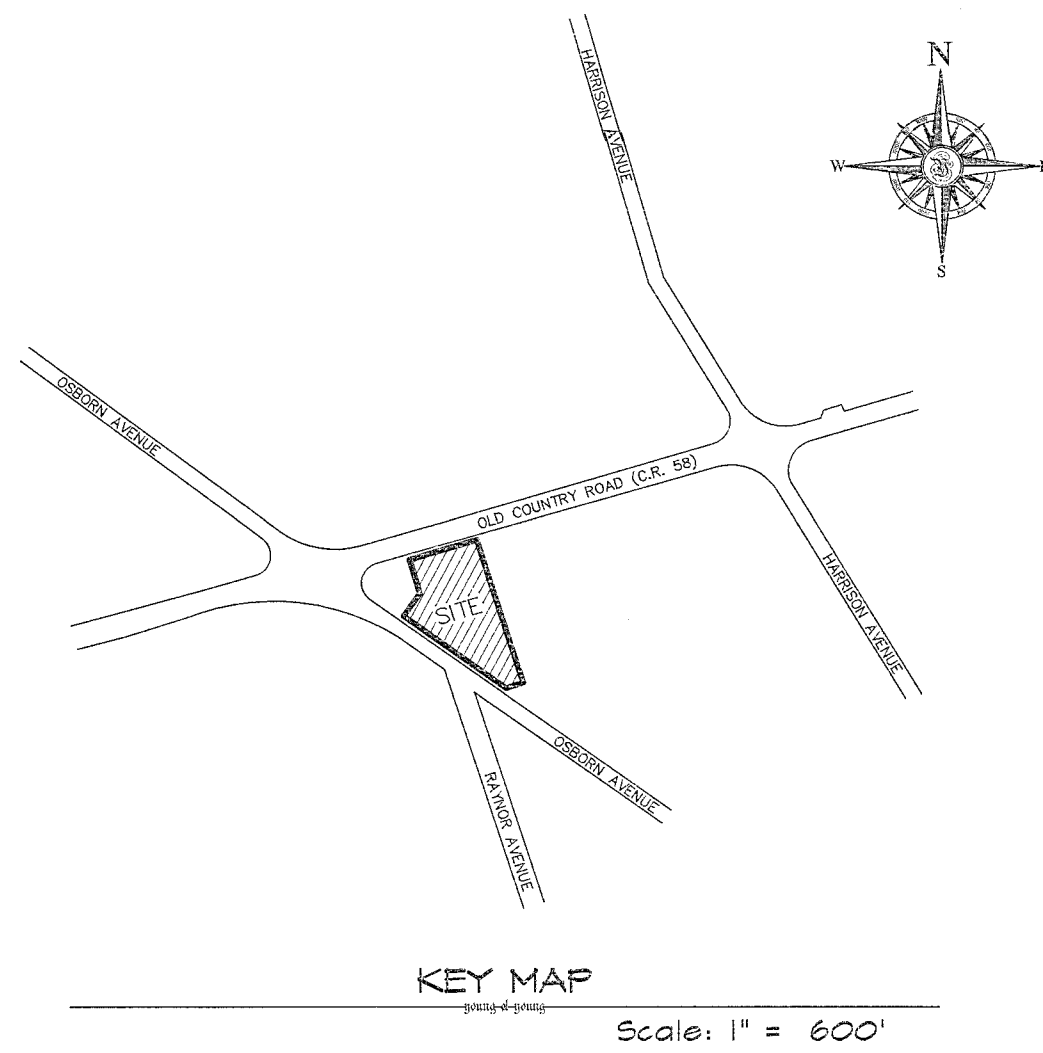*John R. Wilmarth*   *Gerry Dantone*

(516) 640-5440   ''''lqj pB o gι⁄₄qedd⁄₄qo   **(631) 623-6914 metrocb@aol.com**

KEY MAP
Scale: 1" = 600'

SITE DATA

TOTAL AREA = 2.0688 ACRES or 90,116 SF

* ZONING USE DISTRICT = BUSINESS CENTER (BC)

PLANNING BOARD CERTIFICATION

THIS IS TO CERTIFY THAT THIS SITE PLAN HAS BEEN APPROVED BY
THE PLANNING BOARD OF THE TOWN OF RIVERHEAD BY PLANNING
BOARD RESOLUTION NUMBER _____ DATED _____

SIGNATURE OF PLANNING
BOARD CHAIRPERSON _____

DATE OF SIGNATURE _____

ENGINEER'S CERTIFICATION

* I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE
DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME
OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH
STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL
FACILITIES, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY
DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN
EFFECT AS OF THIS DATE.

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45845m
THOMAS C. WOLPERT, N.Y.S. P.E. NO. 61483
DOUGLAS E. ADAMS, N.Y.S. P.E. NO. 80841

SURVEYOR'S CERTIFICATION

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45845

BUILDING FACADE & SITE IMPROVEMENTS
F.K.A. 317 PROPERTIES, LLC

at Riverhead, Town of Riverhead
Suffolk County, New York

EXISTING CONDITIONS MAP

County Tax Map   District 600   Section 122   Block 02   Lot 2.1
MAP PREPARED   FEB. 22, 2016

Record of Revisions

REVISION	DATE

Scale: 1" = 40'

JOB NO. 2014-0069
DWG. 2007_0050_2014_0028_siteplan   3 OF 3

COUNTY OF SUFFOLK

REAL PROPERTY TAX SERVICE AGENCY

DISTRICT 0600 - SECTION - 12200 - BLOCK - 0200 - LOT - 002001

SEC CR 58 & Osborne Ave, Rvhd

8/18/2016

New York State Department of Transportation

1309 Old Country Road, Riverhead, Suffolk County, NY

Site

25342

3093

30709

3605

5083

4570

Best Buy
H & Riverhead
OND

SuperTarget

T.J.
Maxx

Market

Sports
Authority
Riverhead

Toys"R"Us

River
Senior
Sch

50 ft

Woodcrest Ave

Dellores Ave

Osborn Ave

Gregory Pl

Raynor Ave

Marcy Ave

School
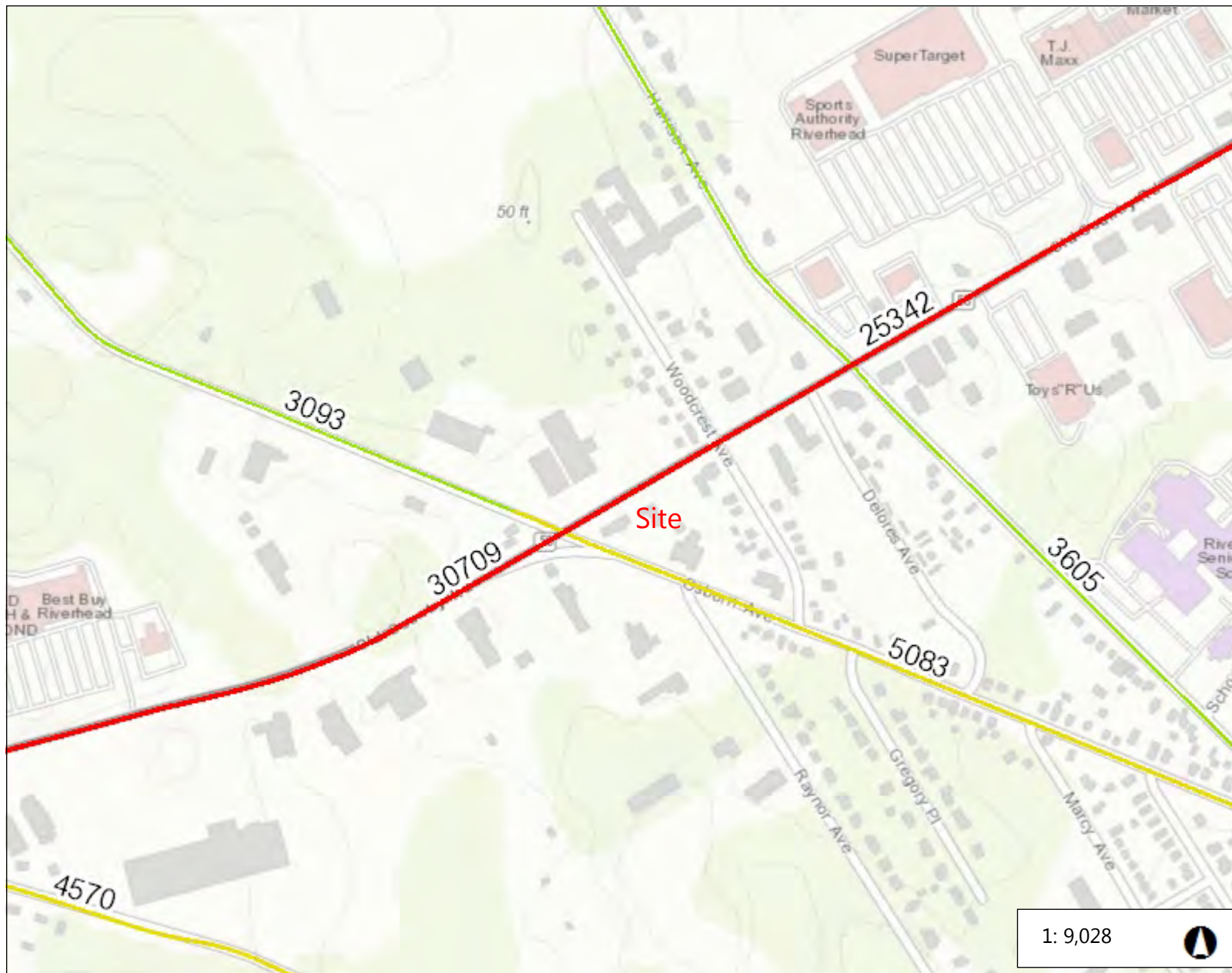
1: 9,028

Notes

Metro Commercial and Business Brokers, Inc.

0.3   0   0.14   0.3   Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.9285/-72.6839

1309 Old Country Rd Riverhead, NY 11901	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Population								
Estimated Population (2017)	4,886		16,508		22,149		32,830	
Projected Population (2022)	4,984		16,747		22,483		33,310	
Census Population (2010)	4,841		16,069		21,458		32,077	
Census Population (2000)	4,171		13,055		17,679		26,485	
Projected Annual Growth (2017-2022)	98	0.4%	239	0.3%	334	0.3%	480	0.3%
Historical Annual Growth (2010-2017)	45	0.1%	439	0.4%	691	0.5%	753	0.3%
Historical Annual Growth (2000-2010)	670	1.6%	3,014	2.3%	3,779	2.1%	5,592	2.1%
Estimated Population Density (2017)	1,556 *psm*		1,314 *psm*		784 *psm*		418 *psm*	
Trade Area Size	3.1 *sq mi*		12.6 *sq mi*		28.3 *sq mi*		78.5 *sq mi*	
Households								
Estimated Households (2017)	1,844		6,047		8,157		12,131	
Projected Households (2022)	1,919		6,271		8,460		12,571	
Census Households (2010)	1,812		5,853		7,828		11,735	
Census Households (2000)	1,626		4,737		6,568		9,896	
Projected Annual Growth (2017-2022)	75	0.8%	225	0.7%	303	0.7%	439	0.7%
Historical Annual Change (2000-2017)	218	0.8%	1,310	1.6%	1,589	1.4%	2,235	1.3%
Average Household Income								
Estimated Average Household Income (2017)	$69,025		$71,191		$74,356		$83,363	
Projected Average Household Income (2022)	$85,026		$88,955		$93,660		$104,518	
Census Average Household Income (2010)	$57,833		$64,529		$66,853		$73,745	
Census Average Household Income (2000)	$42,273		$44,014		$46,098		$52,681	
Projected Annual Change (2017-2022)	$16,001	4.6%	$17,764	5.0%	$19,303	5.2%	$21,155	5.1%
Historical Annual Change (2000-2017)	$26,751	3.7%	$27,177	3.6%	$28,258	3.6%	$30,682	3.4%
Median Household Income								
Estimated Median Household Income (2017)	$53,063		$53,934		$58,158		$65,435	
Projected Median Household Income (2022)	$61,360		$63,187		$68,299		$76,930	
Census Median Household Income (2010)	$51,815		$52,633		$54,704		$60,564	
Census Median Household Income (2000)	$35,460		$34,673		$35,950		$41,594	
Projected Annual Change (2017-2022)	$8,297	3.1%	$9,253	3.4%	$10,141	3.5%	$11,495	3.5%
Historical Annual Change (2000-2017)	$17,603	2.9%	$19,261	3.3%	$22,207	3.6%	$23,841	3.4%
Per Capita Income								
Estimated Per Capita Income (2017)	$26,366		$27,186		$28,228		$31,403	
Projected Per Capita Income (2022)	$33,047		$34,405		$36,075		$40,034	
Census Per Capita Income (2010)	$21,643		$23,505		$24,387		$26,979	
Census Per Capita Income (2000)	$16,341		$16,052		$17,165		$19,626	
Projected Annual Change (2017-2022)	$6,682	5.1%	$7,219	5.3%	$7,846	5.6%	$8,631	5.5%
Historical Annual Change (2000-2017)	$10,024	3.6%	$11,134	4.1%	$11,064	3.8%	$11,777	3.5%
Estimated Average Household Net Worth (2017)	$782,265		$770,884		$803,835		$909,814	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.9285/-72.6839

RFULL9

1309 Old Country Rd Riverhead, NY 11901	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity								
Total Population (2017)	4,886		16,508		22,149		32,830	
White (2017)	3,313	*67.8%*	11,320	*68.6%*	15,220	*68.7%*	23,600	*71.9%*
Black or African American (2017)	653	*13.4%*	2,547	*15.4%*	3,433	*15.5%*	4,498	*13.7%*
American Indian or Alaska Native (2017)	24	*0.5%*	84	*0.5%*	121	*0.5%*	179	*0.5%*
Asian (2017)	142	*2.9%*	346	*2.1%*	405	*1.8%*	539	*1.6%*
Hawaiian or Pacific Islander (2017)	2	*-*	14	*0.1%*	22	*0.1%*	31	*0.1%*
Other Race (2017)	623	*12.8%*	1,717	*10.4%*	2,306	*10.4%*	3,080	*9.4%*
Two or More Races (2017)	130	*2.7%*	481	*2.9%*	643	*2.9%*	902	*2.7%*
Population < 18 (2017)	818	*16.7%*	2,655	*16.1%*	3,745	*16.9%*	5,783	*17.6%*
White Not Hispanic	296	*36.2%*	1,009	*38.0%*	1,465	*39.1%*	2,469	*42.7%*
Black or African American	124	*15.1%*	470	*17.7%*	694	*18.5%*	965	*16.7%*
Asian	23	*2.8%*	61	*2.3%*	69	*1.8%*	100	*1.7%*
Other Race Not Hispanic	29	*3.5%*	112	*4.2%*	165	*4.4%*	235	*4.1%*
Hispanic	347	*42.4%*	1,003	*37.8%*	1,352	*36.1%*	2,014	*34.8%*
Not Hispanic or Latino Population (2017)	3,619	*74.1%*	12,659	*76.7%*	17,086	*77.1%*	25,565	*77.9%*
Not Hispanic White	2,730	*75.4%*	9,480	*74.9%*	12,862	*75.3%*	20,010	*78.3%*
Not Hispanic Black or African American	628	*17.4%*	2,437	*19.3%*	3,286	*19.2%*	4,303	*16.8%*
Not Hispanic American Indian or Alaska Native	11	*0.3%*	43	*0.3%*	61	*0.4%*	80	*0.3%*
Not Hispanic Asian	140	*3.9%*	334	*2.6%*	393	*2.3%*	522	*2.0%*
Not Hispanic Hawaiian or Pacific Islander	1	*-*	3	*-*	5	*-*	7	*-*
Not Hispanic Other Race	33	*0.9%*	60	*0.5%*	62	*0.4%*	74	*0.3%*
Not Hispanic Two or More Races	75	*2.1%*	302	*2.4%*	417	*2.4%*	569	*2.2%*
Hispanic or Latino Population (2017)	1,267	*25.9%*	3,849	*23.3%*	5,063	*22.9%*	7,265	*22.1%*
Hispanic White	583	*46.0%*	1,840	*47.8%*	2,358	*46.6%*	3,590	*49.4%*
Hispanic Black or African American	24	*1.9%*	110	*2.9%*	147	*2.9%*	195	*2.7%*
Hispanic American Indian or Alaska Native	12	*1.0%*	41	*1.1%*	59	*1.2%*	99	*1.4%*
Hispanic Asian	2	*0.1%*	11	*0.3%*	12	*0.2%*	17	*0.2%*
Hispanic Hawaiian or Pacific Islander	1	*0.1%*	11	*0.3%*	17	*0.3%*	24	*0.3%*
Hispanic Other Race	590	*46.6%*	1,657	*43.1%*	2,244	*44.3%*	3,006	*41.4%*
Hispanic Two or More Races	54	*4.3%*	178	*4.6%*	226	*4.5%*	333	*4.6%*
Not Hispanic or Latino Population (2010)	3,518	*72.7%*	12,280	*76.4%*	16,581	*77.3%*	25,224	*78.6%*
Hispanic or Latino Population (2010)	1,323	*27.3%*	3,789	*23.6%*	4,878	*22.7%*	6,853	*21.4%*
Not Hispanic or Latino Population (2000)	3,787	*90.8%*	11,878	*91.0%*	16,172	*91.5%*	24,269	*91.6%*
Hispanic or Latino Population (2000)	384	*9.2%*	1,177	*9.0%*	1,507	*8.5%*	2,216	*8.4%*
Not Hispanic or Latino Population (2022)	3,629	*72.8%*	12,615	*75.3%*	17,023	*75.7%*	25,423	*76.3%*
Hispanic or Latino Population (2022)	1,355	*27.2%*	4,132	*24.7%*	5,460	*24.3%*	7,887	*23.7%*
Projected Annual Growth (2017-2022)	88	*1.4%*	284	*1.5%*	397	*1.6%*	622	*1.7%*
Historical Annual Growth (2000-2010)	939	*24.5%*	2,612	*22.2%*	3,371	*22.4%*	4,637	*20.9%*

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.9285/-72.6839

1309 Old Country Rd Riverhead, NY 11901	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2017)								
Total Population	4,886		16,508		22,149		32,830	
Age Under 5 Years	249	5.1%	792	4.8%	1,110	5.0%	1,664	5.1%
Age 5 to 9 Years	222	4.6%	719	4.4%	1,016	4.6%	1,572	4.8%
Age 10 to 14 Years	206	4.2%	676	4.1%	964	4.4%	1,521	4.6%
Age 15 to 19 Years	259	5.3%	877	5.3%	1,200	5.4%	1,834	5.6%
Age 20 to 24 Years	339	6.9%	1,189	7.2%	1,545	7.0%	2,185	6.7%
Age 25 to 29 Years	366	7.5%	1,264	7.7%	1,659	7.5%	2,316	7.1%
Age 30 to 34 Years	322	6.6%	1,067	6.5%	1,418	6.4%	1,992	6.1%
Age 35 to 39 Years	272	5.6%	952	5.8%	1,266	5.7%	1,849	5.6%
Age 40 to 44 Years	259	5.3%	930	5.6%	1,236	5.6%	1,829	5.6%
Age 45 to 49 Years	292	6.0%	979	5.9%	1,326	6.0%	2,015	6.1%
Age 50 to 54 Years	331	6.8%	1,114	6.7%	1,516	6.8%	2,332	7.1%
Age 55 to 59 Years	328	6.7%	1,090	6.6%	1,499	6.8%	2,444	7.4%
Age 60 to 64 Years	294	6.0%	1,046	6.3%	1,438	6.5%	2,289	7.0%
Age 65 to 69 Years	296	6.1%	1,065	6.5%	1,429	6.5%	2,126	6.5%
Age 70 to 74 Years	264	5.4%	929	5.6%	1,223	5.5%	1,752	5.3%
Age 75 to 79 Years	204	4.2%	688	4.2%	885	4.0%	1,224	3.7%
Age 80 to 84 Years	164	3.4%	520	3.1%	651	2.9%	857	2.6%
Age 85 Years or Over	218	4.5%	612	3.7%	767	3.5%	1,029	3.1%
Median Age	42.3		43.8		43.5		43.6	
Age 19 Years or Less	936	19.2%	3,065	18.6%	4,290	19.4%	6,591	20.1%
Age 20 to 64 Years	2,803	57.4%	9,630	58.3%	12,903	58.3%	19,251	58.6%
Age 65 Years or Over	1,147	23.5%	3,813	23.1%	4,956	22.4%	6,988	21.3%
Female Age Distribution (2017)								
Female Population	2,360	48.3%	7,777	47.1%	10,593	47.8%	15,857	48.3%
Age Under 5 Years	94	4.0%	337	4.3%	491	4.6%	764	4.8%
Age 5 to 9 Years	104	4.4%	349	4.5%	491	4.6%	749	4.7%
Age 10 to 14 Years	95	4.0%	312	4.0%	452	4.3%	721	4.5%
Age 15 to 19 Years	112	4.7%	354	4.5%	503	4.7%	775	4.9%
Age 20 to 24 Years	142	6.0%	460	5.9%	610	5.8%	875	5.5%
Age 25 to 29 Years	149	6.3%	501	6.4%	695	6.6%	1,020	6.4%
Age 30 to 34 Years	132	5.6%	408	5.2%	570	5.4%	844	5.3%
Age 35 to 39 Years	121	5.1%	392	5.0%	545	5.1%	820	5.2%
Age 40 to 44 Years	118	5.0%	378	4.9%	519	4.9%	812	5.1%
Age 45 to 49 Years	133	5.6%	427	5.5%	591	5.6%	924	5.8%
Age 50 to 54 Years	154	6.5%	520	6.7%	723	6.8%	1,132	7.1%
Age 55 to 59 Years	164	6.9%	546	7.0%	761	7.2%	1,255	7.9%
Age 60 to 64 Years	154	6.5%	580	7.5%	799	7.5%	1,243	7.8%
Age 65 to 69 Years	159	6.7%	588	7.6%	780	7.4%	1,148	7.2%
Age 70 to 74 Years	149	6.3%	506	6.5%	662	6.2%	935	5.9%
Age 75 to 79 Years	118	5.0%	395	5.1%	503	4.7%	677	4.3%
Age 80 to 84 Years	103	4.3%	311	4.0%	385	3.6%	502	3.2%
Age 85 Years or Over	159	6.8%	413	5.3%	513	4.8%	663	4.2%
Female Median Age	47.0		48.0		47.1		46.6	
Age 19 Years or Less	405	17.2%	1,351	17.4%	1,937	18.3%	3,009	19.0%
Age 20 to 64 Years	1,267	53.7%	4,213	54.2%	5,813	54.9%	8,924	56.3%
Age 65 Years or Over	688	29.2%	2,213	28.5%	2,843	26.8%	3,924	24.7%

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Metro Commercial &
Business Brokers, Inc.

Lat/Lon: 40.9285/-72.6839

1309 Old Country Rd

Riverhead, NY 11901

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Male Age Distribution (2017)								
Male Population	2,526	51.7%	8,731	52.9%	11,556	52.2%	16,973	51.7%
Age Under 5 Years	156	6.2%	456	5.2%	619	5.4%	900	5.3%
Age 5 to 9 Years	118	4.7%	370	4.2%	525	4.5%	823	4.8%
Age 10 to 14 Years	110	4.4%	364	4.2%	513	4.4%	800	4.7%
Age 15 to 19 Years	147	5.8%	524	6.0%	697	6.0%	1,059	6.2%
Age 20 to 24 Years	197	7.8%	729	8.3%	936	8.1%	1,310	7.7%
Age 25 to 29 Years	217	8.6%	763	8.7%	963	8.3%	1,297	7.6%
Age 30 to 34 Years	191	7.6%	659	7.5%	847	7.3%	1,147	6.8%
Age 35 to 39 Years	152	6.0%	560	6.4%	721	6.2%	1,029	6.1%
Age 40 to 44 Years	141	5.6%	552	6.3%	717	6.2%	1,018	6.0%
Age 45 to 49 Years	159	6.3%	552	6.3%	735	6.4%	1,091	6.4%
Age 50 to 54 Years	177	7.0%	594	6.8%	793	6.9%	1,201	7.1%
Age 55 to 59 Years	164	6.5%	544	6.2%	738	6.4%	1,189	7.0%
Age 60 to 64 Years	139	5.5%	465	5.3%	640	5.5%	1,046	6.2%
Age 65 to 69 Years	137	5.4%	477	5.5%	650	5.6%	978	5.8%
Age 70 to 74 Years	115	4.5%	422	4.8%	561	4.9%	818	4.8%
Age 75 to 79 Years	86	3.4%	293	3.4%	382	3.3%	547	3.2%
Age 80 to 84 Years	62	2.4%	208	2.4%	266	2.3%	355	2.1%
Age 85 Years or Over	59	2.3%	199	2.3%	254	2.2%	366	2.2%
Male Median Age	38.2		40.0		40.2		40.8	
Age 19 Years or Less	531	21.0%	1,714	19.6%	2,353	20.4%	3,582	21.1%
Age 20 to 64 Years	1,536	60.8%	5,418	62.1%	7,090	61.4%	10,327	60.8%
Age 65 Years or Over	459	18.2%	1,599	18.3%	2,113	18.3%	3,064	18.1%
Males per 100 Females (2017)								
Overall Comparison	107		112		109		107	
Age Under 5 Years	166	62.5%	135	57.5%	126	55.7%	118	54.1%
Age 5 to 9 Years	113	53.0%	106	51.5%	107	51.7%	110	52.4%
Age 10 to 14 Years	116	53.7%	117	53.9%	114	53.2%	111	52.6%
Age 15 to 19 Years	131	56.7%	148	59.7%	139	58.1%	137	57.7%
Age 20 to 24 Years	139	58.1%	159	61.3%	153	60.6%	150	60.0%
Age 25 to 29 Years	145	59.2%	152	60.3%	139	58.1%	127	56.0%
Age 30 to 34 Years	145	59.2%	161	61.8%	149	59.8%	136	57.6%
Age 35 to 39 Years	126	55.7%	143	58.8%	132	57.0%	126	55.7%
Age 40 to 44 Years	120	54.5%	146	59.3%	138	58.0%	125	55.6%
Age 45 to 49 Years	120	54.5%	129	56.4%	124	55.4%	118	54.1%
Age 50 to 54 Years	115	53.4%	114	53.3%	110	52.3%	106	51.5%
Age 55 to 59 Years	100	50.0%	100	49.9%	97	49.2%	95	48.7%
Age 60 to 64 Years	90	47.5%	80	44.5%	80	44.5%	84	45.7%
Age 65 to 69 Years	86	46.3%	81	44.8%	83	45.4%	85	46.0%
Age 70 to 74 Years	77	43.5%	83	45.5%	85	45.9%	87	46.7%
Age 75 to 79 Years	73	42.2%	74	42.6%	76	43.2%	81	44.7%
Age 80 to 84 Years	60	37.6%	67	40.1%	69	40.8%	71	41.4%
Age 85 Years or Over	37	27.0%	48	32.5%	50	33.1%	55	35.6%
Age 19 Years or Less	131	56.7%	127	55.9%	121	54.9%	119	54.3%
Age 20 to 39 Years	139	58.2%	154	60.6%	143	58.9%	134	57.3%
Age 40 to 64 Years	108	51.9%	110	52.5%	107	51.6%	103	50.8%
Age 65 Years or Over	67	40.0%	72	41.9%	74	42.6%	78	43.8%

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.9285/-72.6839

RFULL9

1309 Old Country Rd Riverhead, NY 11901	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Household Type (2017)								
Total Households	1,844		6,047		8,157		12,131	
Households with Children	462	25.0%	1,498	24.8%	2,100	25.7%	3,178	26.2%
Average Household Size	2.5		2.5		2.5		2.6	
Household Density per Square Mile	587		481		289		155	
Population Family	3,540	72.4%	11,575	70.1%	16,207	73.2%	25,127	76.5%
Population Non-Family	1,142	23.4%	3,362	20.4%	4,329	19.5%	5,991	18.2%
Population Group Quarters	204	4.2%	1,571	9.5%	1,614	7.3%	1,713	5.2%
Family Households	1,060	57.5%	3,585	59.3%	4,993	61.2%	7,710	63.6%
Married Couple Households	712	67.2%	2,488	69.4%	3,486	69.8%	5,606	72.7%
Other Family Households	348	32.8%	1,097	30.6%	1,507	30.2%	2,104	27.3%
Family Households with Children	445	42.0%	1,458	40.7%	2,049	41.0%	3,111	40.3%
Married Couple with Children	266	59.8%	881	60.4%	1,242	60.6%	1,981	63.7%
Other Family Households with Children	179	40.2%	577	39.6%	807	39.4%	1,130	36.3%
Family Households No Children	615	58.0%	2,127	59.3%	2,944	59.0%	4,599	59.7%
Married Couple No Children	446	72.5%	1,607	75.5%	2,244	76.2%	3,626	78.8%
Other Family Households No Children	169	27.5%	520	24.5%	701	23.8%	974	21.2%
Non-Family Households	784	42.5%	2,462	40.7%	3,164	38.8%	4,421	36.4%
Non-Family Households with Children	17	2.2%	40	1.6%	51	1.6%	68	1.5%
Non-Family Households No Children	767	97.8%	2,422	98.4%	3,113	98.4%	4,354	98.5%
Average Family Household Size	3.3		3.2		3.2		3.3	
Average Family Income	$82,065		$85,411		$88,845		$97,202	
Median Family Income	$80,688		$79,200		$81,688		$86,232	
Average Non-Family Household Size	1.5		1.4		1.4		1.4	
Marital Status (2017)								
Population Age 15 Years or Over	4,209		14,321		19,058		28,073	
Never Married	1,984	47.1%	5,961	41.6%	7,700	40.4%	10,778	38.4%
Currently Married	1,087	25.8%	4,433	31.0%	6,372	33.4%	10,600	37.8%
Previously Married	1,137	27.0%	3,927	27.4%	4,986	26.2%	6,695	23.8%
Separated	335	29.5%	1,199	30.5%	1,522	30.5%	1,871	28.0%
Widowed	302	26.5%	1,131	28.8%	1,480	29.7%	2,078	31.0%
Divorced	500	44.0%	1,597	40.7%	1,983	39.8%	2,746	41.0%
Educational Attainment (2017)								
Adult Population Age 25 Years or Over	3,612		12,255		16,313		24,054	
Elementary (Grade Level 0 to 8)	355	9.8%	981	8.0%	1,258	7.7%	1,827	7.6%
Some High School (Grade Level 9 to 11)	262	7.3%	1,077	8.8%	1,394	8.5%	1,922	8.0%
High School Graduate	1,378	38.1%	4,433	36.2%	5,845	35.8%	8,190	34.1%
Some College	573	15.9%	2,095	17.1%	2,735	16.8%	4,108	17.1%
Associate Degree Only	462	12.8%	1,321	10.8%	1,753	10.7%	2,434	10.1%
Bachelor Degree Only	386	10.7%	1,522	12.4%	2,034	12.5%	3,214	13.4%
Graduate Degree	195	5.4%	825	6.7%	1,294	7.9%	2,358	9.8%
Any College (Some College or Higher)	1,617	44.8%	5,763	47.0%	7,816	47.9%	12,114	50.4%
College Degree + (Bachelor Degree or Higher)	581	16.1%	2,347	19.1%	3,328	20.4%	5,573	23.2%

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Metro Commercial & Business Brokers, Inc.

Lat/Lon: 40.9285/-72.6839

1309 Old Country Rd
Riverhead, NY 11901

	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Housing								
Total Housing Units (2017)	1,948		6,505		8,841		13,837	
Total Housing Units (2010)	1,951		6,434		8,666		13,806	
Historical Annual Growth (2010-2017)	-3	-	71	0.2%	175	0.3%	31	-
Housing Units Occupied (2017)	1,844	94.7%	6,047	93.0%	8,157	92.3%	12,131	87.7%
Housing Units Owner-Occupied	1,110	60.2%	3,971	65.7%	5,548	68.0%	8,707	71.8%
Housing Units Renter-Occupied	734	39.8%	2,075	34.3%	2,610	32.0%	3,424	28.2%
Housing Units Vacant (2017)	104	5.6%	458	7.6%	683	8.4%	1,706	14.1%
Household Size (2017)								
Total Households	1,844		6,047		8,157		12,131	
1 Person Households	608	33.0%	1,986	32.8%	2,536	31.1%	3,520	29.0%
2 Person Households	576	31.2%	2,019	33.4%	2,739	33.6%	4,135	34.1%
3 Person Households	231	12.5%	730	12.1%	1,029	12.6%	1,587	13.1%
4 Person Households	184	10.0%	578	9.6%	835	10.2%	1,351	11.1%
5 Person Households	106	5.8%	338	5.6%	482	5.9%	754	6.2%
6 Person Households	62	3.4%	175	2.9%	234	2.9%	341	2.8%
7 or More Person Households	78	4.2%	221	3.7%	301	3.7%	443	3.7%
Household Income Distribution (2017)								
HH Income $200,000 or More	110	6.0%	379	6.3%	500	6.1%	1,003	8.3%
HH Income $150,000 to $199,999	155	8.4%	453	7.5%	669	8.2%	1,033	8.5%
HH Income $125,000 to $149,999	110	5.9%	304	5.0%	452	5.5%	743	6.1%
HH Income $100,000 to $124,999	81	4.4%	353	5.8%	544	6.7%	930	7.7%
HH Income $75,000 to $99,999	225	12.2%	682	11.3%	928	11.4%	1,457	12.0%
HH Income $50,000 to $74,999	186	10.1%	845	14.0%	1,228	15.1%	1,938	16.0%
HH Income $35,000 to $49,999	222	12.0%	870	14.4%	1,128	13.8%	1,548	12.8%
HH Income $25,000 to $34,999	226	12.3%	681	11.3%	855	10.5%	1,179	9.7%
HH Income $15,000 to $24,999	239	13.0%	699	11.6%	861	10.6%	1,096	9.0%
HH Income $10,000 to $14,999	126	6.9%	306	5.1%	372	4.6%	457	3.8%
HH Income Under $10,000	163	8.8%	475	7.9%	619	7.6%	747	6.2%
Household Vehicles (2017)								
Households 0 Vehicles Available	191	10.4%	607	10.0%	803	9.8%	1,036	8.5%
Households 1 Vehicle Available	970	52.6%	2,993	49.5%	3,672	45.0%	4,801	39.6%
Households 2 Vehicles Available	382	20.7%	1,532	25.3%	2,244	27.5%	3,775	31.1%
Households 3 or More Vehicles Available	300	16.3%	915	15.1%	1,438	17.6%	2,519	20.8%
Total Vehicles Available	2,920		9,343		13,157		20,875	
Average Vehicles per Household	1.6		1.5		1.6		1.7	
Owner-Occupied Household Vehicles	1,960	67.1%	6,891	73.8%	10,036	76.3%	16,511	79.1%
Average Vehicles per Owner-Occupied Household	1.8		1.7		1.8		1.9	
Renter-Occupied Household Vehicles	960	32.9%	2,451	26.2%	3,121	23.7%	4,364	20.9%
Average Vehicles per Renter-Occupied Household	1.3		1.2		1.2		1.3	
Travel Time (2015)								
Worker Base Age 16 years or Over	2,555		8,398		11,103		16,434	
Travel to Work in 14 Minutes or Less	927	36.3%	2,812	33.5%	3,542	31.9%	4,974	30.3%
Travel to Work in 15 to 29 Minutes	642	25.1%	1,752	20.9%	2,410	21.7%	3,978	24.2%
Travel to Work in 30 to 59 Minutes	514	20.1%	1,500	17.9%	2,205	19.9%	3,479	21.2%
Travel to Work in 60 Minutes or More	205	8.0%	713	8.5%	947	8.5%	1,457	8.9%
Work at Home	110	4.3%	225	2.7%	272	2.5%	380	2.3%
Average Minutes Travel to Work	18.1		18.4		19.2		19.5	

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.9285/-72.6839

RFULL9

1309 Old Country Rd **Riverhead, NY 11901**	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2015)								
Worker Base Age 16 years or Over	2,555		8,398		11,103		16,434	
Drive to Work Alone	1,689	66.1%	6,389	76.1%	8,661	78.0%	13,082	79.6%
Drive to Work in Carpool	398	15.6%	942	11.2%	1,137	10.2%	1,645	10.0%
Travel to Work by Public Transportation	94	3.7%	317	3.8%	422	3.8%	579	3.5%
Drive to Work on Motorcycle	-	-	-	-	3	-	10	0.1%
Bicycle to Work	2	0.1%	18	0.2%	19	0.2%	23	0.1%
Walk to Work	158	6.2%	326	3.9%	400	3.6%	490	3.0%
Other Means	104	4.1%	181	2.2%	189	1.7%	224	1.4%
Work at Home	110	4.3%	225	2.7%	272	2.5%	380	2.3%
Daytime Demographics (2017)								
Total Businesses	691		1,720		1,919		2,215	
Total Employees	9,708		22,415		23,951		27,183	
Company Headquarter Businesses	1	0.2%	5	0.3%	5	0.2%	6	0.3%
Company Headquarter Employees	638	6.6%	1,174	5.2%	1,191	5.0%	1,255	4.6%
Employee Population per Business	14.1 to 1		13.0 to 1		12.5 to 1		12.3 to 1	
Residential Population per Business	7.1 to 1		9.6 to 1		11.5 to 1		14.8 to 1	
Adj. Daytime Demographics Age 16 Years or Over	11,492		29,632		33,419		40,677	
Labor Force								
Labor Population Age 16 Years or Over (2017)	4,157		14,160		18,837		27,731	
Labor Force Total Males (2017)	2,114	50.9%	7,453	52.6%	9,784	51.9%	14,273	51.5%
Male Civilian Employed	1,387	65.6%	4,019	53.9%	5,346	54.6%	7,995	56.0%
Male Civilian Unemployed	77	3.6%	279	3.7%	348	3.6%	440	3.1%
Males in Armed Forces	-	-	1	-	10	0.1%	25	0.2%
Males Not in Labor Force	650	30.8%	3,155	42.3%	4,079	41.7%	5,813	40.7%
Labor Force Total Females (2017)	2,043	49.1%	6,707	47.4%	9,054	48.1%	13,458	48.5%
Female Civilian Employed	986	48.3%	2,922	43.6%	4,012	44.3%	6,216	46.2%
Female Civilian Unemployed	43	2.1%	139	2.1%	217	2.4%	318	2.4%
Females in Armed Forces	-	-	1	-	1	-	1	-
Females Not in Labor Force	1,013	49.6%	3,644	54.3%	4,824	53.3%	6,923	51.4%
Unemployment Rate		2.9%		3.0%		3.0%		2.7%
Labor Force Growth (2010-2017)	-23	-1.0%	-49	-0.7%	-1	-	-43	-0.3%
Male Labor Force Growth (2010-2017)	-16	-1.1%	-25	-0.6%	-	-	-23	-0.3%
Female Labor Force Growth (2010-2017)	-7	-0.7%	-24	-0.8%	-1	-	-20	-0.3%
Occupation (2015)								
Occupation Population Age 16 Years or Over	2,395		6,991		9,359		14,254	
Occupation Total Males	1,403	58.6%	4,044	57.8%	5,346	57.1%	8,018	56.3%
Occupation Total Females	993	41.4%	2,947	42.2%	4,013	42.9%	6,236	43.7%
Management, Business, Financial Operations	150	6.3%	431	6.2%	678	7.2%	1,347	9.4%
Professional, Related	343	14.3%	1,016	14.5%	1,563	16.7%	2,634	18.5%
Service	641	26.8%	1,705	24.4%	2,189	23.4%	3,093	21.7%
Sales, Office	599	25.0%	1,949	27.9%	2,496	26.7%	3,737	26.2%
Farming, Fishing, Forestry	36	1.5%	148	2.1%	235	2.5%	291	2.0%
Construction, Extraction, Maintenance	261	10.9%	849	12.1%	1,176	12.6%	1,850	13.0%
Production, Transport, Material Moving	366	15.3%	893	12.8%	1,023	10.9%	1,303	9.1%
White Collar Workers	1,092	45.6%	3,395	48.6%	4,737	50.6%	7,718	54.1%
Blue Collar Workers	1,304	54.4%	3,596	51.4%	4,622	49.4%	6,537	45.9%

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Metro Commercial &
Business Brokers, Inc.

Lat/Lon: 40.9285/-72.6839

1309 Old Country Rd Riverhead, NY 11901	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)								
Total Units	1,812		5,853		7,828		11,735	
1 Detached Unit	1,024	56.5%	3,212	54.9%	4,557	58.2%	7,745	66.0%
1 Attached Unit	87	4.8%	532	9.1%	670	8.6%	1,045	8.9%
2 Units	66	3.7%	216	3.7%	265	3.4%	345	2.9%
3 to 4 Units	38	2.1%	129	2.2%	199	2.5%	230	2.0%
5 to 9 Units	139	7.7%	576	9.8%	654	8.4%	795	6.8%
10 to 19 Units	81	4.4%	234	4.0%	299	3.8%	351	3.0%
20 to 49 Units	8	0.4%	40	0.7%	46	0.6%	66	0.6%
50 or More Units	36	2.0%	92	1.6%	116	1.5%	139	1.2%
Mobile Home or Trailer	376	20.7%	1,088	18.6%	1,339	17.1%	1,444	12.3%
Other Structure	2	0.1%	7	0.1%	7	0.1%	7	0.1%
Homes Built By Year (2015)								
Homes Built 2014 or later	1	0.1%	6	0.1%	8	0.1%	56	0.5%
Homes Built 2010 to 2013	29	1.6%	133	2.3%	187	2.4%	282	2.4%
Homes Built 2000 to 2009	230	12.7%	1,266	21.6%	1,661	21.2%	2,462	21.0%
Homes Built 1990 to 1999	200	11.1%	784	13.4%	1,016	13.0%	1,628	13.9%
Homes Built 1980 to 1989	218	12.0%	657	11.2%	876	11.2%	1,399	11.9%
Homes Built 1970 to 1979	261	14.4%	727	12.4%	1,054	13.5%	1,559	13.3%
Homes Built 1960 to 1969	321	17.7%	882	15.1%	1,211	15.5%	1,709	14.6%
Homes Built 1950 to 1959	228	12.6%	694	11.9%	955	12.2%	1,338	11.4%
Homes Built 1940 to 1949	146	8.0%	345	5.9%	383	4.9%	526	4.5%
Homes Built Before 1939	220	12.1%	626	10.7%	803	10.3%	1,203	10.3%
Median Age of Homes	44.3 yrs		39.6 yrs		39.4 yrs		38.8 yrs	
Home Values (2015)								
Owner Specified Housing Units	1,095		3,898		5,375		8,470	
Home Values $1,000,000 or More	6	0.6%	28	0.7%	42	0.8%	128	1.5%
Home Values $750,000 to $999,999	34	3.1%	75	1.9%	107	2.0%	333	3.9%
Home Values $500,000 to $749,999	76	7.0%	294	7.5%	511	9.5%	925	10.9%
Home Values $400,000 to $499,999	109	10.0%	558	14.3%	828	15.4%	1,544	18.2%
Home Values $300,000 to $399,999	272	24.8%	1,040	26.7%	1,418	26.4%	2,369	28.0%
Home Values $250,000 to $299,999	130	11.9%	556	14.3%	719	13.4%	1,037	12.2%
Home Values $200,000 to $249,999	142	12.9%	454	11.6%	578	10.7%	734	8.7%
Home Values $175,000 to $199,999	51	4.6%	160	4.1%	219	4.1%	256	3.0%
Home Values $150,000 to $174,999	32	3.0%	102	2.6%	159	3.0%	237	2.8%
Home Values $125,000 to $149,999	13	1.2%	47	1.2%	60	1.1%	74	0.9%
Home Values $100,000 to $124,999	35	3.2%	80	2.1%	125	2.3%	198	2.3%
Home Values $90,000 to $99,999	14	1.3%	49	1.3%	60	1.1%	69	0.8%
Home Values $80,000 to $89,999	47	4.3%	120	3.1%	136	2.5%	152	1.8%
Home Values $70,000 to $79,999	30	2.7%	90	2.3%	109	2.0%	120	1.4%
Home Values $60,000 to $69,999	26	2.4%	89	2.3%	124	2.3%	150	1.8%
Home Values $50,000 to $59,999	29	2.6%	59	1.5%	69	1.3%	75	0.9%
Home Values $35,000 to $49,999	18	1.6%	42	1.1%	49	0.9%	56	0.7%
Home Values $25,000 to $34,999	18	1.7%	97	2.5%	125	2.3%	157	1.9%
Home Values $10,000 to $24,999	26	2.3%	69	1.8%	81	1.5%	90	1.1%
Home Values Under $10,000	5	0.5%	20	0.5%	27	0.5%	32	0.4%
Owner-Occupied Median Home Value	$248,674		$280,112		$295,741		$326,801	
Renter-Occupied Median Rent	$1,192		$1,194		$1,202		$1,244	

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.9285/-72.6839

RFULL9

1309 Old Country Rd Riverhead, NY 11901	1 mi radius		2 mi radius		3 mi radius		5 mi radius	
Total Annual Consumer Expenditure (2017)								
Total Household Expenditure	$100 M		$337 M		$467 M		$753 M	
Total Non-Retail Expenditure	$54.4 M		$182 M		$253 M		$409 M	
Total Retail Expenditure	$46.0 M		$154 M		$214 M		$343 M	
Apparel	$3.52 M		$11.8 M		$16.4 M		$26.4 M	
Contributions	$4.58 M		$15.3 M		$21.3 M		$35.3 M	
Education	$3.84 M		$12.7 M		$17.8 M		$29.3 M	
Entertainment	$5.60 M		$18.8 M		$26.2 M		$42.4 M	
Food and Beverages	$14.7 M		$49.2 M		$68.2 M		$109 M	
Furnishings and Equipment	$3.43 M		$11.5 M		$16.0 M		$26.2 M	
Gifts	$2.53 M		$8.46 M		$11.8 M		$19.5 M	
Health Care	$8.07 M		$27.1 M		$37.3 M		$59.2 M	
Household Operations	$2.91 M		$9.69 M		$13.6 M		$22.3 M	
Miscellaneous Expenses	$1.46 M		$4.93 M		$6.83 M		$10.9 M	
Personal Care	$1.30 M		$4.36 M		$6.05 M		$9.72 M	
Personal Insurance	$758 K		$2.53 M		$3.54 M		$5.84 M	
Reading	$223 K		$749 K		$1.04 M		$1.68 M	
Shelter	$20.8 M		$69.7 M		$96.8 M		$156 M	
Tobacco	$614 K		$2.06 M		$2.81 M		$4.37 M	
Transportation	$18.5 M		$62.6 M		$87.0 M		$140 M	
Utilities	$7.53 M		$25.2 M		$34.7 M		$55.1 M	
Monthly Household Consumer Expenditure (2017)								
Total Household Expenditure	$4,537		$4,638		$4,774		$5,171	
Total Non-Retail Expenditure	$2,457	54.2%	$2,512	54.2%	$2,589	54.2%	$2,812	54.4%
Total Retail Expenditures	$2,080	45.8%	$2,126	45.8%	$2,185	45.8%	$2,359	45.6%
Apparel	$159	3.5%	$162	3.5%	$167	3.5%	$182	3.5%
Contributions	$207	4.6%	$210	4.5%	$218	4.6%	$243	4.7%
Education	$173	3.8%	$175	3.8%	$181	3.8%	$201	3.9%
Entertainment	$253	5.6%	$259	5.6%	$267	5.6%	$291	5.6%
Food and Beverages	$663	14.6%	$679	14.6%	$697	14.6%	$749	14.5%
Furnishings and Equipment	$155	3.4%	$158	3.4%	$164	3.4%	$180	3.5%
Gifts	$114	2.5%	$117	2.5%	$121	2.5%	$134	2.6%
Health Care	$365	8.0%	$373	8.0%	$381	8.0%	$407	7.9%
Household Operations	$131	2.9%	$133	2.9%	$138	2.9%	$153	3.0%
Miscellaneous Expenses	$66	1.5%	$68	1.5%	$70	1.5%	$75	1.5%
Personal Care	$59	1.3%	$60	1.3%	$62	1.3%	$67	1.3%
Personal Insurance	$34	0.8%	$35	0.8%	$36	0.8%	$40	0.8%
Reading	$10	0.2%	$10	0.2%	$11	0.2%	$12	0.2%
Shelter	$940	20.7%	$960	20.7%	$989	20.7%	$1,071	20.7%
Tobacco	$28	0.6%	$28	0.6%	$29	0.6%	$30	0.6%
Transportation	$838	18.5%	$862	18.6%	$889	18.6%	$960	18.6%
Utilities	$340	7.5%	$347	7.5%	$355	7.4%	$378	7.3%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.