

BUILD TO SUIT OR GROUND LEASE

Great Freestanding .87 acre location at light, easy access, Portion Rd., Ronkonkoma, near Stop & Shop, in center of shopping district!

LOCATION:

Northeast corner of Hans Blvd & Portion Rd., Ronkonkoma, Suffolk County, NY,
Town of Brookhaven Google map link:

<https://goo.gl/maps/KXdHKdBtUWH1SmxaA>

LOT SIZE: .87 acres, vacant land

GROUND LEASE/BUILD TO SUIT PRICE: Please call; property can be ground leased or built to suit for qualified tenant.

DESCRIPTION:

- No sewer hookup available
- Corner property with traffic signal
- Curb cut off Portion Rd.
- Up to 5,100sf retail building possible

CURRENTLY: Vacant land

CONDITION: To be built

PARKING: Up to 34 car parking

AVAILABLE: As soon as permitted

NEARBY TENANTS: Near banks, ShopRite, Stop & Shop, numerous fast food stores, gas stations, much more. This is located in the heart of the Portion Rd./Ronkonkoma shopping district!

NEIGHBORHOOD: Well populated middle income location.

ZONING: J2 zoning, good for retail, medical, food, restaurant. No fast food drive thru.

PRICE: To be determined dependent on Tenant quality and requirements.

OTHER RENTAL COSTS: To be determined.

NOTE: This site can be ground leased or built to suit. Landlord can obtain entitlements.

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

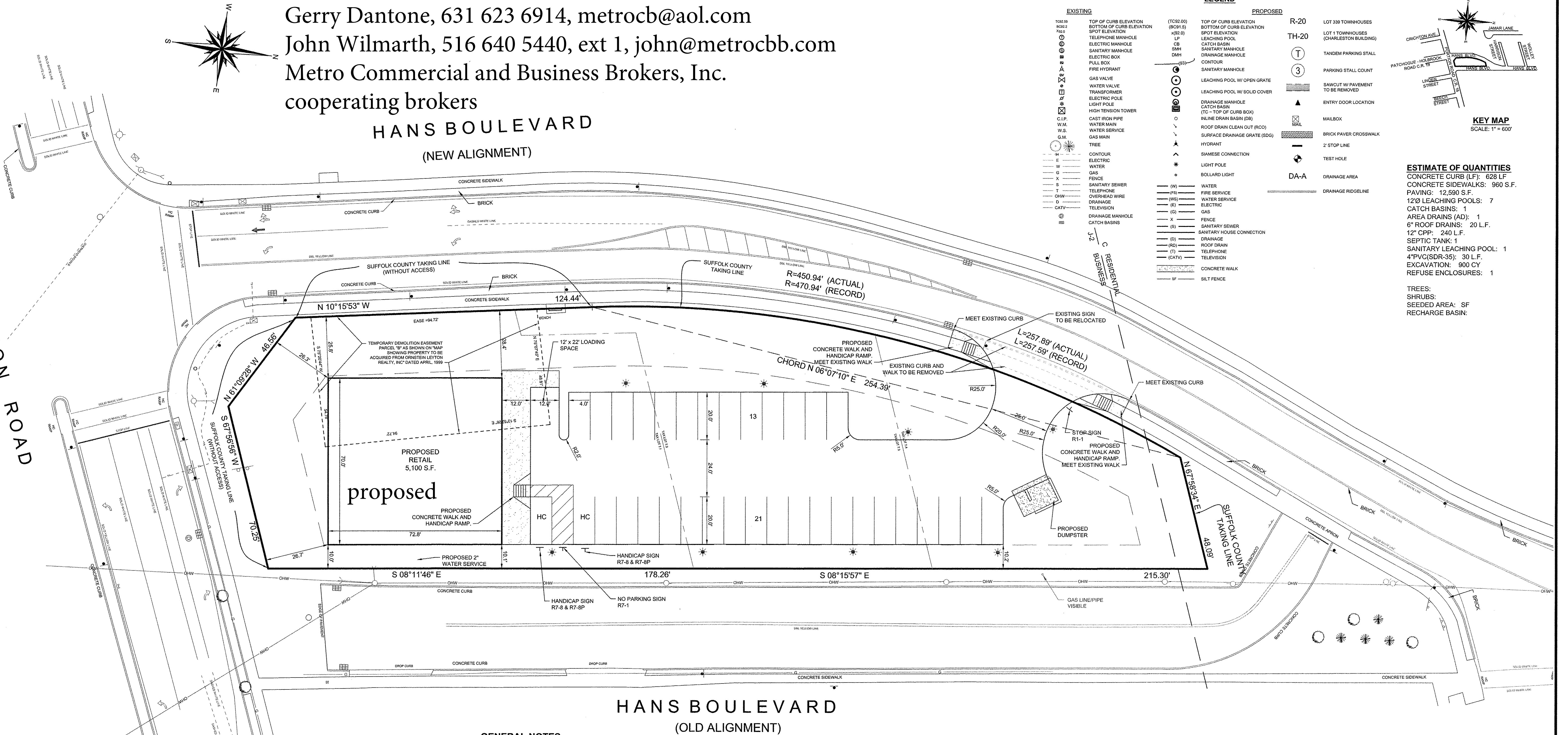
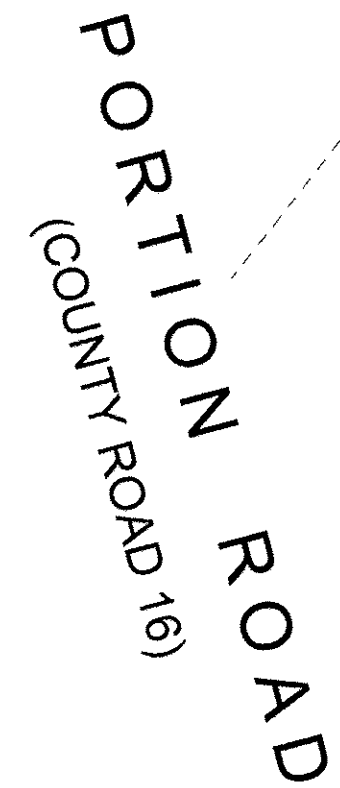
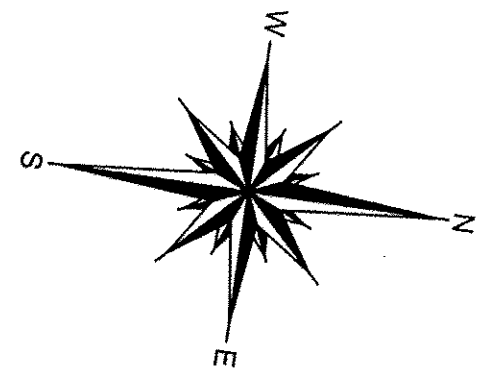


For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554



John R. Wilmarth Gerry Dantone
(516) 640-5440 John@Metrocbb.com (631) 623-6914 metrocb@aol.com

HANS BOULEVARD
(NEW ALIGNMENT)



1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD.
2. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS, BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL SUBSURFACE AREAS ARE TO RECEIVE FOUR (4) INCHES OF TOPSOIL, SEED, MULCH AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
5. ALL STORM WATER PIPING SHALL BE RCP CLASS IV OR CORRUGATED POLYETHYLENE PIPE (CPP), CPP SHALL ADVANCE DRAINAGE SYSTEMS INC. (ADS N-12)OR HANCOR, INC. (HI-G-SMOOTH INTERIOR).
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL OF ALL EXISTING ONSITE IMPROVEMENTS, UTILITIES, AND CLEAR AND GRUB EXISTING VEGETATION UNLESS OTHERWISE NOTED. THE FINAL SUBGRADE ELEVATION SHALL BE ESTABLISHED AT 10 INCHES BELOW FINISHED FLOOR ELEVATION TO ALLOW FOR A 4 INCH CONCRETE SLAB AND 6 INCHES OF SUBBASE(PROVIDED BY THE BUILDING CONTRACTOR). THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED.
7. FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS, AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY(ASTM D698). FILL MATERIAL SHALL NOT BE LARGER THAN 2 INCHES AND WITH LESS THAN 10 PERCENT PASSING THE No. 200 SIEVE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND COORDINATE ALL REQUIRED MUNICIPAL AND UTILITY INSPECTIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY DISCONNECTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK FEES AND PERMITS REQUIRED FOR UTILITY POLE RELOCATION AND COORDINATE WITH UTILITIES.

AREA: 15,000 S.F. MINIMUM
LOT WIDTH: 100' MINIMUM
FRONT YARD: 25' MINIMUM
REAR YARD: 25' MINIMUM
SIDE YARD: 10' MINIMUM
HEIGHT: 35'/21/2 STORIES
F.A.R.: 35%

AREA: 37,931 SQ.FT. ~ 0.87 ACRES
 DATUM: N.A.V.D. 88 DATUM
 INTENDED USE OF PROPERTY: RETAIL
 ZONING: J-2 BUSINESS AND C RESIDENCE
 SUFFOLK COUNTY TAX NUMBER: 0200-648-05-7.1, 7.3, AND 7.4
 SCHOOL DISTRICT: SACHEM
 FIRE DISTRICT: LAKE RONKONKOMA
 WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
 POST OFFICE: LAKE RONKONKOMA

TOPOGRAPHIC AND SURVEY INFORMATION TAKEN FROM BOUNDARY AND
TOPOGRAPHIC SURVEY PREPARED BY NELSON AND POPE DATED AUGUST 12, 2011

REQUIRED: 5,100 SQ.FT. x 1 STALL / 150 SQ.FT. = 34.0

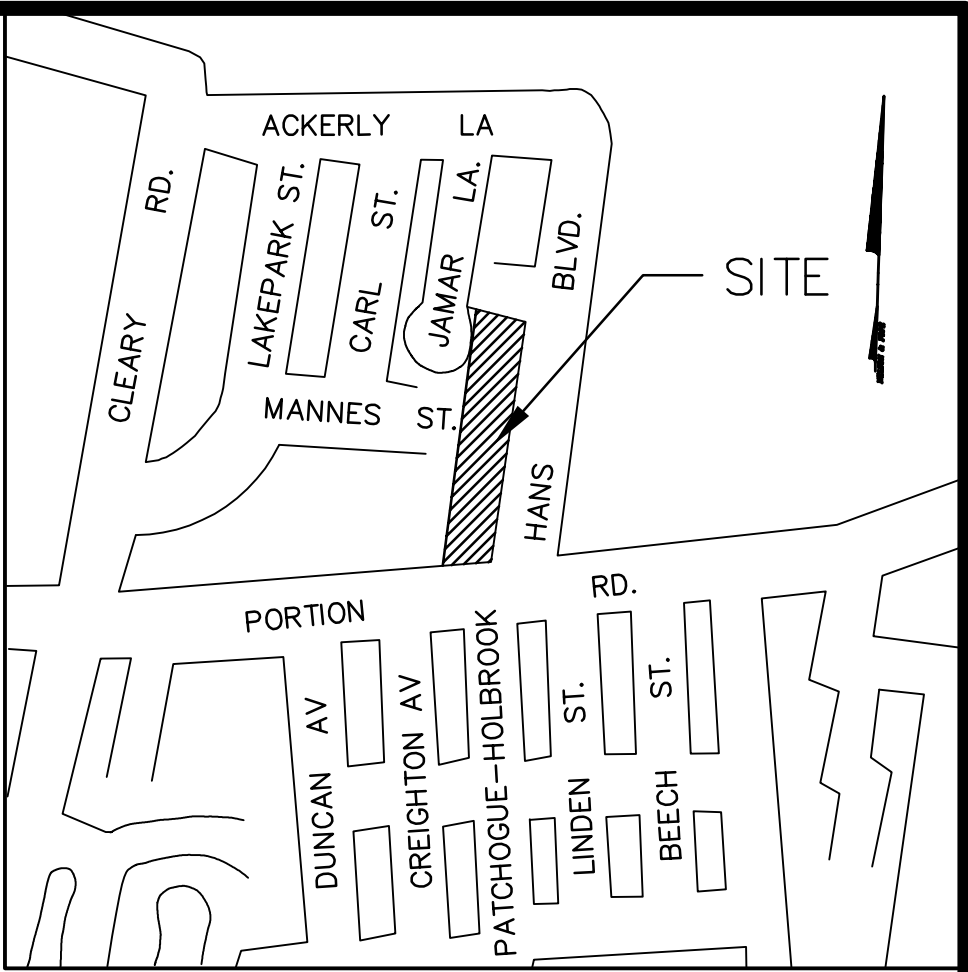
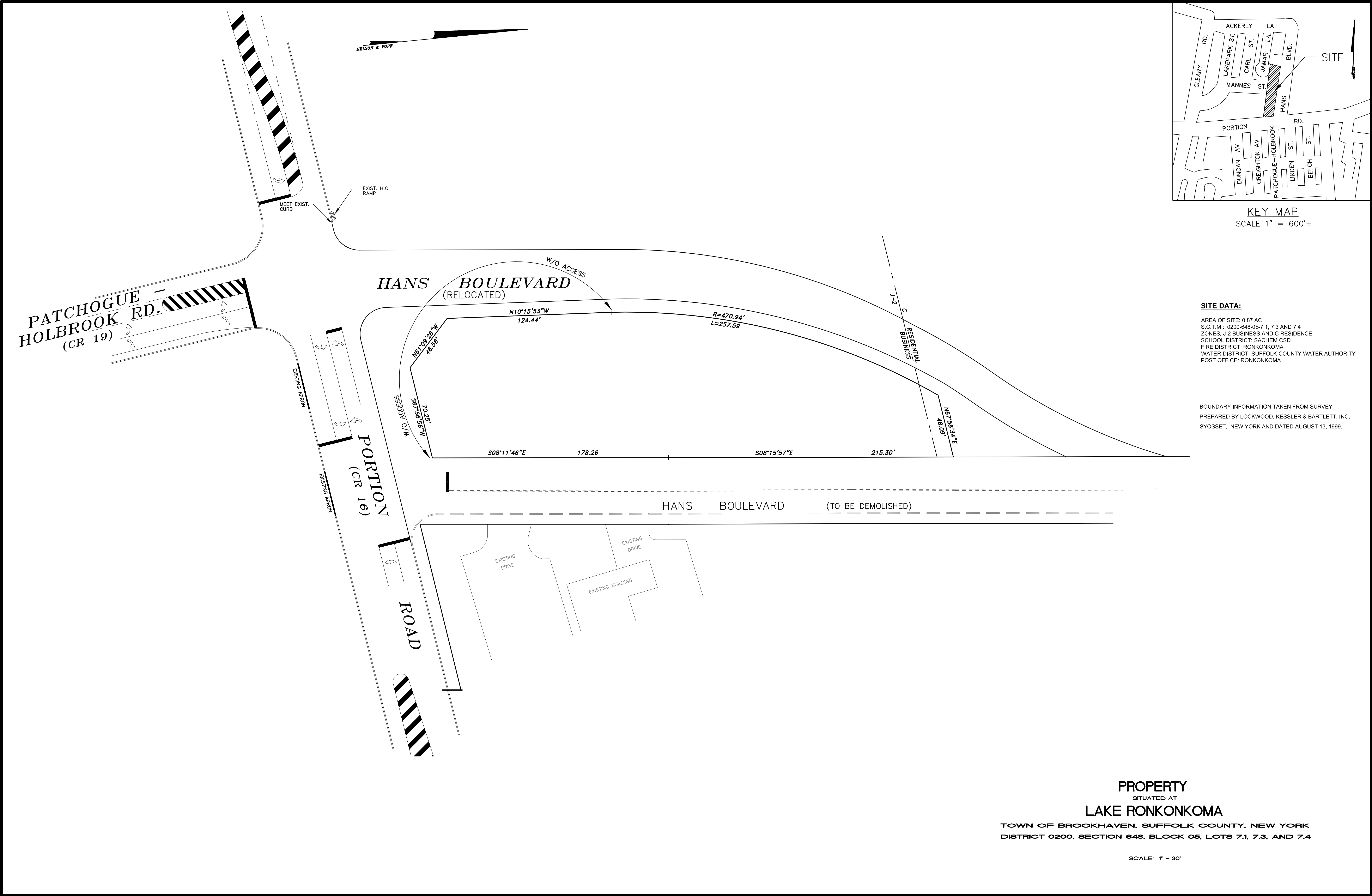
PROVIDED: 34 (INCL. 2 HANDICAP STALLS)

SCALE: 1" = 20'

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

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KEY MAP
SCALE 1" = 600'±

SITE DATA:
AREA OF SITE: 0.87 AC
S.C.T.M.: 0200-648-05-7.1, 7.3 AND 7.4
ZONES: J-2 BUSINESS AND C RESIDENCE
SCHOOL DISTRICT: SACHEM CSD
FIRE DISTRICT: RONKONKOMA
WATER DISTRICT: SUFFOLK COUNTY WATER AUTHORITY
POST OFFICE: RONKONKOMA

BOUNDARY INFORMATION TAKEN FROM SURVEY
PREPARED BY LOCKWOOD, KESSLER & BARTLETT, INC.
SYOSSET, NEW YORK AND DATED AUGUST 13, 1999.



