

1309

OLD COUNTRY ROAD

RIVERHEAD | NEW YORK

RARE 2.069 ACRE DEVELOPMENT
OPPORTUNITY FOR SALE/LEASE



EXECUTIVE SUMMARY

Colliers

1309 Old Country Road, Riverhead is a rare 2.069-acre development opportunity with excellent visibility on Old Country Road. With 217 feet of frontage on Old Country Road and 389 feet on Osborn Avenue, the site offers excellent visibility and accessibility. Zoned Business Center (BC), it supports various commercial uses, with approved plans for a Motor Vehicle Dealership & Service Center, allowing for expedited development.



The property is in a desirable submarket where available land is uncommon, and values continue to rise. Its location makes it ideal for retail, medical or automotive use. Municipal sewer connection located on Osborn Avenue.

With strong market fundamentals, approved plans, and a prime location, 1309 Old Country Road is a unique opportunity for investors or end-users looking to establish a presence in Riverhead's commercial district.

PROPERTY HIGHLIGHTS



Address: 1309 Old Country Road, Riverhead
Parcel: 0600-122.00-02.00-002.001
Site Area SF: 90,166 SF
Site Area Acres: 2.069
Site Description: 217' frontage on Old Country Road & 389' on Osborn Avenue
Zoning: Business Center (BC)
Traffic Count: 30,150 VPD (Old Country Road)
5,332 VPD (Osbourne Avenue)

Proposed Floor Plan



Details

- Owner has secured approved plans for a Motor Vehicle Dealership & Service Center
- Excellent for visibility for retail, automotive or medical use
- Accessible from Old Country Road and Osborn Avenue





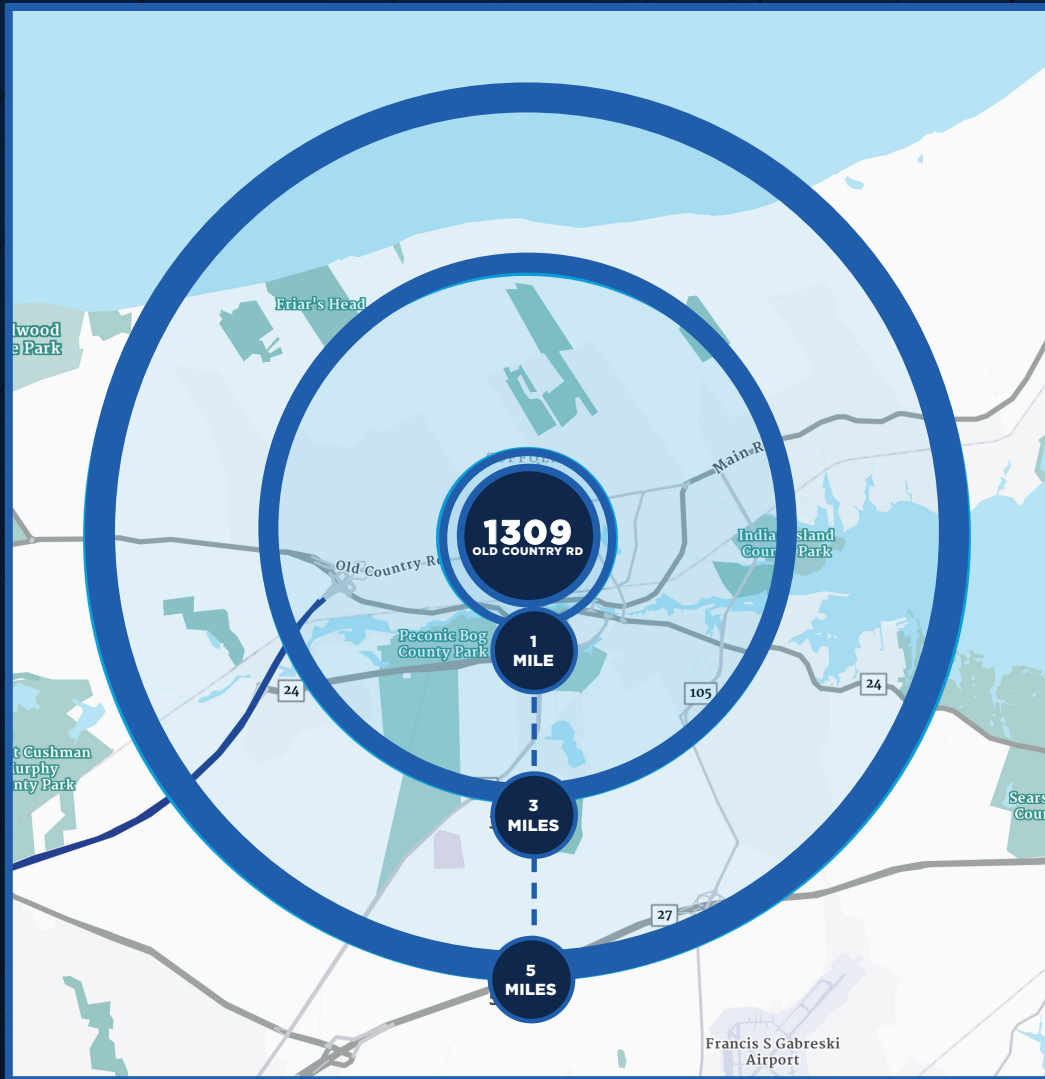
NEIGHBORING RETAIL/AUTOMOTIVE



NEIGHBORING RETAIL

- | | |
|----------------------------------|---------------------------|
| 1. Eagle Chevrolet of Riverhead | 19. Chipotle |
| 2. Apple Honda | 20. TGI Fridays |
| 3. Riverhead Ford Lincoln | 21. IHOP |
| 4. Riverhead GMC | 22. Stop & Shop |
| 5. Riverhead Mazda | 23. Lowe's |
| 6. Riverhead Bay Volkswagen | 24. Best Buy |
| 7. Riverhead Bay Subaru | 25. Hobby Lobby |
| 8. Riverhead Toyota | 26. Home Depot |
| 9. Riverhead Chrysler Dodge Jeep | 27. ShopRite |
| 10. Riverhead Nissan | 28. Planet Fitness |
| 11. Hyundai Riverhead | 29. Target |
| 12. Riverhead Raceway | 30. Harbor Freight |
| 13. Prestigious Motors | 31. Staples |
| 14. Autozone | 32. CVS |
| 15. Taco Bell | 33. Walgreens |
| 16. Peconic Bay Medical Center | 34. Mavis Discount Tire |
| 17. Lidl | 35. Dunkin' |
| 18. Wendy's | 36. Moe's Southwest Grill |

LOCATION DEMOGRAPHICS



5,069
ESTIMATED
POPULATION
2024



1,693
ESTIMATED
HOUSEHOLDS
2024



\$92,286
AVERAGE
HOUSEHOLD INCOME
2024



72.8%
LABOR
FORCE
2024

1 MILE



24,536
ESTIMATED
POPULATION
2024



8,990
ESTIMATED
HOUSEHOLDS
2024



\$101,150
AVERAGE
HOUSEHOLD INCOME
2024



60%
LABOR
FORCE
2024

3 MILES



35,230
ESTIMATED
POPULATION
2024



12,866
ESTIMATED
HOUSEHOLDS
2024



\$109,687
AVERAGE
HOUSEHOLD INCOME
2024



54.5%
LABOR
FORCE
2024

5 MILES

1309

OLD COUNTRY ROAD

RIVERHEAD | NEW YORK

JOSHUA KLEINBERG

Executive Vice President

203 961 6568

joshua.kleinberg@colliers.com

Licensed Salesperson

DARREN LEIDERMAN

Executive Vice President

516 284 3434

darren.leiderman@colliers.com

Licensed Salesperson

RICHARD NOVAK

Senior Vice President

917 575 4159

richard.novak@colliers.com

Licensed Salesperson

DANIEL MUNDLE

Associate

212 716 3896

daniel.mundle@colliers.com

Licensed Salesperson

MICHAEL ZAWOL

Associate

516 284 3417

michael.zawol@colliers.com

Licensed Salesperson

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International CT.

