

FORMER JENNIFER FURNITURE

2257 Route 112-Coram, NY 11727



PRIME FREESTANDING BUILDING

PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	10,323	82,712	190,296
Avg. HH Income	\$102,222	\$132,673	\$145,373
Total Households	4,269	29,704	66,684

HIGHLIGHTS

- Strong corner of Rt. 112 & Middle Country Rd.
- 3 Miles North of the LIE (Exit 64)
- Neighboring tenants include:
The Home Depot, Zwanger Pesiri, Taco Bell (New!)
Super Stop & Shop, Verizon Wireless,
McDonald's, Dunkin Donuts & 7-Eleven

NOTES

- GLA: 27,200 SF
- Availabilities: 5,000 SF (PAD)
- Traffic Count: 21,000 AADT



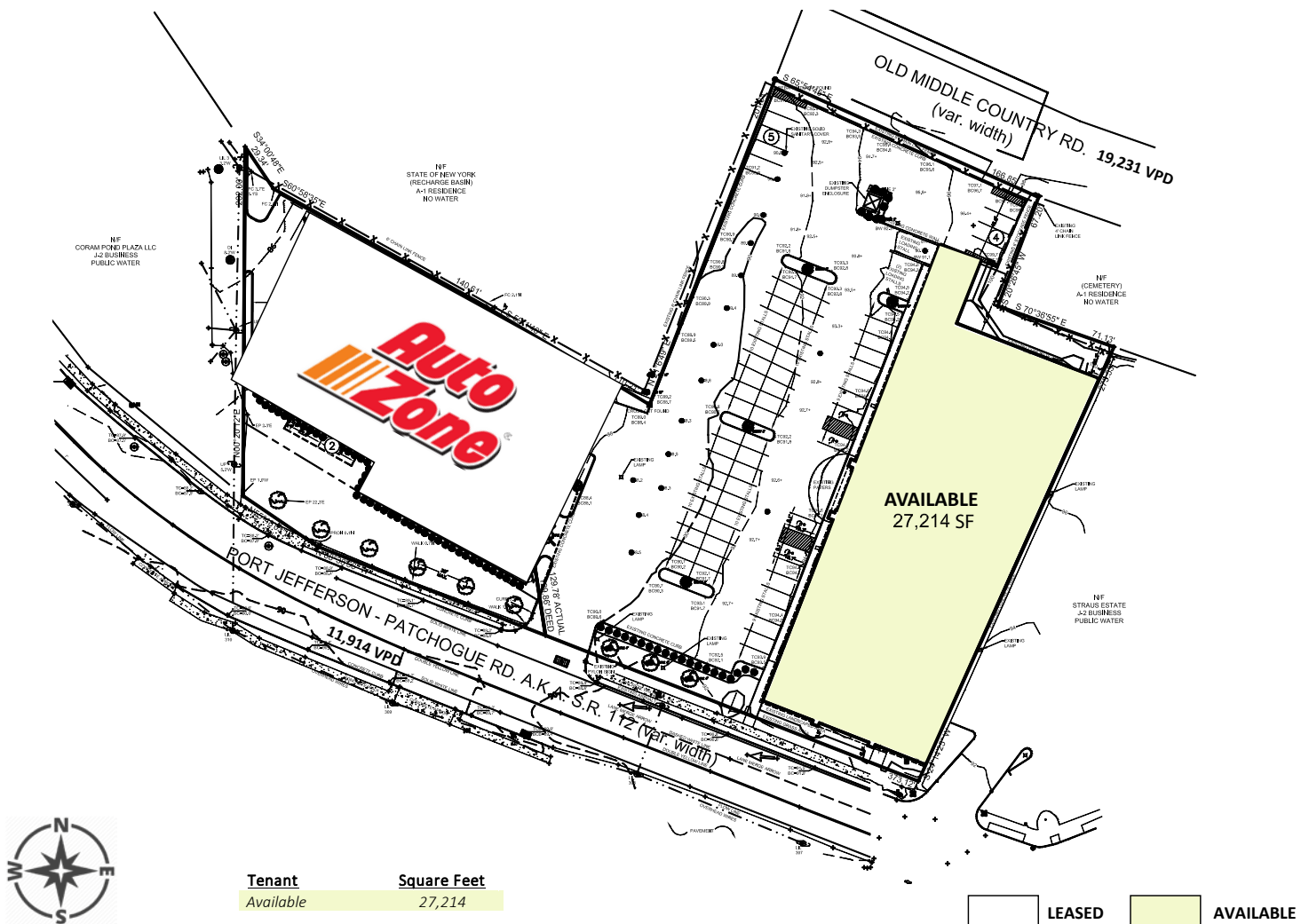
MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11024
www.masonam.com

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SITE PLAN



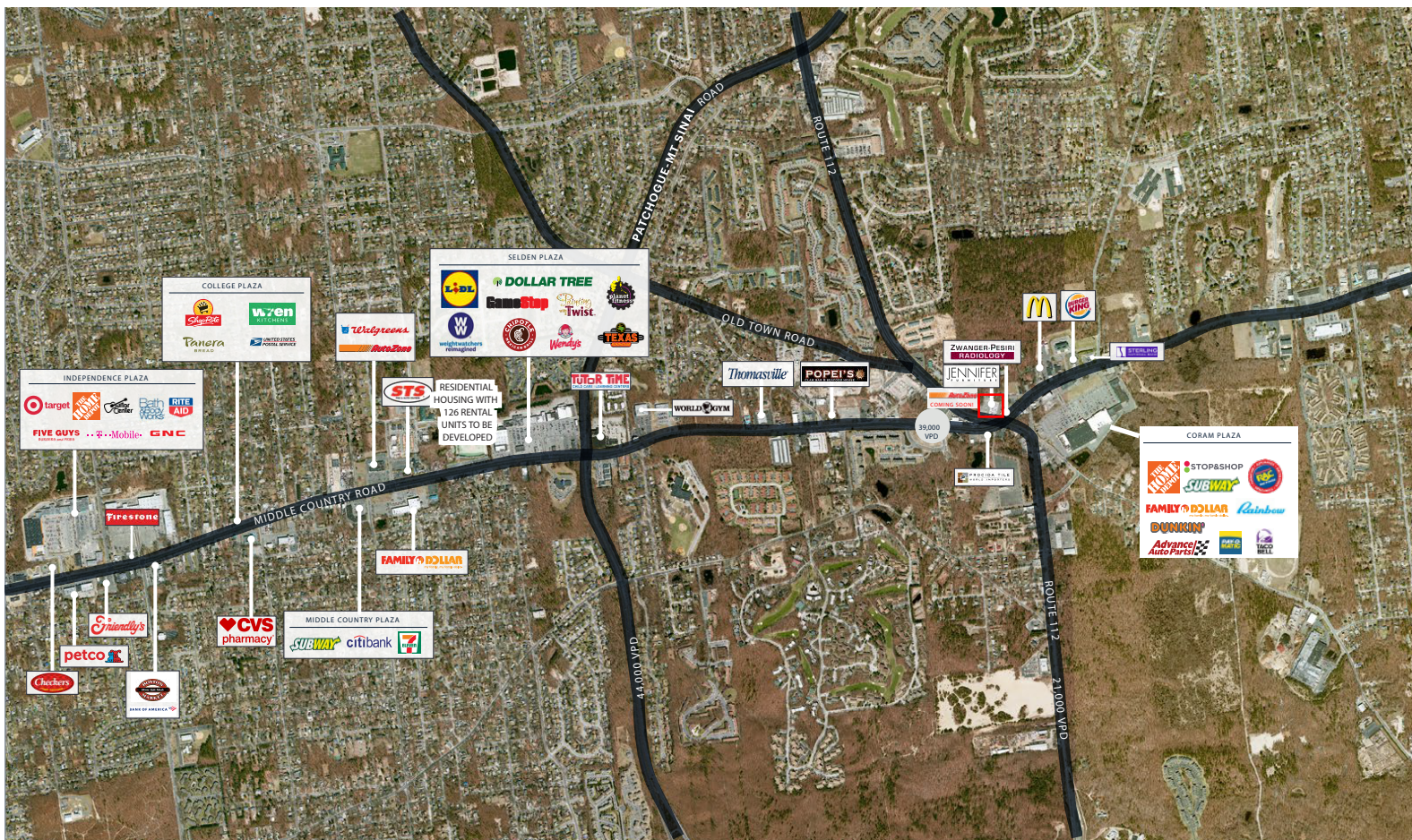
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RETAILER MAP



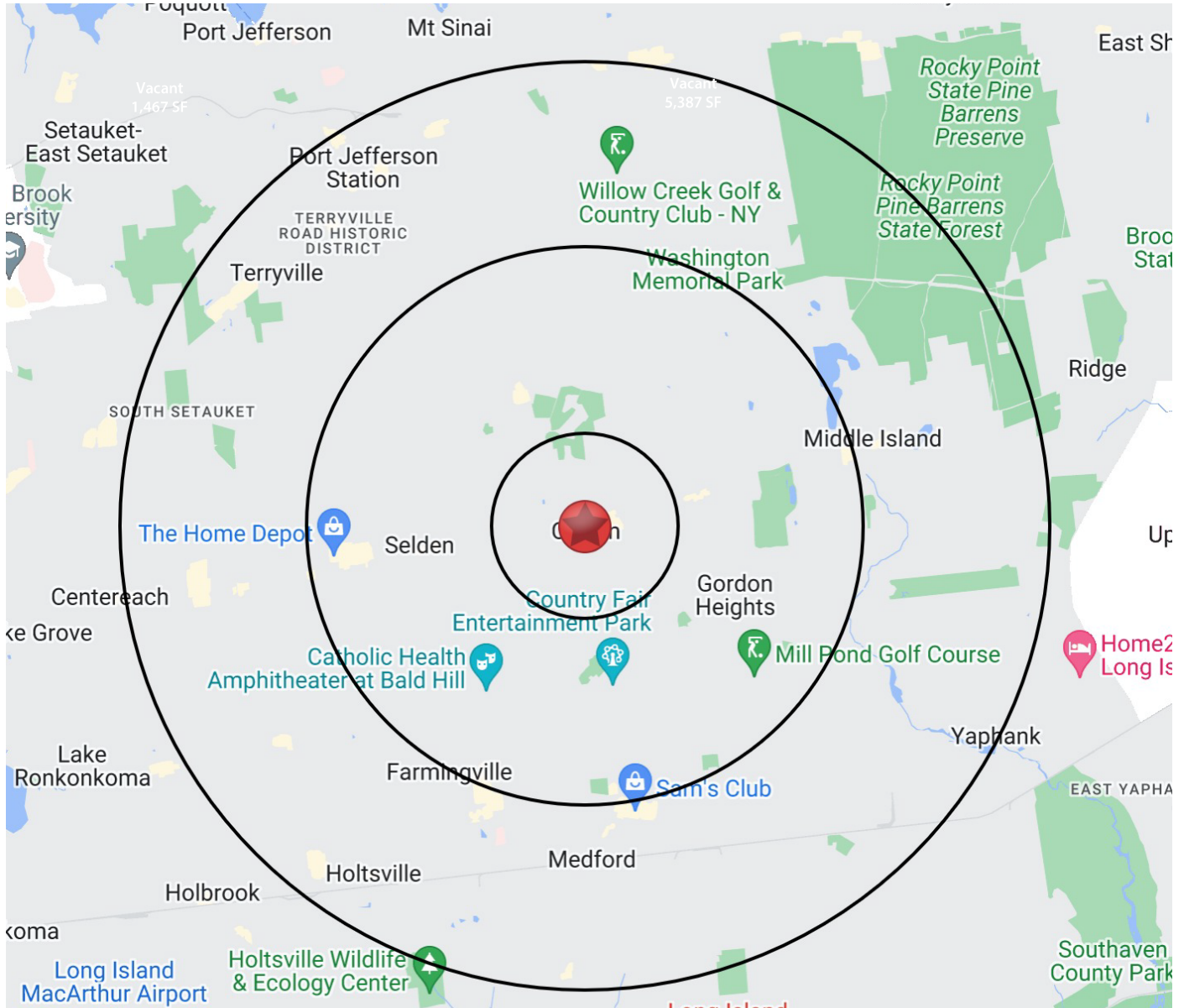
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RADIUS MAP



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