

MIDDLE COUNTRY ROAD MIDDLE ISLAND, NY CORNER LOCATION

LOCATION:

NEC Middle Country Rd. & Middle Island Rd.
Middle Island, Suffolk, NY 11953

SIZE: Building - 2,500 sq ft
Lot - 18,750 sq ft (150' x 125')

DESCRIPTION:

- Corner location at traffic signal with turn lanes!
- Very visible, easily accessed.
- Middle Island's primary intersection!

CURRENTLY: Auto repairs.

CONDITION: As is.

AVAILABLE: ASAP, Upon Landlord recapture of space.

NEARBY TENANTS: Next to Shell Gas, opposite the Library, WalMart, Compare Foods, Rite Aid, CVS coming soon, more!

NEIGHBORHOOD: Growing middle income area with numerous condos and good shopping.

ZONING: Commercial.

PRICE: \$72,000/yr. **OTHER RENTAL COSTS:** TBD.

NOTE: Great convenient location! At the center of Middle Island!



2008	1 Mile	3 Mile	5 Mile
Projected Population	4,137	31,798	112,589
Projected Median HH Income	\$57,936	\$67,977	\$73,553

This property is offered subject to availability, errors, omissions, or changes in price or terms without notice. ID #2843



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



John R. Wilmarth
(516) 640-5440 john@metrocb.com

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(631) 623-6914 metrocb@aol.com

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 Member of International Council of Shopping Centers

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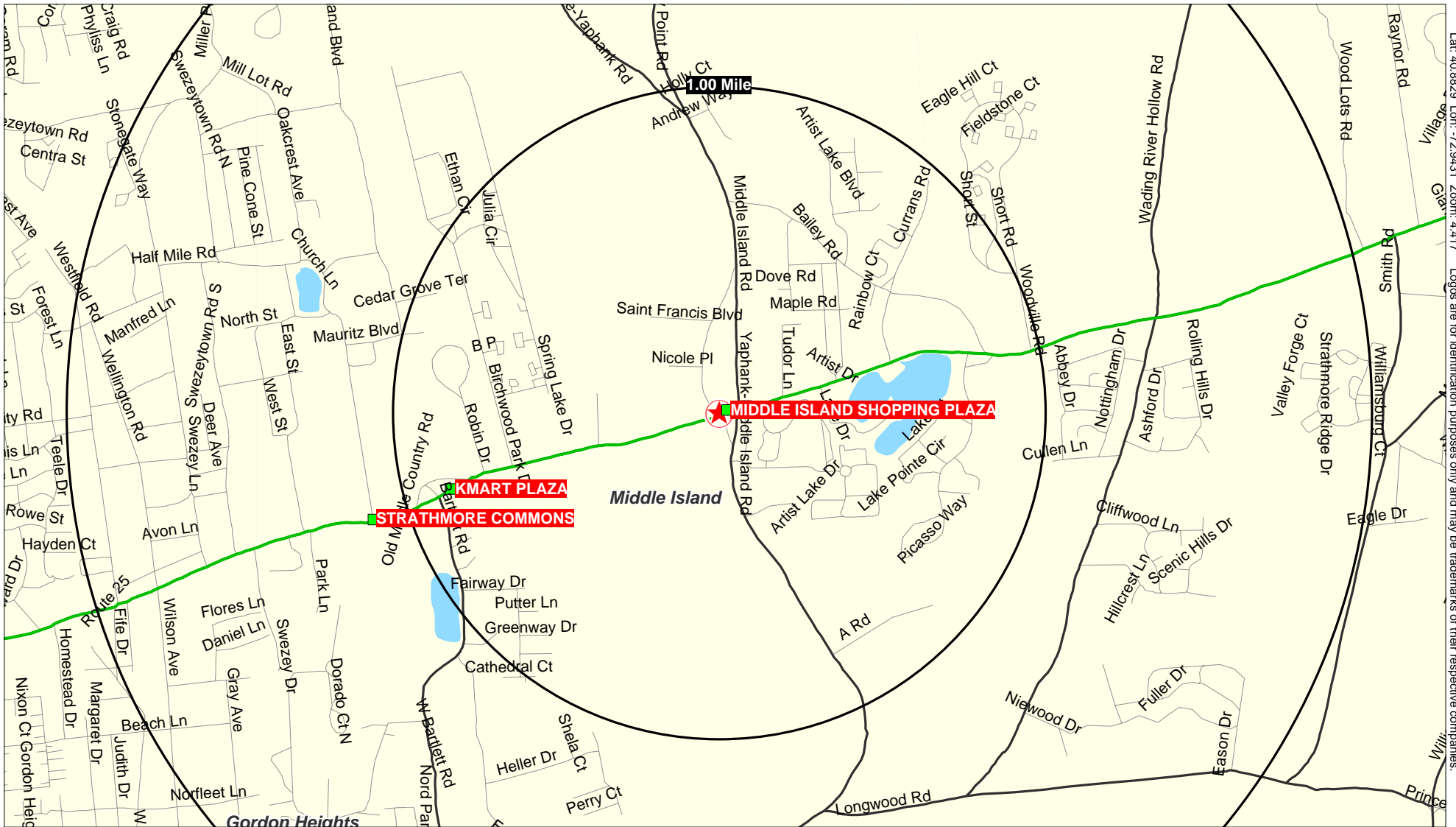


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Lat: 40.8829 Lon: -72.9431 Zoom: 4.417 Logos are for identification purposes only and may be trademarks of their respective companies.

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Middle Island Rd & Rt 25, Middle Island, Suffolk Cty., NY

March 2012



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DEMOGRAPHIC PROFILE COMPLETE

1990 - 2000 Census, 2003 Estimates & 2008 Projections

Calculated using Proportional Block Groups



Lat/Lon: 40.883037 / -72.943449

March 2012

RF9

Middle Island Rd & Rt 25, Middle Island, Suffolk Cty., NY	1.00 mi radius		2.00 mi radius		3.00 mi radius		5.00 mi radius	
Population								
Estimated Population (2003)	3,977		14,890		29,987		106,497	
Census Population (1990)	3,163		11,990		24,864		90,186	
Census Population (2000)	3,879		14,374		28,861		102,710	
Projected Population (2008)	4,137		15,719		31,798		112,589	
Forecasted Population (2013)	4,297		16,555		33,625		118,737	
Historical Annual Change (1990-2000)	715	2.3%	2,385	2.0%	3,996	1.6%	12,524	1.4%
Historical Annual Change (2000-2003)	99	0.8%	516	1.2%	1,126	1.3%	3,787	1.2%
Projected Annual Change (2003-2008)	160	0.8%	828	1.1%	1,811	1.2%	6,092	1.1%
Est. Population Density (2003)	1,277.23	<i>psm</i>	1,187.70	<i>psm</i>	1,060.77	<i>psm</i>	1,355.94	<i>psm</i>
Trade Area Size	3.11	<i>sq mi</i>	12.54	<i>sq mi</i>	28.27	<i>sq mi</i>	78.54	<i>sq mi</i>
Households								
Estimated Households (2003)	1,629		5,451		10,543		37,469	
Census Households (1990)	1,288		4,226		8,487		30,337	
Census Households (2000)	1,578		5,232		10,094		35,888	
Projected Households (2008)	1,713		5,809		11,278		40,064	
Forecasted Households (2013)	1,796		6,164		12,008		42,643	
Historical Annual Change (1990-2000)	290	2.3%	1,006	2.4%	1,607	1.9%	5,551	1.8%
Projected Annual Change (2000-2008)	135	1.1%	577	1.4%	1,184	1.5%	4,176	1.5%
Average Household Income								
Est. Average Household Income (2003)	\$58,847		\$64,418		\$67,063		\$71,634	
Census Average Hhld Income (1990)	\$41,833		\$45,311		\$46,090		\$47,839	
Census Average Hhld Income (2000)	\$55,040		\$60,594		\$62,971		\$67,369	
Proj. Average Household Income (2008)	\$66,646		\$73,431		\$76,660		\$82,146	
Historical Annual Change (1990-2000)	\$13,207	3.2%	\$15,283	3.4%	\$16,881	3.7%	\$19,530	4.1%
Projected Annual Change (2000-2008)	\$11,606	2.6%	\$12,837	2.6%	\$13,690	2.7%	\$14,777	2.7%
Median Household Income								
Est. Median Household Income (2003)	\$51,435		\$56,716		\$59,687		\$64,448	
Census Median Hhld Income (1990)	\$40,531		\$42,716		\$42,271		\$44,256	
Census Median Hhld Income (2000)	\$47,084		\$52,471		\$55,390		\$59,963	
Proj. Median Household Income (2008)	\$57,936		\$64,373		\$67,977		\$73,553	
Historical Annual Change (1990-2000)	\$6,553	1.6%	\$9,754	2.3%	\$13,119	3.1%	\$15,707	3.5%
Projected Annual Change (2000-2008)	\$10,853	2.9%	\$11,902	2.8%	\$12,587	2.8%	\$13,590	2.8%
Per Capita Income								
Est. Per Capita Income (2003)	\$24,539		\$24,043		\$23,950		\$25,448	
Census Per Capita Income (1990)	\$17,028		\$15,971		\$15,732		\$16,092	
Census Per Capita Income (2000)	\$22,375		\$21,970		\$21,995		\$23,530	
Proj. Per Capita Income (2008)	\$28,065		\$27,628		\$27,584		\$29,492	
Historical Annual Change (1990-2000)	\$5,347	3.1%	\$6,000	3.8%	\$6,263	4.0%	\$7,438	4.6%
Projected Annual Change (2000-2008)	\$5,690	3.2%	\$5,658	3.2%	\$5,589	3.2%	\$5,962	3.2%
Other Income								
Est. Median Disposable Income (2003)	\$43,579		\$47,676		\$49,700		\$52,525	
Proj. Median Disposable Income (2008)	\$49,870		\$54,351		\$55,997		\$58,318	
Est. Median Household Net Worth (2003)	\$39,519		\$43,600		\$44,737		\$48,078	

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RF9

Middle Island Rd & Rt 25, Middle Island, Suffolk Cty., NY	1.00 mi radius		2.00 mi radius		3.00 mi radius		5.00 mi radius	
Household Income Distribution (2003)								
HH Income \$200,000 or More	17	1.0%	85	1.6%	214	2.0%	938	2.5%
HH Income \$150,000 to 199,999	38	2.3%	182	3.3%	364	3.5%	1,578	4.2%
HH Income \$125,000 to 149,999	70	4.3%	291	5.3%	546	5.2%	2,106	5.6%
HH Income \$100,000 to 124,999	113	6.9%	507	9.3%	1,109	10.5%	4,272	11.4%
HH Income \$75,000 to 99,999	218	13.4%	795	14.6%	1,693	16.1%	6,416	17.1%
HH Income \$50,000 to 74,999	360	22.1%	1,242	22.8%	2,402	22.8%	8,494	22.7%
HH Income \$35,000 to 49,999	301	18.5%	841	15.4%	1,412	13.4%	4,864	13.0%
HH Income \$25,000 to 34,999	193	11.9%	554	10.2%	944	9.0%	3,122	8.3%
HH Income \$15,000 to 24,999	148	9.1%	441	8.1%	825	7.8%	2,844	7.6%
HH Income \$10,000 to 14,999	79	4.8%	259	4.8%	442	4.2%	1,215	3.2%
HH Income \$0 to 9,999	92	5.6%	253	4.6%	591	5.6%	1,620	4.3%
HH Income \$35,000+	1,117	68.6%	3,943	72.3%	7,740	73.4%	28,668	76.5%
HH Income \$50,000+	816	50.1%	3,103	56.9%	6,328	60.0%	23,804	63.5%
HH Income \$75,000+	456	28.0%	1,860	34.1%	3,926	37.2%	15,310	40.9%
Race & Ethnicity (2003)								
Total Population	3,977		14,890		29,987		106,497	
White	3,297	82.9%	11,893	79.9%	22,669	75.6%	91,405	85.8%
Black or African American	371	9.3%	1,856	12.5%	4,776	15.9%	7,914	7.4%
American Indian & Alaska Native	10	0.3%	57	0.4%	144	0.5%	320	0.3%
Asian	109	2.7%	360	2.4%	655	2.2%	2,226	2.1%
Hawaiian & Pacific Islander	3	0.1%	7	0.0%	11	0.0%	30	0.0%
Other Race	82	2.1%	315	2.1%	895	3.0%	2,479	2.3%
Two or More Races	105	2.6%	403	2.7%	837	2.8%	2,123	2.0%
Not Hispanic or Latino Population	3,677	92.5%	13,648	91.7%	26,974	90.0%	96,680	90.8%
<i>Non Hispanic: White</i>	3,048	82.9%	10,944	80.2%	20,729	76.9%	83,441	86.3%
<i>Non Hispanic: Black or African American</i>	339	9.2%	1,631	11.9%	3,878	14.4%	6,526	6.8%
<i>Non Hispanic: Amer Indian & AK Native</i>	10	0.3%	54	0.4%	129	0.5%	290	0.3%
<i>Non Hispanic: Asian</i>	99	2.7%	326	2.4%	582	2.2%	1,991	2.1%
<i>Non Hispanic: Hawaiian & Pacific Islander</i>	3	0.1%	7	0.0%	10	0.0%	29	0.0%
<i>Non Hispanic: Other Race</i>	82	2.2%	315	2.3%	895	3.3%	2,475	2.6%
<i>Non Hispanic: Two or More Races</i>	96	2.6%	372	2.7%	750	2.8%	1,928	2.0%
Hispanic or Latino Population	300	7.5%	1,242	8.3%	3,013	10.0%	9,817	9.2%
<i>Hispanic: White</i>	249	83.0%	948	76.3%	1,940	64.4%	7,964	81.1%
<i>Hispanic: Black or African American</i>	32	10.7%	225	18.1%	898	29.8%	1,388	14.1%
<i>Hispanic: American Indian & Alaska Native</i>	0	-	3	0.2%	15	0.5%	30	0.3%
<i>Hispanic: Asian</i>	10	3.3%	34	2.8%	73	2.4%	236	2.4%
<i>Hispanic: Hawaiian & Pacific Islander</i>	0	-	0	-	1	0.0%	1	0.0%
<i>Hispanic: Other Race</i>	0	-	0	-	0	-	4	0.0%
<i>Hispanic: Two or More Races</i>	9	2.9%	31	2.5%	86	2.9%	195	2.0%
Not of Hispanic Origin Population (1990)	2,986	94.4%	11,364	94.8%	23,456	94.3%	85,193	94.5%
Hispanic Origin Population (1990)	177	5.6%	626	5.2%	1,408	5.7%	4,992	5.5%
Not Hispanic or Latino Population (2000)	3,621	93.4%	13,316	92.6%	26,304	91.1%	94,350	91.9%
Hispanic or Latino Population (2000)	258	6.6%	1,058	7.4%	2,556	8.9%	8,359	8.1%
Not Hispanic or Latino Population 5yr (2008)	3,763	91.0%	14,150	90.0%	27,984	88.0%	100,243	89.0%
Hispanic or Latino Population 5yr (2008)	374	9.0%	1,569	10.0%	3,814	12.0%	12,346	11.0%
Historical Annual Change (1990-2000)	80	4.5%	432	6.9%	1,149	8.2%	3,367	6.7%
Projected Annual Change (2000-2008)	116	5.6%	510	6.0%	1,258	6.1%	3,987	6.0%

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Middle Island Rd & Rt 25, Middle Island, Suffolk Cty., NY

1.00 mi radius 2.00 mi radius 3.00 mi radius 5.00 mi radius

Age Distribution (2003)

Total Population	3,977		14,890		29,987		106,497	
Age 0 to 4 yrs	280	7.0%	1,074	7.2%	2,170	7.2%	7,326	6.9%
Age 5 to 9 yrs	217	5.5%	963	6.5%	2,126	7.1%	7,687	7.2%
Age 10 to 14 yrs	228	5.7%	1,037	7.0%	2,278	7.6%	8,049	7.6%
Age 15 to 19 yrs	229	5.8%	1,001	6.7%	2,089	7.0%	7,120	6.7%
Age 20 to 24 yrs	269	6.8%	948	6.4%	1,904	6.4%	6,364	6.0%
Age 25 to 29 yrs	270	6.8%	918	6.2%	1,792	6.0%	6,243	5.9%
Age 30 to 34 yrs	297	7.5%	997	6.7%	1,993	6.6%	7,112	6.7%
Age 35 to 39 yrs	299	7.5%	1,173	7.9%	2,377	7.9%	8,452	7.9%
Age 40 to 44 yrs	334	8.4%	1,276	8.6%	2,541	8.5%	8,993	8.4%
Age 45 to 49 yrs	319	8.0%	1,201	8.1%	2,444	8.2%	8,457	7.9%
Age 50 to 54 yrs	273	6.9%	1,045	7.0%	2,146	7.2%	7,534	7.1%
Age 55 to 59 yrs	219	5.5%	821	5.5%	1,638	5.5%	5,961	5.6%
Age 60 to 64 yrs	170	4.3%	612	4.1%	1,169	3.9%	4,064	3.8%
Age 65 to 69 yrs	177	4.5%	538	3.6%	935	3.1%	3,236	3.0%
Age 70 to 74 yrs	126	3.2%	424	2.8%	765	2.6%	3,001	2.8%
Age 75 to 79 yrs	115	2.9%	376	2.5%	724	2.4%	2,943	2.8%
Age 80 to 84 yrs	84	2.1%	262	1.8%	504	1.7%	2,231	2.1%
Age 85 yrs plus	74	1.9%	223	1.5%	392	1.3%	1,723	1.6%
Median Age	38.6	yrs	36.7	yrs	35.5	yrs	36.8	yrs
Age 19 yrs or less	953	24.0%	4,075	27.4%	8,662	28.9%	30,182	28.3%
Age 20 to 64 years	2,448	61.6%	8,992	60.4%	18,005	60.0%	63,180	59.3%
Age 65 years Plus	576	14.5%	1,824	12.2%	3,320	11.1%	13,134	12.3%

Female Age Distribution (2003)

Female Population	2,113	53.1%	7,783	52.3%	15,598	52.0%	54,964	51.6%
Age 0 to 4 yrs	139	6.6%	530	6.8%	1,072	6.9%	3,671	6.7%
Age 5 to 9 yrs	111	5.3%	486	6.2%	1,043	6.7%	3,758	6.8%
Age 10 to 14 yrs	113	5.3%	512	6.6%	1,115	7.2%	3,947	7.2%
Age 15 to 19 yrs	116	5.5%	484	6.2%	1,033	6.6%	3,478	6.3%
Age 20 to 24 yrs	136	6.4%	465	6.0%	962	6.2%	3,181	5.8%
Age 25 to 29 yrs	142	6.7%	475	6.1%	917	5.9%	3,110	5.7%
Age 30 to 34 yrs	150	7.1%	526	6.8%	1,049	6.7%	3,641	6.6%
Age 35 to 39 yrs	155	7.3%	605	7.8%	1,216	7.8%	4,256	7.7%
Age 40 to 44 yrs	168	8.0%	644	8.3%	1,299	8.3%	4,575	8.3%
Age 45 to 49 yrs	179	8.5%	656	8.4%	1,288	8.3%	4,337	7.9%
Age 50 to 54 yrs	149	7.1%	553	7.1%	1,122	7.2%	3,887	7.1%
Age 55 to 59 yrs	123	5.8%	438	5.6%	864	5.5%	3,100	5.6%
Age 60 to 64 yrs	99	4.7%	344	4.4%	636	4.1%	2,229	4.1%
Age 65 to 69 yrs	88	4.2%	282	3.6%	503	3.2%	1,757	3.2%
Age 70 to 74 yrs	69	3.3%	238	3.1%	444	2.8%	1,744	3.2%
Age 75 to 79 yrs	64	3.0%	216	2.8%	421	2.7%	1,757	3.2%
Age 80 to 84 yrs	54	2.5%	171	2.2%	331	2.1%	1,370	2.5%
Age 85 yrs plus	56	2.6%	159	2.0%	281	1.8%	1,165	2.1%
Female Median Age	39.9	yrs	38.1	yrs	36.9	yrs	38.2	yrs
Age 19 yrs or less	479	22.7%	2,012	25.9%	4,263	27.3%	14,854	27.0%
Age 20 to 64 years	1,302	61.6%	4,705	60.4%	9,354	60.0%	32,317	58.8%
Age 65 years Plus	332	15.7%	1,066	13.7%	1,981	12.7%	7,794	14.2%

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Male Age Distribution (2003)								
Male Population	1,864	46.9%	7,107	47.7%	14,389	48.0%	51,533	48.4%
Age 0 to 4 yrs	141	7.6%	544	7.7%	1,098	7.6%	3,655	7.1%
Age 5 to 9 yrs	106	5.7%	477	6.7%	1,083	7.5%	3,929	7.6%
Age 10 to 14 yrs	115	6.2%	525	7.4%	1,162	8.1%	4,102	8.0%
Age 15 to 19 yrs	112	6.0%	517	7.3%	1,056	7.3%	3,642	7.1%
Age 20 to 24 yrs	133	7.1%	483	6.8%	943	6.6%	3,183	6.2%
Age 25 to 29 yrs	127	6.8%	443	6.2%	874	6.1%	3,133	6.1%
Age 30 to 34 yrs	147	7.9%	472	6.6%	944	6.6%	3,471	6.7%
Age 35 to 39 yrs	144	7.7%	568	8.0%	1,161	8.1%	4,196	8.1%
Age 40 to 44 yrs	166	8.9%	632	8.9%	1,243	8.6%	4,418	8.6%
Age 45 to 49 yrs	140	7.5%	546	7.7%	1,156	8.0%	4,121	8.0%
Age 50 to 54 yrs	123	6.6%	492	6.9%	1,024	7.1%	3,646	7.1%
Age 55 to 59 yrs	96	5.2%	384	5.4%	774	5.4%	2,861	5.6%
Age 60 to 64 yrs	71	3.8%	268	3.8%	533	3.7%	1,835	3.6%
Age 65 to 69 yrs	89	4.8%	257	3.6%	432	3.0%	1,479	2.9%
Age 70 to 74 yrs	57	3.0%	186	2.6%	321	2.2%	1,256	2.4%
Age 75 to 79 yrs	50	2.7%	160	2.3%	302	2.1%	1,187	2.3%
Age 80 to 84 yrs	30	1.6%	91	1.3%	173	1.2%	861	1.7%
Age 85 yrs plus	18	1.0%	64	0.9%	112	0.8%	558	1.1%
Male Median Age	36.9	yrs	35.0	yrs	34.0	yrs	35.3	yrs
Age 19 yrs or less	474	25.4%	2,063	29.0%	4,398	30.6%	15,328	29.7%
Age 20 to 64 years	1,146	61.5%	4,287	60.3%	8,651	60.1%	30,864	59.9%
Age 65 years Plus	244	13.1%	757	10.7%	1,340	9.3%	5,340	10.4%
Males per 100 Females, Male % Pop (2003)								
Overall Comparison	88		91		92		94	
Age 0 to 4 yrs	101	50.4%	103	50.7%	102	50.6%	100	49.9%
Age 5 to 9 yrs	95	48.8%	98	49.5%	104	50.9%	105	51.1%
Age 10 to 14 yrs	102	50.5%	102	50.6%	104	51.0%	104	51.0%
Age 15 to 19 yrs	96	49.1%	107	51.7%	102	50.5%	105	51.2%
Age 20 to 24 yrs	98	49.4%	104	50.9%	98	49.5%	100	50.0%
Age 25 to 29 yrs	89	47.2%	93	48.2%	95	48.8%	101	50.2%
Age 30 to 34 yrs	98	49.4%	90	47.3%	90	47.4%	95	48.8%
Age 35 to 39 yrs	93	48.1%	94	48.4%	95	48.8%	99	49.6%
Age 40 to 44 yrs	98	49.6%	98	49.6%	96	48.9%	97	49.1%
Age 45 to 49 yrs	78	43.9%	83	45.4%	90	47.3%	95	48.7%
Age 50 to 54 yrs	83	45.2%	89	47.1%	91	47.7%	94	48.4%
Age 55 to 59 yrs	78	43.9%	88	46.7%	90	47.3%	92	48.0%
Age 60 to 64 yrs	72	41.8%	78	43.7%	84	45.6%	82	45.2%
Age 65 to 69 yrs	101	50.2%	91	47.7%	86	46.2%	84	45.7%
Age 70 to 74 yrs	82	45.0%	78	43.8%	72	41.9%	72	41.9%
Age 75 to 79 yrs	78	43.8%	74	42.6%	72	41.8%	68	40.3%
Age 80 to 84 yrs	57	36.1%	53	34.7%	52	34.3%	63	38.6%
Age 85 yrs plus	32	24.4%	40	28.5%	40	28.5%	48	32.4%
Age 19 yrs or less	99	49.7%	103	50.6%	103	50.8%	103	50.8%
Age 20 to 39 yrs	94	48.5%	95	48.7%	95	48.6%	99	49.6%
Age 40 to 64 yrs	83	45.4%	88	46.8%	91	47.6%	93	48.2%
Age 65 years Plus	74	42.4%	71	41.5%	68	40.3%	69	40.7%

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DEMOGRAPHIC PROFILE COMPLETE

1990 - 2000 Census, 2003 Estimates & 2008 Projections

Calculated using Proportional Block Groups



Lat/Lon: 40.883037 / -72.943449

March 2012

RF9

Middle Island Rd & Rt 25, Middle Island, Suffolk Cty., NY

1.00 mi radius 2.00 mi radius 3.00 mi radius 5.00 mi radius

Household Type (2003)

Total Households	1,629		5,451		10,543		37,469	
Households with Children	499	30.6%	2,007	36.8%	4,135	39.2%	14,576	38.9%
Average Household Size	2.37		2.66		2.79		2.80	
Est. Household Density	523.10	psm	434.76	psm	372.95	psm	477.07	psm
Population Family	2,985	75.0%	11,902	79.9%	24,471	81.6%	88,979	83.6%
Population Non-Family	872	21.9%	2,623	17.6%	4,926	16.4%	16,109	15.1%
Population Group Qtrs	121	3.0%	365	2.4%	590	2.0%	1,409	1.3%
Family Households	1,038	63.7%	3,823	70.1%	7,555	71.7%	27,268	72.8%
<i>Married Couple Hhlds</i>	728	70.1%	2,818	73.7%	5,610	74.3%	21,821	80.0%
<i>Other Family Hhlds</i>	311	29.9%	1,005	26.3%	1,945	25.7%	5,447	20.0%
Family Households With Children	495	47.7%	1,987	52.0%	4,094	54.2%	14,455	53.0%
<i>Married Couple With Children</i>	315	63.6%	1,384	69.7%	2,907	71.0%	11,349	78.5%
<i>Other Family Hhlds With Children</i>	180	36.4%	603	30.3%	1,187	29.0%	3,106	21.5%
Family Households No Children	543	52.3%	1,836	48.0%	3,461	45.8%	12,813	47.0%
<i>Married Couple No Children</i>	413	76.0%	1,434	78.1%	2,703	78.1%	10,472	81.7%
<i>Other Family Households No Childrer</i>	130	24.0%	402	21.9%	758	21.9%	2,341	18.3%
Average Family Household Size	2.87		3.11		3.24		3.26	
Average Family Income	\$65,555		\$70,892		\$74,525		\$80,161	
Median Family Income	\$57,830		\$63,969		\$68,098		\$73,206	
Non-Family Households	591	36.3%	1,628	29.9%	2,988	28.3%	10,201	27.2%
Non-Family Hhlds With Children	4	0.6%	20	1.2%	42	1.4%	120	1.2%
Non-Family Hhld No Children	587	0.6%	1,607	1.2%	2,946	1.4%	10,081	1.2%
<i>N-F Hhld Lone Person No Children</i>	451	76.4%	1,236	75.9%	2,340	78.3%	8,255	80.9%
Lone Male Householder	176	39.1%	467	37.8%	885	37.8%	2,982	36.1%
Lone Female Householder	275	60.9%	769	62.2%	1,455	62.2%	5,273	63.9%
<i>N-F Hhld 2+ Persons No Children</i>	135	22.9%	372	22.8%	606	20.3%	1,826	17.9%
Average Non-Family Hhld Size	1.48		1.61		1.65		1.58	

Marital Status (2003)

(15 Years or Older)	3,358		12,201		24,231		86,083	
Never Married	918	27.3%	3,383	27.7%	6,657	27.5%	21,686	25.2%
Now Married	1,540	45.9%	5,932	48.6%	12,369	51.0%	47,492	55.2%
Previously Married	900	26.8%	2,886	23.7%	5,205	21.5%	16,906	19.6%
<i>Separated</i>	203	22.5%	741	25.7%	1,372	26.4%	4,103	24.3%
<i>Widowed</i>	441	49.0%	1,316	45.6%	2,259	43.4%	6,739	39.9%
<i>Divorced</i>	256	28.5%	829	28.7%	1,574	30.2%	6,065	35.9%

Educational Attainment (2003)

Adult Population (25 Years or Older)	2,755		9,867		19,421		69,950	
Elementary (0 to 8)	84	3.1%	324	3.3%	756	3.9%	2,543	3.6%
Some High School (9 to 11)	258	9.4%	1,005	10.2%	1,883	9.7%	6,281	9.0%
High School Graduate (12)	958	34.8%	3,269	33.1%	6,321	32.5%	23,814	34.0%
Some College (13 to 16)	677	24.6%	2,408	24.4%	4,696	24.2%	15,728	22.5%
Associate Degree Only	241	8.7%	846	8.6%	1,613	8.3%	6,080	8.7%
Bachelor Degree Only	277	10.1%	1,083	11.0%	2,326	12.0%	8,820	12.6%
Graduate Degree	260	9.5%	931	9.4%	1,826	9.4%	6,685	9.6%
Any College + (Some College or higher)	1,455	52.8%	5,269	53.4%	10,461	53.9%	37,312	53.3%
College Degree + (Bachelor Degree or higher)	537	19.5%	2,015	20.4%	4,152	21.4%	15,505	22.2%

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March 2012

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Middle Island Rd & Rt 25, Middle Island, Suffolk Cty., NY	1.00 mi radius		2.00 mi radius		3.00 mi radius		5.00 mi radius	
Housing (2003)								
Total Housing Units	1,686		5,648		10,903		38,553	
Housing Units, Occupied	1,629	96.6%	5,451	96.5%	10,543	96.7%	37,469	97.2%
<i>Housing Units, Owner-Occupied</i>	919	56.4%	3,635	66.7%	7,273	69.0%	28,996	77.4%
<i>Housing Units, Renter-Occupied</i>	710	43.6%	1,815	33.3%	3,270	31.0%	8,473	22.6%
Housing Units, Vacant	57	3.4%	197	3.5%	360	3.3%	1,084	2.8%
Total Housing Units (2000)	1,655		5,494		10,576		37,414	
Historical Annual Change (2000-2003)	30	0.6%	154	0.9%	328	1.0%	1,139	1.0%
Household Size (2003)								
Total Households	1,629		5,451		10,543		37,469	
1 Person Household	451	27.7%	1,236	22.7%	2,340	22.2%	8,255	22.0%
2 Person Households	589	36.2%	1,781	32.7%	3,164	30.0%	10,909	29.1%
3 Person Households	279	17.1%	978	18.0%	1,854	17.6%	6,501	17.3%
4 Person Households	196	12.0%	840	15.4%	1,754	16.6%	6,612	17.6%
5 Person Households	76	4.7%	377	6.9%	840	8.0%	3,239	8.6%
6 Person Households	24	1.5%	149	2.7%	355	3.4%	1,249	3.3%
7+ Person Households	13	0.8%	89	1.6%	235	2.2%	706	1.9%
Household Stability (2003)								
Total Households	1,629		5,451		10,543		37,469	
In current residence < 1 year	272	16.7%	894	16.4%	1,500	14.2%	4,447	11.9%
In current residence 1-2 years	454	27.9%	1,465	26.9%	2,740	26.0%	8,787	23.5%
In current residence 3-5 years	292	17.9%	951	17.5%	1,841	17.5%	6,152	16.4%
In current residence 6-10 years	315	19.4%	1,055	19.4%	2,034	19.3%	7,589	20.3%
In current residence > 10 years	297	18.2%	1,084	19.9%	2,428	23.0%	10,493	28.0%
Turnover (% Annual Residential Turnover)	16.7%		16.4%		14.2%		11.9%	
Stability (% In Current Residence 5+ Years)	37.6%		39.3%		42.3%		48.3%	
Median Years in Residence	3.6 yrs		3.8 yrs		4.2 yrs		5.2 yrs	
Household Vehicles (2003)								
Total Vehicles Available	2,492		9,204		18,618		70,026	
Household: 0 Vehicles Available	170	10.4%	413	7.6%	773	7.3%	2,290	6.1%
Household: 1 Vehicles Available	683	41.9%	2,045	37.5%	3,575	33.9%	11,665	31.1%
Household: 2 Vehicles Available	584	35.8%	2,134	39.1%	4,220	40.0%	16,006	42.7%
Household: 3+ Vehicles Available	193	11.8%	859	15.8%	1,976	18.7%	7,508	20.0%
Average Per Household	1.5	<i>Vehicles</i>	1.7	<i>Vehicles</i>	1.8	<i>Vehicles</i>	1.9	<i>Vehicles</i>
Owner Occupied Hhlds Vehicles	1,522		6,749		14,286		57,026	
<i>Average Per Owner Household</i>	1.7	<i>Vehicles</i>	1.9	<i>Vehicles</i>	2.0	<i>Vehicles</i>	2.0	<i>Vehicles</i>
Renter Occupied Hhlds Vehicles	970		2,455		4,332		13,000	
<i>Average Per Renter Household</i>	1.4	<i>Vehicles</i>	1.4	<i>Vehicles</i>	1.3	<i>Vehicles</i>	1.5	<i>Vehicles</i>
Travel Time (2000)								
Worker Base (16 Years or Older)	2,035		7,213		14,149		49,613	
Travel to Work in 14 Minutes or Less	356	17.5%	1,242	17.2%	2,297	16.2%	9,033	18.2%
Travel to Work in 15 to 29 Minutes	710	34.9%	2,515	34.9%	4,718	33.3%	16,490	33.2%
Travel to Work in 30 to 59 Minutes	668	32.8%	2,363	32.8%	4,540	32.1%	14,842	29.9%
Travel to Work in 60 Minutes or More	269	13.2%	981	13.6%	2,303	16.3%	8,180	16.5%
Work at Home	33	1.6%	112	1.6%	290	2.1%	1,069	2.2%
Average Travel Time to Work	31.5 mins		32.3 mins		33.9 mins		33.2 mins	

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March 2012

RF9

Middle Island Rd & Rt 25, Middle Island, Suffolk Cty., NY	1.00 mi radius		2.00 mi radius		3.00 mi radius		5.00 mi radius	
Transportation To Work (2000)								
Work Base	2,035		7,213		14,149		49,613	
Drive to Work Alone	1,718	84.4%	5,956	82.6%	11,570	81.8%	40,946	82.5%
Drive to Work in Carpool	204	10.0%	806	11.2%	1,465	10.4%	4,855	9.8%
Travel to Work - Public Transportation	58	2.8%	242	3.3%	604	4.3%	2,068	4.2%
Drive to Work on Motorcycle	0	-	2	0.0%	6	0.0%	9	0.0%
Bicycle to Work	2	0.1%	13	0.2%	40	0.3%	55	0.1%
Walk to Work	12	0.6%	49	0.7%	107	0.8%	377	0.8%
Other Means	10	0.5%	34	0.5%	67	0.5%	234	0.5%
Work at Home	33	1.6%	112	1.6%	290	2.1%	1,069	2.2%
Daytime Demos (2003)								
Total Number of Businesses	73		395		767		2,588	
Total Number of Employees	842		3,619		6,949		22,755	
Company Headqtrs: Businesses	0	0	0	0	0	0	0	0
Company Headqtrs: Employees	0	0	0	0	0	0	-	-
Employee Population per Business	11.5 to 1		9.2 to 1		9.1 to 1		8.8 to 1	
Residential Population per Business	54.3 to 1		37.7 to 1		39.1 to 1		41.2 to 1	
Potential Combined Area Demographics	1,956		7,665		15,028		52,675	
Labor Force (2003)								
Labor: Population Age 16+	3,209		11,582		22,929		81,878	
Unemployment Rate	2.2%		2.4%		2.8%		2.6%	
Labor Force Total: Males	1,479	46.1%	5,440	47.0%	10,802	47.1%	39,063	47.7%
<i>Male civilian employec</i>	1,059	71.6%	3,876	71.2%	7,641	70.7%	27,654	70.8%
<i>Male civilian unemployec</i>	34	2.3%	142	2.6%	352	3.3%	1,151	2.9%
<i>Males in Armed Forces</i>	0	-	3	0.1%	13	0.1%	81	0.2%
<i>Males not in labor force</i>	386	26.1%	1,419	26.1%	2,796	25.9%	10,177	26.1%
Labor Force Total: Females	1,730	53.9%	6,142	53.0%	12,127	52.9%	42,816	52.3%
<i>Female civilian employec</i>	1,037	59.9%	3,657	59.5%	7,196	59.3%	24,223	56.6%
<i>Female civilian unemployec</i>	36	2.1%	134	2.2%	295	2.4%	993	2.3%
<i>Females in Armed Forces</i>	0	-	0	-	0	-	0	-
<i>Females not in labor force</i>	657	38.0%	2,351	38.3%	4,636	38.2%	17,599	41.1%
Labor Force Change (2000-2003)	1,215		4,493		9,149		32,980	
Male Change (2000-2003)	494		1,863		3,906		13,341	
Female Change (2000-2003)	720		2,630		5,243		19,639	
Occupation (2000)								
Occupation: Population Age 16+	1,994		7,089		13,780		48,898	
<i>Occupation Total: Males</i>	985	49.4%	3,577	50.5%	6,896	50.0%	25,722	52.6%
<i>Occupation Total: Females</i>	1,009	50.6%	3,512	49.5%	6,884	50.0%	23,177	47.4%
Mgmt, Business, & Financial Operations	193	9.7%	746	10.5%	1,597	11.6%	6,557	13.4%
Professional and Related	367	18.4%	1,304	18.4%	2,794	20.3%	10,123	20.7%
Service	304	15.3%	1,044	14.7%	1,937	14.1%	6,578	13.5%
Sales and Office	754	37.8%	2,447	34.5%	4,411	32.0%	15,112	30.9%
Farming, Fishing, and Forestry	0	-	0	-	27	0.2%	98	0.2%
Construction, Extraction, & Maintenance	181	9.1%	742	10.5%	1,513	11.0%	5,309	10.9%
Production, Transport, & Material Moving	195	9.8%	806	11.4%	1,501	10.9%	5,122	10.5%
<i>White Collar</i>	65.9%		63.4%		63.9%		65.0%	
<i>Blue Collar</i>	34.1%		36.6%		36.1%		35.0%	

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**Metro Commercial &
Business Brokers, Inc.**

Lat/Lon: 40.883037 / -72.943449

March 2012

RF9

Middle Island Rd & Rt 25, Middle Island, Suffolk Cty., NY

1.00 mi radius 2.00 mi radius 3.00 mi radius 5.00 mi radius

Units In Structure (2000)									
Total Units	1,655		5,494		10,576		37,414		
1 Detached Unit	521	31.5%	2,837	51.6%	6,273	59.3%	24,800	66.3%	
1 Attached Unit	322	19.5%	1,019	18.5%	1,756	16.6%	6,009	16.1%	
2 Units	35	2.1%	107	2.0%	247	2.3%	820	2.2%	
3 to 4 Units	83	5.0%	223	4.1%	369	3.5%	991	2.7%	
5 to 9 Units	204	12.3%	504	9.2%	786	7.4%	1,708	4.6%	
10 to 19 Units	359	21.7%	582	10.6%	784	7.4%	1,956	5.2%	
20 to 49 Units	80	4.8%	126	2.3%	171	1.6%	585	1.6%	
50 or more Units	45	2.7%	90	1.6%	182	1.7%	502	1.3%	
Mobile Home or Trailer	6	0.4%	6	0.1%	6	0.1%	42	0.1%	
Other Structure	0	-	0	-	0	-	0	-	
Homes Built By Year (2000)									
Homes Built 1999 to 2000	66	4.0%	195	3.6%	449	4.2%	1,270	3.4%	
Homes Built 1995 to 1998	177	10.7%	489	8.9%	831	7.9%	2,573	6.9%	
Homes Built 1990 to 1994	145	8.7%	511	9.3%	789	7.5%	2,269	6.1%	
Homes Built 1980 to 1989	418	25.2%	1,291	23.5%	2,319	21.9%	6,787	18.1%	
Homes Built 1970 to 1979	604	36.5%	1,789	32.6%	3,509	33.2%	14,116	37.7%	
Homes Built 1960 to 1969	100	6.0%	434	7.9%	1,067	10.1%	5,257	14.1%	
Homes Built 1950 to 1959	79	4.8%	434	7.9%	857	8.1%	2,714	7.3%	
Homes Built 1940 to 1949	49	3.0%	249	4.5%	477	4.5%	1,408	3.8%	
Homes Built Before 1939	17	1.0%	102	1.9%	276	2.6%	1,021	2.7%	
Median Age of Homes	18.0 yrs		20.1 yrs		21.4 yrs		24.1 yrs		
Home Values (2000)									
Owner Specified Housing Units	693		3,050		6,413		25,427		
Home Values \$1,000,000 or More	0	-	0	-	2	0.0%	18	0.1%	
Home Values \$750,000 or \$999,999	0	-	0	-	0	-	5	0.0%	
Home Values \$500,000 or \$749,999	0	-	1	0.0%	16	0.2%	74	0.3%	
Home Values \$400,000 to \$499,999	6	0.8%	13	0.4%	20	0.3%	144	0.6%	
Home Values \$300,000 to \$399,999	0	-	22	0.7%	44	0.7%	611	2.4%	
Home Values \$250,000 to \$299,999	16	2.3%	69	2.3%	189	2.9%	1,117	4.4%	
Home Values \$200,000 to \$249,999	72	10.4%	232	7.6%	492	7.7%	2,403	9.5%	
Home Values \$175,000 to \$199,999	92	13.2%	400	13.1%	812	12.7%	3,070	12.1%	
Home Values \$150,000 to \$174,999	130	18.8%	642	21.0%	1,452	22.6%	5,220	20.5%	
Home Values \$125,000 to \$149,999	123	17.7%	726	23.8%	1,723	26.9%	6,332	24.9%	
Home Values \$100,000 to \$124,999	85	12.2%	436	14.3%	930	14.5%	3,801	14.9%	
Home Values \$90,000 to \$99,999	28	4.1%	129	4.2%	226	3.5%	1,045	4.1%	
Home Values \$80,000 to \$89,999	29	4.1%	126	4.1%	205	3.2%	715	2.8%	
Home Values \$70,000 to \$79,999	34	5.0%	60	2.0%	87	1.4%	361	1.4%	
Home Values \$60,000 to \$69,999	17	2.4%	45	1.5%	52	0.8%	141	0.6%	
Home Values \$50,000 to \$59,999	23	3.3%	62	2.0%	67	1.0%	142	0.6%	
Home Values \$35,000 to \$49,999	12	1.7%	30	1.0%	34	0.5%	99	0.4%	
Home Values \$25,000 to \$34,999	28	4.0%	50	1.7%	52	0.8%	59	0.2%	
Home Values \$10,000 to \$24,999	0	-	6	0.2%	7	0.1%	51	0.2%	
Home Values \$0 to \$9,999	0	-	0	-	4	0.1%	20	0.1%	
Owner Occupied Median Home Value	\$140,869		\$145,157		\$148,107		\$153,428		
Renter Occupied Median Rent	\$844		\$841		\$803		\$851		

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RF9

Middle Island Rd & Rt 25, Middle Island, Suffolk Cty., NY	1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
Consumer Expenditure (Annual Total)				
Total Household Expenditure (2003)	\$78,239,498	\$278,600,053	\$553,858,239	\$2,060,495,365
<i>Total Non-Retail Expenditures (2003)</i>	<i>\$45,007,929</i>	<i>\$160,491,904</i>	<i>\$319,290,661</i>	<i>\$1,186,520,882</i>
<i>Total Retail Expenditures (2003)</i>	<i>\$33,231,569</i>	<i>\$118,108,150</i>	<i>\$234,567,581</i>	<i>\$873,974,497</i>
Apparel (2003)	\$4,214,057	\$15,024,578	\$29,910,188	\$110,704,332
Contributions (2003)	\$2,246,605	\$8,006,876	\$15,883,139	\$59,537,198
Education (2003)	\$1,399,532	\$4,933,283	\$9,785,084	\$36,117,032
Entertainment (2003)	\$3,986,763	\$14,226,681	\$28,292,451	\$105,310,533
Food And Beverages (2003)	\$12,793,769	\$45,588,676	\$90,715,147	\$336,623,199
Furnishings And Equipment (2003)	\$3,072,587	\$10,958,668	\$21,785,402	\$81,268,038
Gifts (2003)	\$2,362,964	\$8,366,971	\$16,590,714	\$61,703,788
Health Care (2003)	\$4,967,258	\$17,621,371	\$34,969,610	\$129,782,441
Household Operations (2003)	\$2,470,098	\$8,845,952	\$17,597,911	\$65,820,123
Miscellaneous Expenses (2003)	\$909,881	\$3,218,009	\$6,377,990	\$23,726,202
Personal Care (2003)	\$1,292,490	\$4,610,387	\$9,187,920	\$33,817,899
Personal Insurance (2003)	\$892,554	\$3,184,754	\$6,335,104	\$23,654,038
Reading (2003)	\$417,981	\$1,479,783	\$2,935,705	\$10,892,856
Shelter (2003)	\$14,193,997	\$50,418,538	\$100,014,690	\$375,616,256
Tobacco (2003)	\$716,320	\$2,544,694	\$5,044,438	\$18,834,293
Transportation (2003)	\$16,205,534	\$57,877,358	\$115,266,494	\$428,080,783
Utilities (2003)	\$6,097,109	\$21,693,475	\$43,166,253	\$159,006,364
Consumer Expenditure (per Household per Month)				
Total Household Expenditure (2003)	\$4,003	\$4,259	\$4,378	\$4,583
<i>Total Non-Retail Expenditures (2003)</i>	<i>\$2,303</i> 57.5%	<i>\$2,454</i> 57.6%	<i>\$2,524</i> 57.6%	<i>\$2,639</i> 57.6%
<i>Total Retail Expenditures (2003)</i>	<i>\$1,700</i> 42.5%	<i>\$1,806</i> 42.4%	<i>\$1,854</i> 42.4%	<i>\$1,944</i> 42.4%
Apparel (2003)	\$216 5.4%	\$230 5.4%	\$236 5.4%	\$246 5.4%
Contributions (2003)	\$115 2.9%	\$122 2.9%	\$126 2.9%	\$132 2.9%
Education (2003)	\$72 1.8%	\$75 1.8%	\$77 1.8%	\$80 1.8%
Entertainment (2003)	\$204 5.1%	\$218 5.1%	\$224 5.1%	\$234 5.1%
Food And Beverages (2003)	\$655 16.4%	\$697 16.4%	\$717 16.4%	\$749 16.3%
Furnishings And Equipment (2003)	\$157 3.9%	\$168 3.9%	\$172 3.9%	\$181 3.9%
Gifts (2003)	\$121 3.0%	\$128 3.0%	\$131 3.0%	\$137 3.0%
Health Care (2003)	\$254 6.3%	\$269 6.3%	\$276 6.3%	\$289 6.3%
Household Operations (2003)	\$126 3.2%	\$135 3.2%	\$139 3.2%	\$146 3.2%
Miscellaneous Expenses (2003)	\$47 1.2%	\$49 1.2%	\$50 1.2%	\$53 1.2%
Personal Care (2003)	\$66 1.7%	\$70 1.7%	\$73 1.7%	\$75 1.6%
Personal Insurance (2003)	\$46 1.1%	\$49 1.1%	\$50 1.1%	\$53 1.1%
Reading (2003)	\$21 0.5%	\$23 0.5%	\$23 0.5%	\$24 0.5%
Shelter (2003)	\$726 18.1%	\$771 18.1%	\$791 18.1%	\$835 18.2%
Tobacco (2003)	\$37 0.9%	\$39 0.9%	\$40 0.9%	\$42 0.9%
Transportation (2003)	\$829 20.7%	\$885 20.8%	\$911 20.8%	\$952 20.8%
Utilities (2003)	\$312 7.8%	\$332 7.8%	\$341 7.8%	\$354 7.7%

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