

WILLOW WOOD AT OVERTON PRESERVE
HOUSING COMPLEX



WINCORAM COMMONS
176 Units



GEN'C BEAUTY
GENUINE - GLASSY

SUBWAY

Advance
Auto Parts

DUNKIN'
DONUTS

TACO BELL

BURGER KING

metro
by T-Mobile



FAMILY DOLLAR

Bella Roma
PIZZERIA & RESTAURANT



Firestone

CareMed
Primary & Urgent Care

**CORAM
PLAZA**

264 Middle Country Road, Coram, NY 11727

A Repositioned Shopping Center in the Heart of Suffolk County



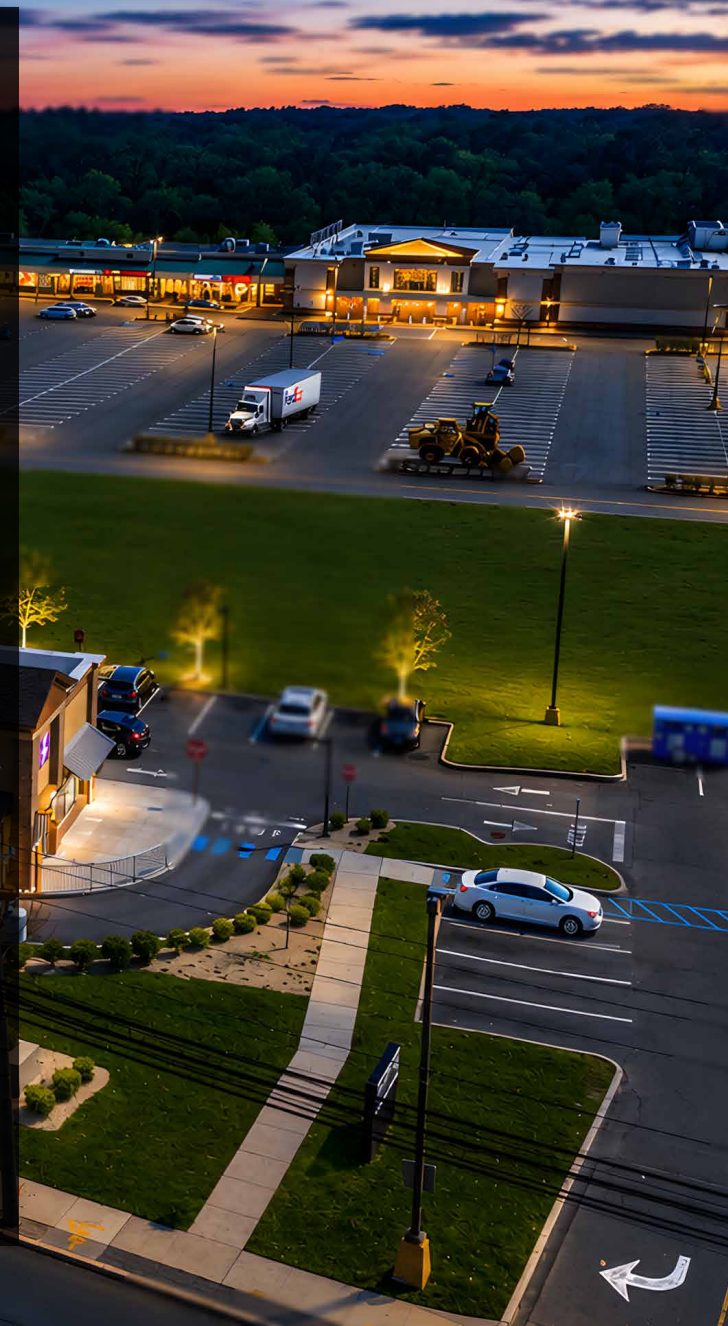
Coram Plaza represents a unique opportunity to join a transformed retail destination under new ownership with a clear vision for modernization and tenant repositioning. Located at the intersection of Middle Country Road and Route 112, the property delivers exceptional visibility and access in one of Suffolk County's most established trade areas.

New ownership is executing a comprehensive redevelopment program including complete façade renovation, improved signage and wayfinding, and strategic re-tenanting to elevate the center's appeal. Crunch Fitness is opening Q2 2027, bringing a modern fitness anchor that will drive consistent daytime and evening traffic to complement the existing national co-tenancy. The center benefits from shadow-anchoring by The Home Depot and a strong lineup of daily-needs and service retailers including Dunkin', Taco Bell, Firestone, Advance Auto Parts, Family Dollar, Subway, and Rainbow. The surrounding trade area is characterized by dense residential neighborhoods including the newly developed Wincor Commons (176 units) and Williamwood at Overton Preserve, ensuring consistent demand for convenience retail, fitness, dining, and services.

With flexible space options ranging from 1,099 SF to 35,000 SF contiguous, Coram Plaza is ideal for national and regional operators seeking high-traffic Suffolk County locations with strong demographics, modern infrastructure, and aggressive deal terms for the right tenants.

HIGHLIGHTS

- New Ownership Executing Comprehensive Property Transformation
- Crunch Fitness Opening Q2 2027 - Major Traffic Driver
- Shadow - Anchored by The Home Depot
- Signalized Intersections on Middle Country Road and Route 112
- Flexible Configurations: 1,099 - 35,000 SF Contiguous
- Surrounded by Dense Residential Growth
- Aggressive Deal Terms for Qualified Tenants



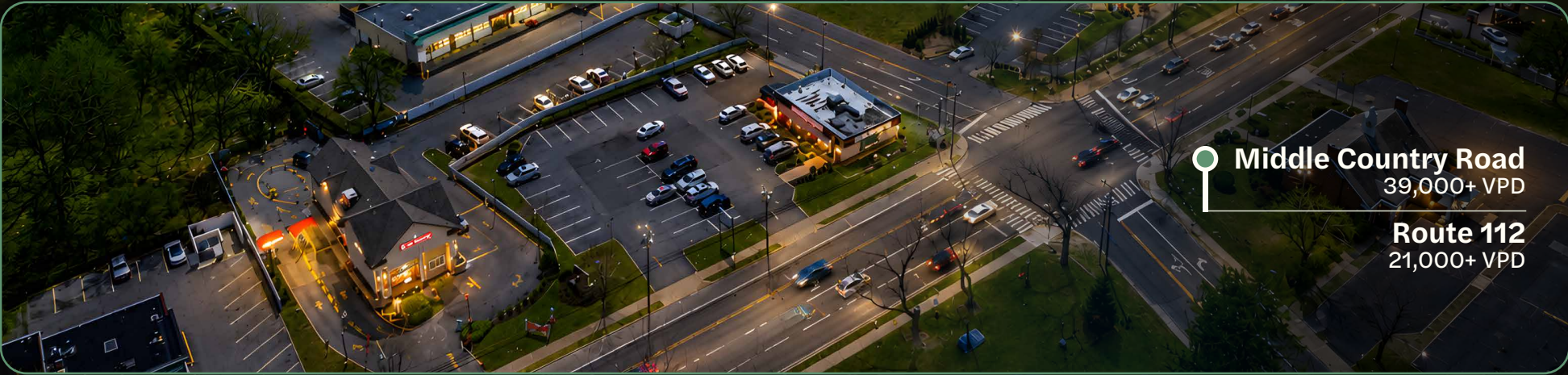
Property Details & Demographics

SPACE DETAILS

	TOTAL RETAIL AVAILABLE	51,710 SF
	AVAILABLE IN-LINE SPACE	20,516 SF
	AVAILABLE ANCHOR BOX	15,000-35,000 SF
	MAXIMUM CONTIGUOUS	45,000 SF
	MINIMUM DIVISIBLE	1,099 SF
	LEASE RATE	TBD
	2026 NNN EST	\$7/SF

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
 2025 Population	9,881	74,291	182,000
 Average Age	39	41	41
 Average HH Income	\$119,160	\$123,284	\$127,379
 Household	4,590	30,753	68,176
 Average HH Size	2.5	2.7	2.8



Middle Country Road
39,000+ VPD

Route 112
21,000+ VPD

AVAILABILITIES TABLE

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Distance Map

Manhattan, NY

(±60 miles)



Bridgeport Port Jefferson Ferry

(±8.8 miles) - 11.9M riders,
500K+ vehicles



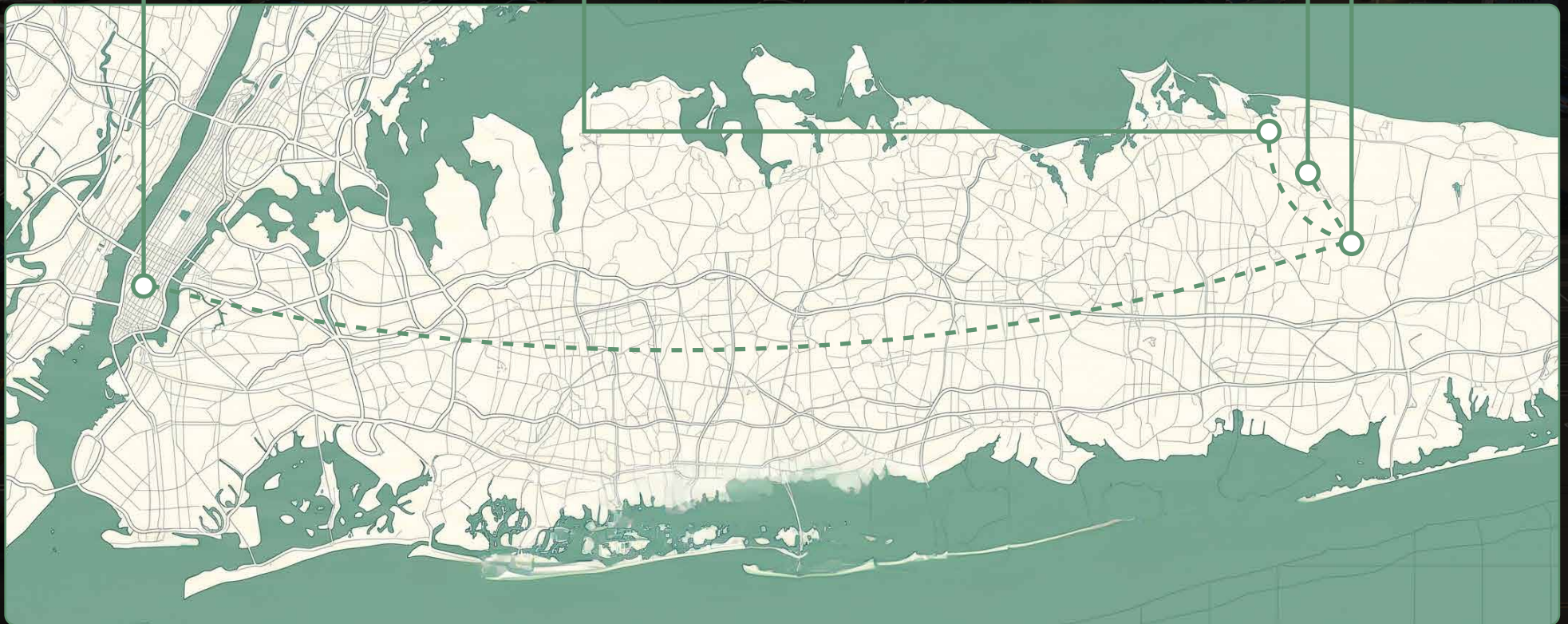
Mather Hospital

(±7.7 miles) - Top 250 Hospital,
\$1.616B patient revenue



NorthwellSM
Mather Hospital

Coram Plaza



Area Highlights

MATHER HOSPITAL - TOP 250 HOSPITAL IN AMERICA

Located just 7.7 miles from Coram Plaza, Mather Hospital is ranked among the Top 250 Hospitals in America and serves as the premier medical center for eastern Suffolk County. With \$1.616 billion in annual patient revenue, Mather Hospital is a major regional healthcare destination serving hundreds of thousands of patients annually across emergency services, surgical care, cardiac treatment, and specialized medical programs.

The hospital employs thousands of medical professionals, nurses, administrative staff, and support personnel who represent a built-in daytime customer base seeking convenient dining, retail, pharmacy, and service options near the medical campus.

Additionally, the constant flow of patients, families, and visitors to Mather Hospital generates significant traffic throughout the Route 112 and Middle Country Road corridors.

Coram Plaza's proximity to this major healthcare anchor creates consistent demand for quick-service restaurants, coffee shops, pharmacies, medical supply retailers, fitness facilities, and convenience stores serving the healthcare community and their families.

BRIDGEPORT-PORT JEFFERSON FERRY - 11.9 MILLION ANNUAL RIDERS

The Bridgeport-Port Jefferson Ferry, located just 8.8 miles from Coram Plaza, is one of the busiest ferry operations in the Northeast, transporting 11.9 million riders and over 500,000 vehicles annually between Long Island and Connecticut. The ferry serves as both a critical commuter link for daily travelers between New York and Connecticut and a major tourist gateway bringing visitors to explore Long Island's wineries, beaches, restaurants, and attractions.

This high-volume transportation hub generates significant bi-directional traffic along the Route 112 corridor, with commuters and tourists seeking convenient stops for dining, fuel, shopping, and services before or after their ferry journey. The ferry's year-round operation ensures consistent traffic throughout all seasons, supporting daily-needs retail, quick-service restaurants, convenience stores, and automotive services.

The map displays the Middle Country Plaza area in Coram, NY, with various businesses and landmarks marked. Key features include:

- Businesses and Landmarks:**
 - Independent Plaza:** THE HOME DEPOT, TARGET, Bath & Body Works, RITE AID, T Mobile, Guitar Center, GNC, FIVE GUYS.
 - College Plaza:** Walgreens, AutoZone, Planet Fitness, Chipotle Mexican Grill, Wendy's, LIDL, Texas Roadhouse, WW, GameStop, Dollar Tree.
 - Middle Country Plaza:** Citi, Subway, 7-Eleven.
 - Other Businesses:** Firestone, CVS pharmacy, Friendly's, petco, Checkers, Bank of America, Family Dollar, ShopRite, Panera Bread, Wren Kitchens, United States Postal Service, Thomasville, Pope's, ZWANGER-PESIRI RADIOLOGY, McDonald's, Burger King.
- Streets and Roads:** Middle Country Rd, Old Town Rd, Grady Ln, Albright Rd, Grady Ln, Mt Sinai-Coram Rd, Pauls Path, New Ln, South Bicycle Path, Adirondack Dr, Fox Hill Pl, Blue Point Rd, Mooney Pond Rd, Cedarhurst Ave, Elmwood Ave, S Elmwood Ave, Cedarhurst Ave, Blue Point Rd, Rose Pl, Blue Point Rd, Adirondack Dr, South Bicycle Path, Mooney Pond Rd, Orchard Dr, Lidge Dr, Hillside Rd, College Rd, Boyle Rd, Carlston St, March Ct, N Evergreen Dr, Magnolia Dr, N Evergreen Dr, Spruce St, Ann St, Richard Dr, Cedar St, Jane St, Charles St, John St, Dare Rd, Berkeley Ave, Strauss Ave, Farmer Ave, Daves Ave, College Plaza, Middle Country Rd, 39,000 VPD, 44,000 VPD, 21,000 VPD.
- Other Features:** Residential Housing 126 Rental Units to be Developed, 44,000 VPD, 21,000 VPD.

Property Photos



NEW OWNERSHIP. NEW VISION. REAL IMPROVEMENTS.

Coram Plaza

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