

1309

OLD COUNTRY ROAD

RIVERHEAD | NEW YORK

Colliers

RARE 2.069 ACRE DEVELOPMENT OPPORTUNITY
FOR SALE/LEASE

MAJOR PRICE
REDUCTION
\$5,900,000

OLD COUNTRY ROAD

Osborn Ave

Raynor Ave

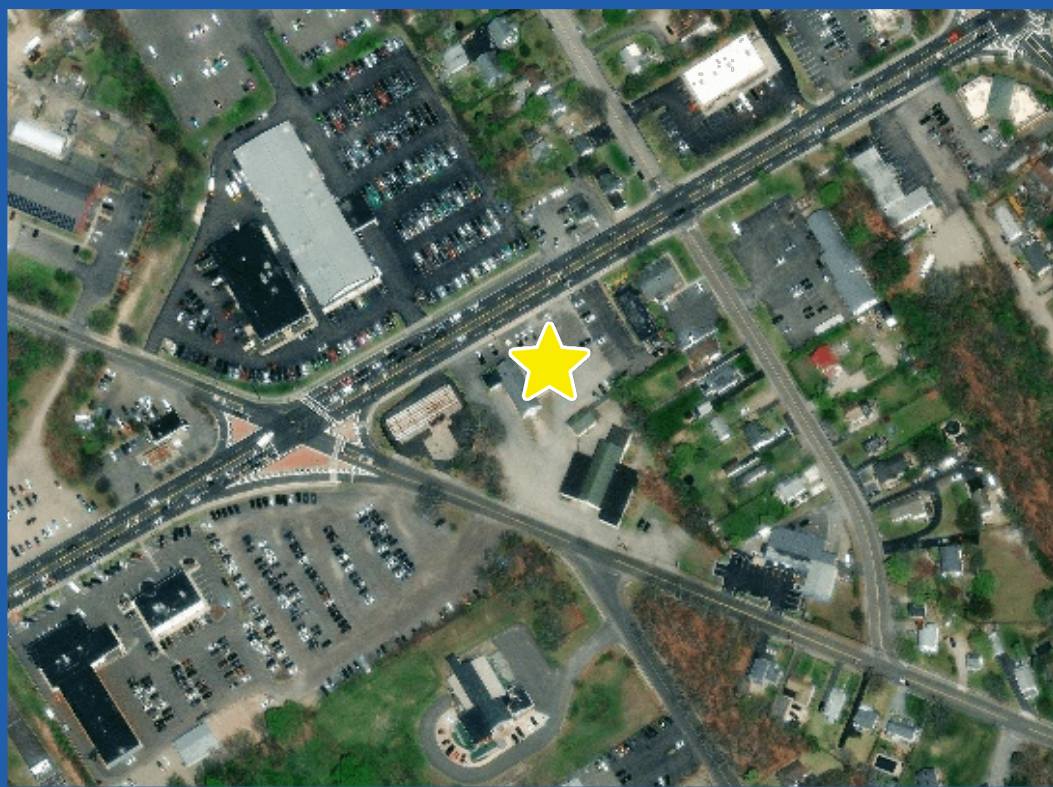
Osborn Ave

Woodcrest Ave

EXECUTIVE SUMMARY



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

• **As of Right Uses:** Retail stores, personal services, restaurants, cafes, banquet facilities, ice cream parlors, bakeries with retail sales on premises, and specialty food stores, banks, health clubs/spas, radio or television broadcast studios, professional offices, dealerships for new motor vehicle and boat sales, indoor sports and recreation facilities

• Accessible from Old Country Road and Osborn Avenue

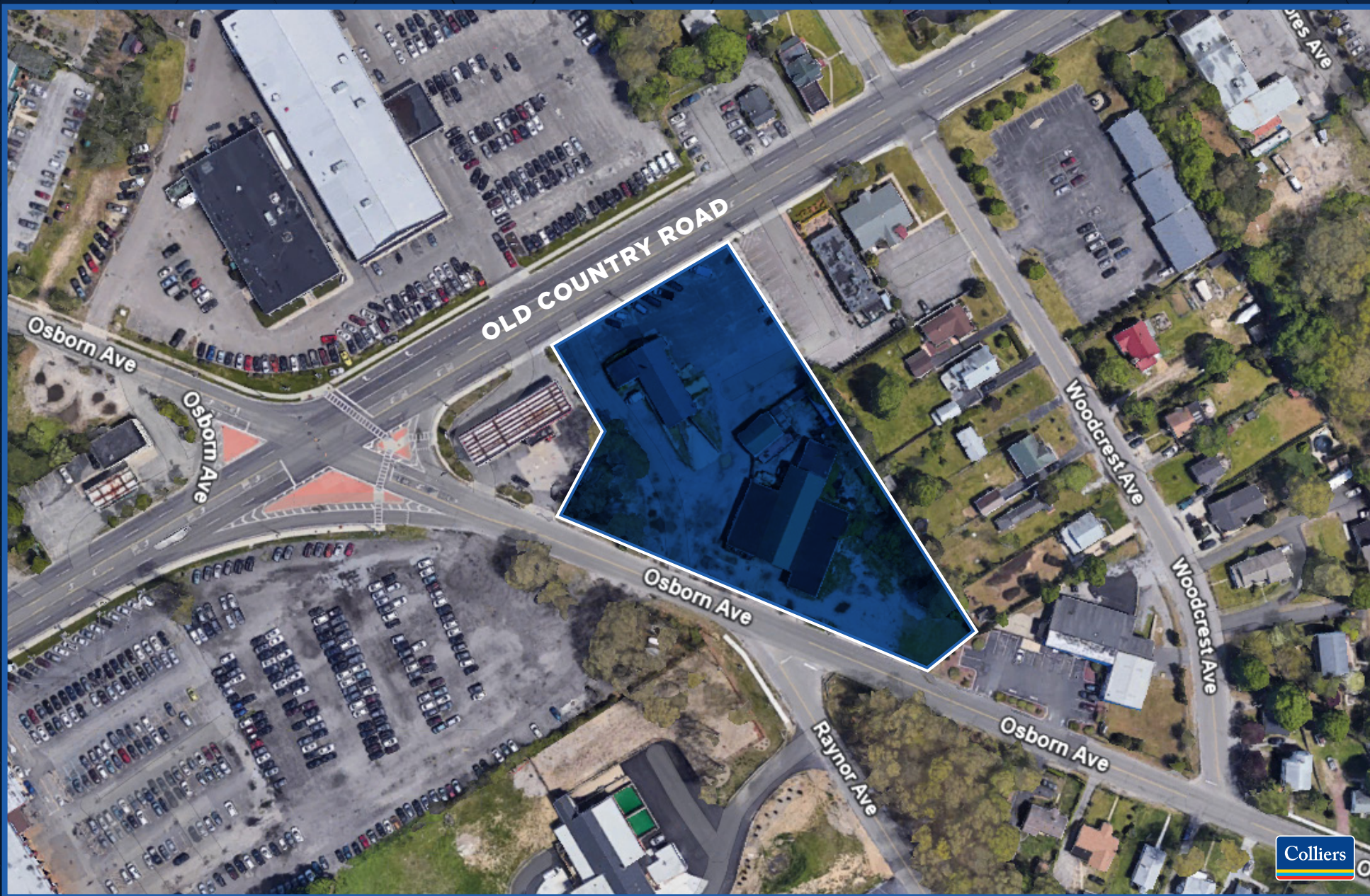
For Sale:

\$5,900,000

For Lease:

Price Upon Request



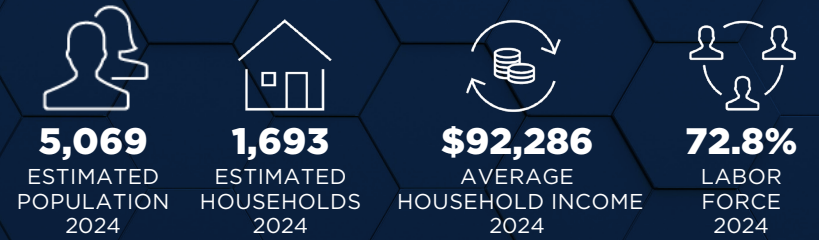
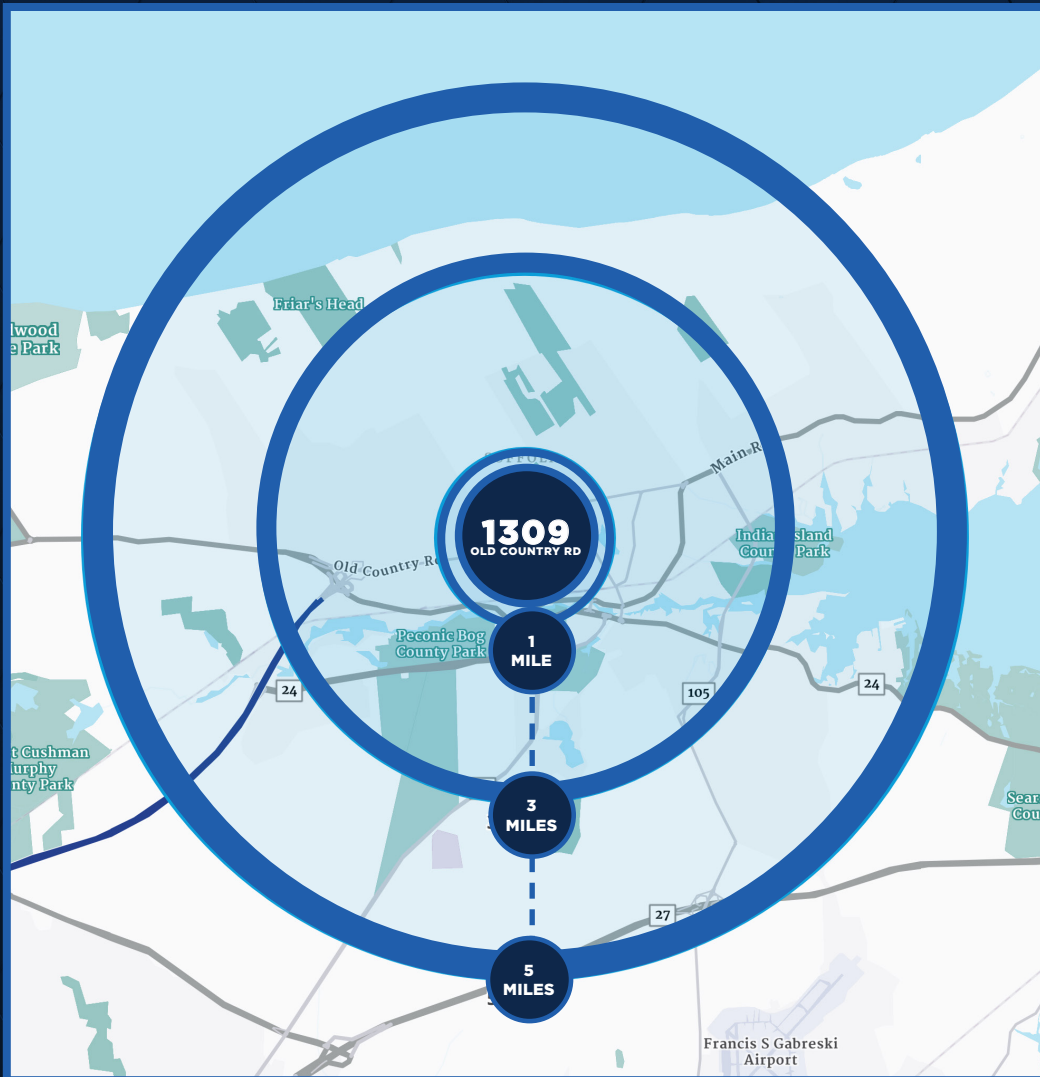


1309 OLD COUNTRY ROAD

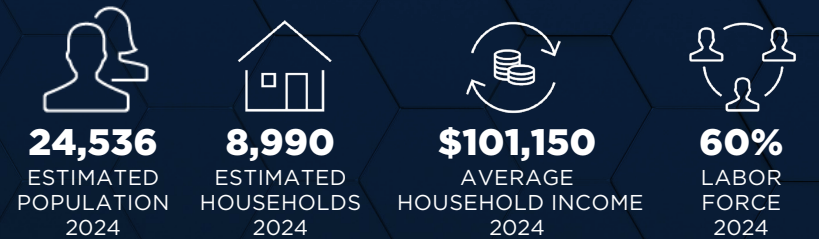
NEIGHBORING RETAIL



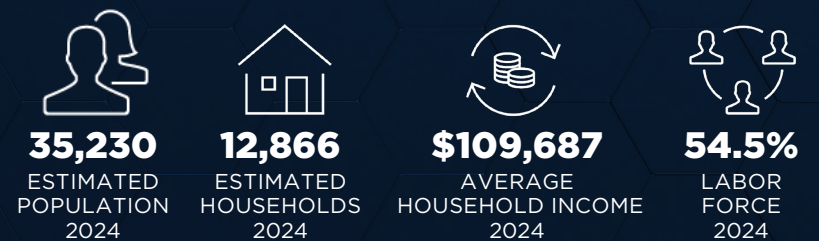
LOCATION DEMOGRAPHICS



1 MILE



3 MILES



5 MILES

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