

VACANT LAND FOR SALE

MILL ROAD, RIVERHEAD



DEVELOPMENT OPPORTUNITY

MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

PROPERTY SPECS

LAND AREA

25 Acres

DIMENSIONS

+/- 925' (Frontage) x 1,143'

ZONING

APZ- Town of Riverhead

TAXES

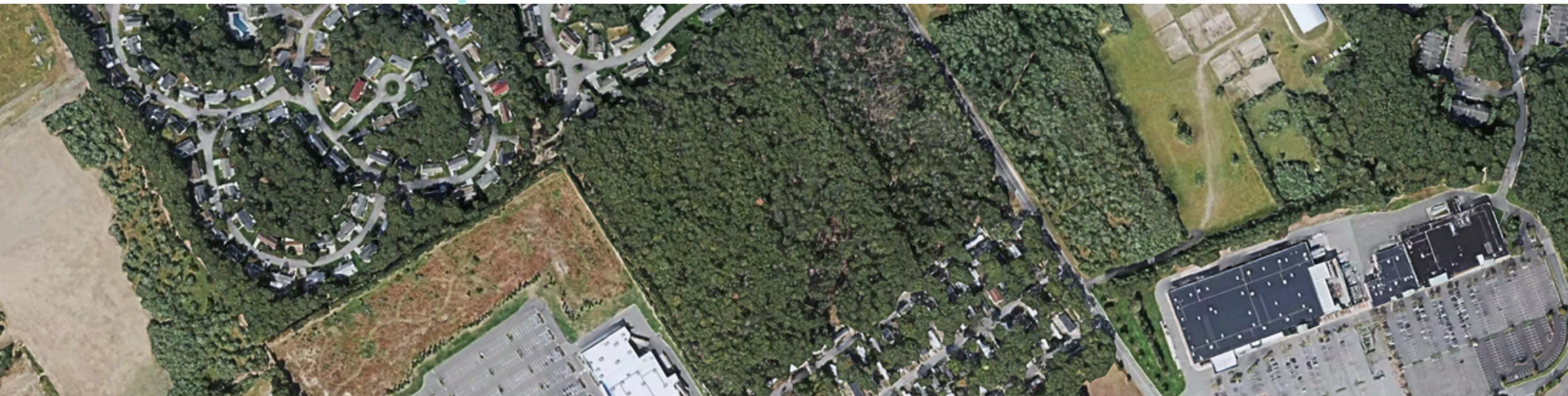
+/- \$30,008.91

LOCATION

West Side of Mill Road

SANITARY

Sewer connection abutting property on the West Side



CLOSE UP AERIAL

RIVERHEAD LANDING
SENIOR APARTMENTS

FOXWOOD VILLAGE



SUBJECT
PROPERTY

MILL ROAD



OLD COUNTRY ROAD

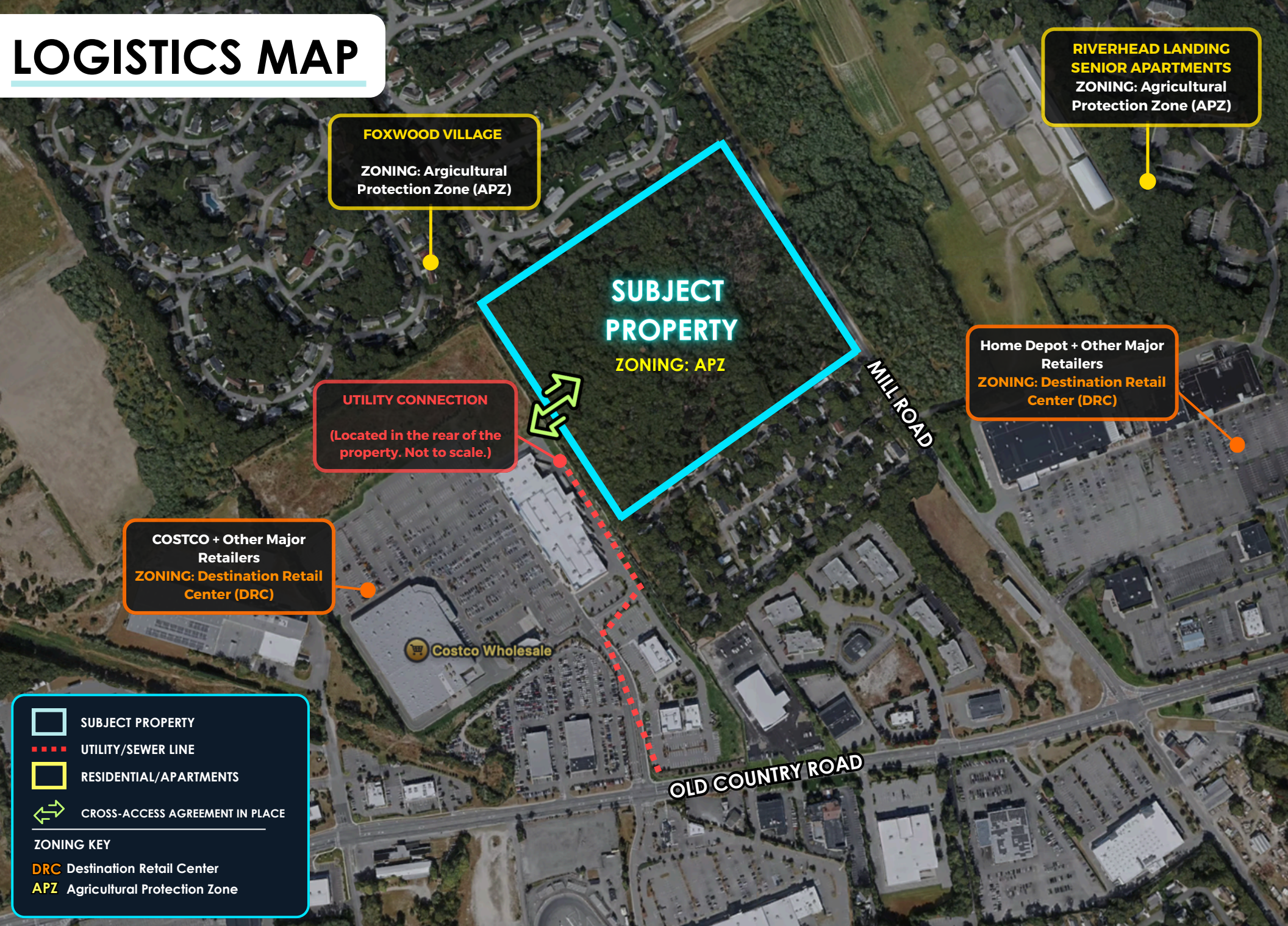


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LOGISTICS MAP



DEVELOPMENT POTENTIAL

A RARE OPPORTUNITY TO CREATE A LANDMARK DEVELOPMENT

This property presents a unique opportunity for developers, investors, and end users seeking a strategically positioned site with exceptional long-term upside. Its prominent location, strong surrounding demographics, and flexible development possibilities make it an ideal candidate for a transformative project that can capitalize on continued growth throughout the surrounding market.



Why Developers Are Looking at Riverhead

- Rapid residential growth creating new demand
- Expanding retail and commercial investment
- Strong regional traffic counts and visibility
- Close proximity to Costco, Tanger Outlets, Walmart, Home Depot, and other national retailers
- Excellent access to major transportation routes serving both the North and South Forks
- Limited availability of large, developable commercial land with infrastructure nearby

UNLOCK THE POTENTIAL

This +/- 25-acre property presents a rare opportunity to develop in one of Long Island's fastest-growing commercial corridors. With sewer access available and a strategic location near major retailers, residential communities, and regional roadways, the site offers exceptional flexibility for a variety of development concepts.

Development Potential Should Be Independently Verified Prospective purchasers are encouraged to conduct their own due diligence regarding zoning, permitted uses, density, environmental conditions, utilities, and municipal approvals. All concepts shown are for illustrative purposes only and are subject to applicable governmental approvals.

WHY RIVERHEAD?

LONG ISLAND'S EAST END COMMERCIAL HUB

Riverhead serves as the retail, commercial, healthcare, and tourism center for Long Island's East End, drawing shoppers, businesses, and visitors from throughout Suffolk County, the North Fork, the South Fork, and the Hamptons.



A DOMINANT RETAIL TRADE AREA

Riverhead's Route 58 corridor is home to dozens of national retailers and destination shopping centers, including:

- Costco
 - Walmart
 - Target
 - Home Depot
 - Lowe's
 - Best Buy
 - BJ's Wholesale Club
 - Dick's Sporting Goods
 - PetSmart
 - Marshalls
 - HomeGoods
 - TJ Maxx
 - Ulta Beauty
 - Michaels
 - Hobby Lobby
 - Aldi
 - Stop & Shop
 - Lidl
 - Panera Bread
 - Chick-fil-A
 - Starbucks
 - Buffalo Wild Wings
 - Applebee's
 - Texas Roadhouse
 - LongHorn Steakhouse
 - Chipotle
 - Five Below
 - Burlington
- ...and more!



Plus Tanger Outlets Riverhead, which features more than **100** nationally recognized brands and attracts approximately **3.4 million** visitors annually.



REGIONAL SHOPPING DESTINATION

Riverhead is one of Long Island's premier retail destinations, serving the North Fork, South Fork, the Hamptons, Shelter Island, Eastern Suffolk County, year-round residents, and millions of seasonal visitors.



STRONG COMMERCIAL MOMENTUM

Riverhead continues to attract significant private investment, with major national retailers expanding their presence in the market. Walmart has announced plans to convert its Riverhead location into a larger Supercenter, highlighting continued confidence in the area's long-term growth.



STRATEGIC TRANSPORTATION ACCESS

- ✓ Minutes to the Long Island Expressway (I-495)
- ✓ Route 58 Commercial Corridor
- ✓ Gateway to the North Fork & Hamptons
- ✓ High daily traffic volumes
- ✓ Regional workforce access

FAST FACTS



100+
OUTLET STORES
at Tanger Outlets
Riverhead



3.4 MILLION
ANNUAL VISITS
to Tanger Outlets
Riverhead



25+
NATIONAL RETAILERS
concentrated along the Route 58
corridor, creating one of Long
Island's largest retail hubs



GATEWAY
TO THE NORTH FORK
& HAMPTONS



SEWER ACCESS
MUNICIPAL SEWER
INFRASTRUCTURE AVAILABLE,
supporting future commercial
development



GROWING MARKET
One of Suffolk County's
fastest growing commercial
corridors

DEVELOPMENT ADVANTAGES

- ✓ Large commercial parcel (±25 Acres)
- ✓ Municipal sewer infrastructure
- ✓ Strong consumer demographics
- ✓ Flexible development opportunities
- ✓ Established retail ecosystem
- ✓ Continued residential growth throughout Eastern Long Island

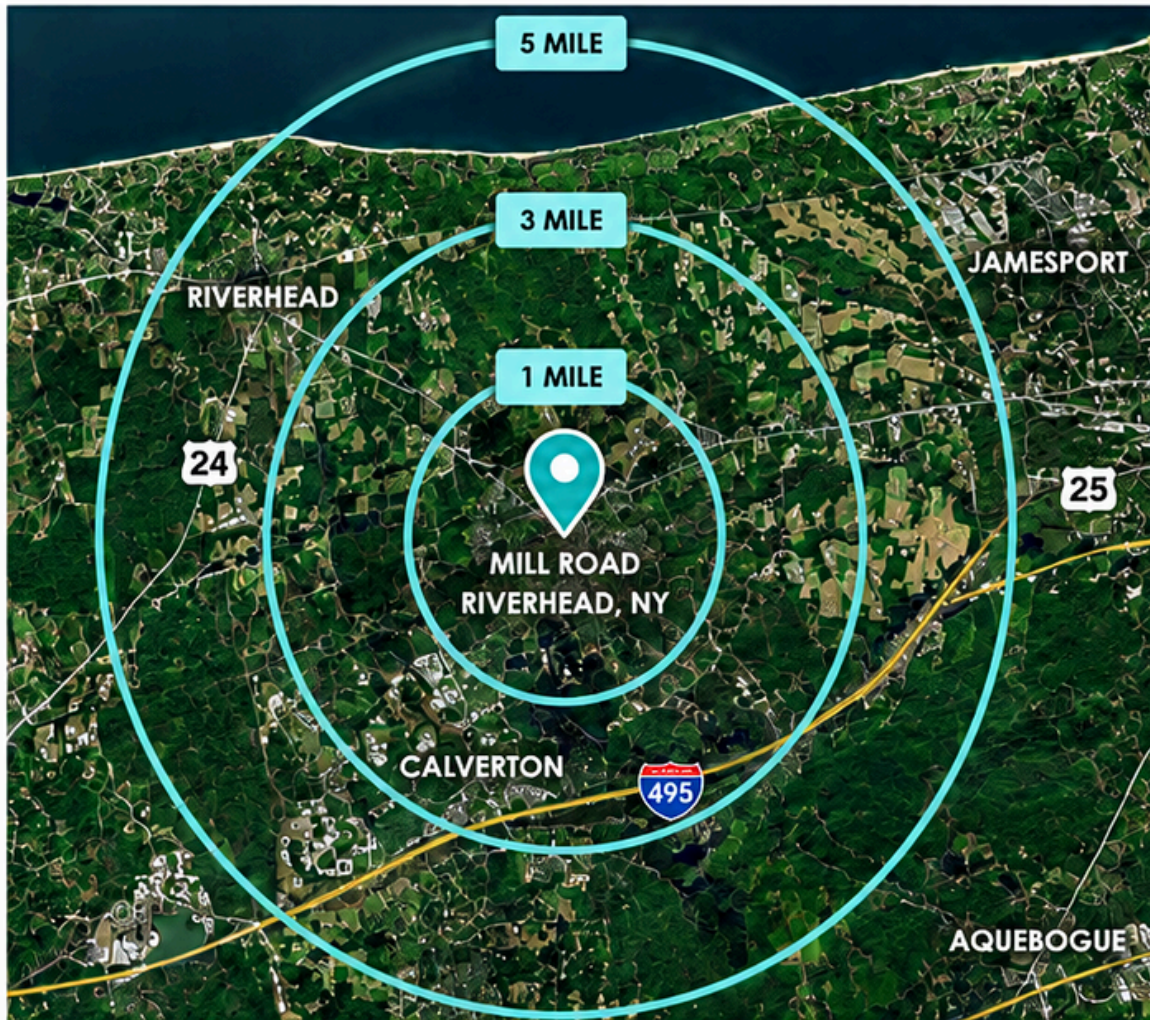


LARGE COMMERCIAL PARCELS WITH INFRASTRUCTURE ACCESS ARE BECOMING INCREASINGLY SCARCE THROUGHOUT SUFFOLK COUNTY. THIS PROPERTY PROVIDES THE SCALE AND FLEXIBILITY TO CREATE A SIGNATURE DEVELOPMENT IN ONE OF THE EAST END'S FASTEST-GROWING MARKETS.



DEMOGRAPHICS

MILL ROAD | RIVERHEAD, NY
40.929823, -72.703082



 1 MILE	Population	1,355
	Total Households	548
	Average Household Income	\$113,967
	Median Household Income	\$92,722
	Median Age	40.6
 3 MILE	Population	20,350
	Total Households	7,433
	Average Household Income	\$111,002
	Median Household Income	\$85,832
	Daytime Population	12,028
	Median Age	41.2
 5 MILE	Population	59,981
	Total Households	21,869
	Average Household Income	\$115,269
	Median Household Income	\$90,990
	Daytime Population	29,854
	Total Consumer Spending	\$1.12B+
	Median Age	42.3



POPULATION
5 Mile Population
59,981



HOUSEHOLDS
5 Mile Households
21,869



INCOME
5 Mile Average
HH Income
\$115,269



EDUCATION
45%+
of Residents Hold a
Bachelor's Degree
or Higher



TRAFFIC COUNT
Mill Road:
8,200
VPD (2022)



EMPLOYMENT
5 Mile Daytime
Population
29,854

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PROPERTY SURVEY



SURVEY OF PROPERTY
SITUATE
RIVERHEAD
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK
S.C. TAX No. 600-101-01-03
600-101-01-08
600-119-01-06
SCALE 1"= 100'
JANUARY 24, 2000
JANUARY 26, 2004 UPDATE SURVEY

AREA DATA	
S.C. TAX No. 600-101-01-03	1,742,411.34 sq. ft. 40,000 ac.
S.C. TAX No. 600-101-01-08	1,090,088.82 sq. ft. 25,024 ac.
S.C. TAX No. 600-119-01-06	67,500.00 sq. ft. 1,550 ac.
TOTAL	2,899,978.16 sq. ft. 66,574 ac.

CERTIFIED TO:
CHICAGO TITLE INSURANCE CO.
BANK OF SMITHTOWN
RTE. 58 RIVERHEAD, LLC



Marissa Cosentino

Real Estate Broker/Owner

SCOUT REALTY GROUP

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