



CORAM PLAZA

Value-Add Investment Opportunity
264 MIDDLE COUNTRY RD | CORAM, NY 11727



±143,899 SF
Offering GLA



41.13%
Occupancy



±16.41 AC
Land



\$423,380
NOI (In-Place)



\$2,815,887
NOI (Stabilized)

Jackson Hewitt
TAX SERVICES

metro
by T-Mobile

Advance
Auto Parts

FAMILY DOLLAR
SUBWAY



Firestone
DUNKIN'



INVESTMENT HIGHLIGHTS

STRATEGIC REPOSITIONING & VALUE-ADD POTENTIAL

Coram Plaza presents a compelling value-add opportunity through strategic re-tenanting and redevelopment. With only 41.13% occupancy and a ±66,194 SF vacancy from the former Stop & Shop, investors can reposition the asset by attracting a new anchor, subdividing the space, or repurposing it for medical, discount, or entertainment concepts. The ±16.41-acre parcel also offers flexibility for pad development or reconfiguration of inline space, supported by strong area demographics and infrastructure.

HIGHLY FLEXIBLE LEASING ENVIRONMENT

The existing tenant mix not only delivers immediate, stable income but also establishes a strategic foundation for future value creation through targeted leasing upgrades, thoughtful remerchandising, and comprehensive repositioning efforts. These initiatives are designed to better align the asset with shifting consumer preferences and dynamic market trends, enhancing both appeal and long-term performance.

STRATEGIC SUFFOLK COUNTY LOCATION

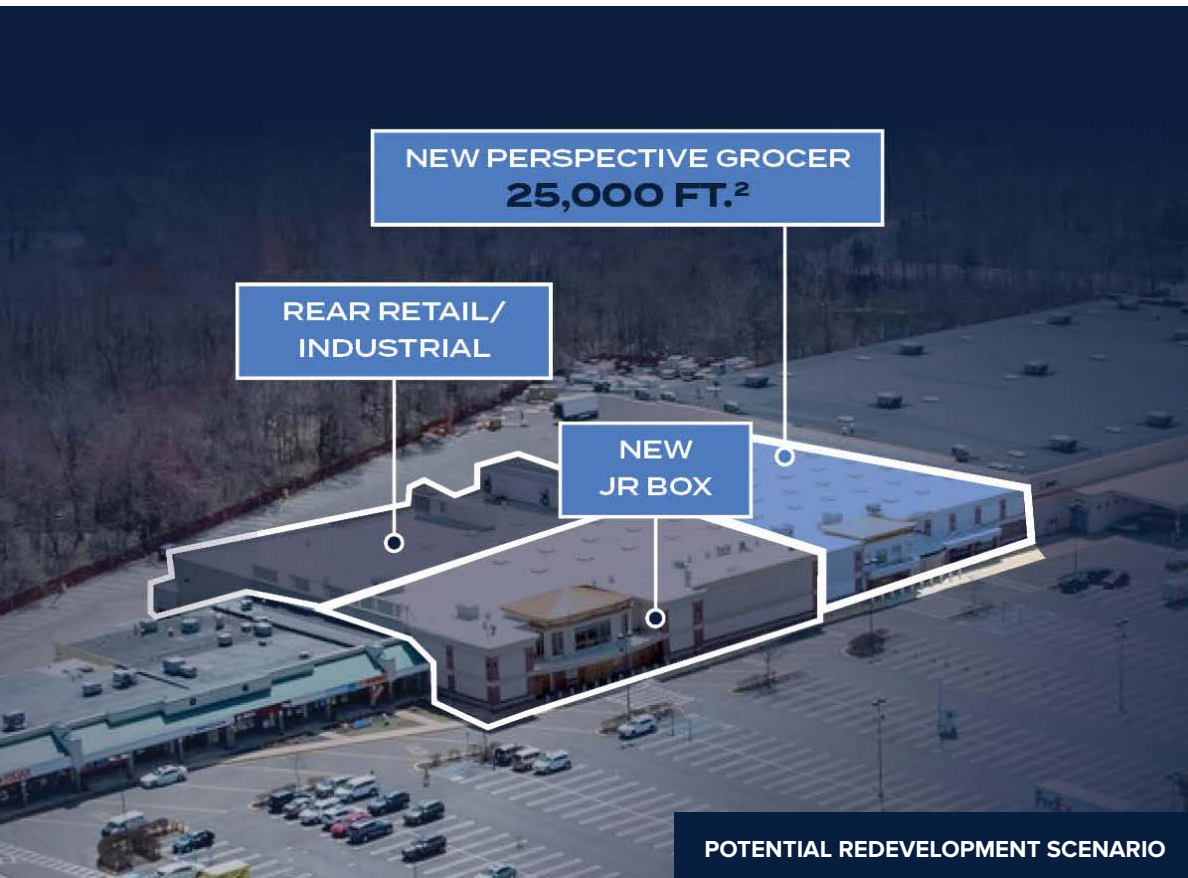
Located on Middle Country Road (NY-25), a heavily trafficked commercial artery that sees the traffic of over 30,000 VPD, Coram Plaza benefits from exceptional visibility and access. The surrounding area includes high-density residential neighborhoods and strong commuter traffic, creating a steady stream of potential shoppers. Proximity to major roadways like the Long Island Expressway further increases regional accessibility and foot traffic potential.

OUTPARCEL MONETIZATION OPPORTUNITY

Potential to spin off Taco Bell and/or the unanchored strip fronting Middle Country Rd, creating an opportunity to lower overall basis in the core asset and monetize a portion of the property on an accretive basis. This enhances the overall value-add strategy by offering flexible exit or recapitalization options while preserving upside through lease-up or redevelopment of the remaining center.

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CONTACT

JOANNA MANFRO
FIRST VICE PRESIDENT

MOBILE (203) 253 8827
joanna.manfro@matthews.com

CORY ROSENTHAL
Broker of Record

LIC.# 10991237833 (NY)

DEBT CONTACT

ANDREW MARCUS
First Vice President

Direct (646) 298-3027
mobile (201) 787-6030
andrew.marcus@matthews.com