



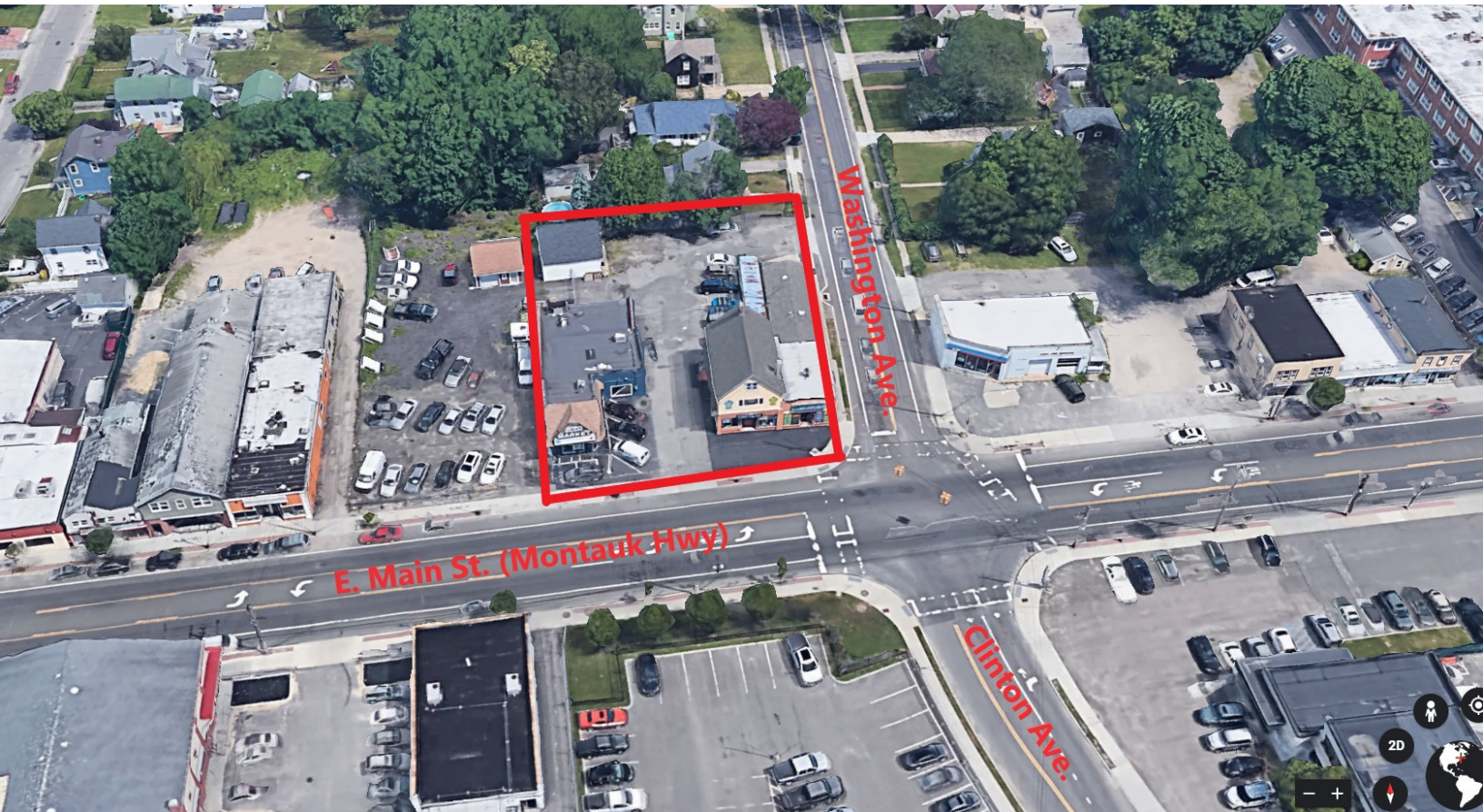
One Realty Services, Inc.

700 Lakeland Ave., Bohemia, NY 11716

Phone: (631) 244-7000 Fax: (631) 244-7003

433-435 E. Main Street, Patchogue, NY 11772

COMMERCIAL DEVELOPMENT SITE



.Price: \$950,000

.Base Property Tax: \$17,651

.J-6 Zoning – Across from new Development (Illustrated above)

.Property Size approx. Exactly 20,473Sq. Ft

.Currently has 3 buildings

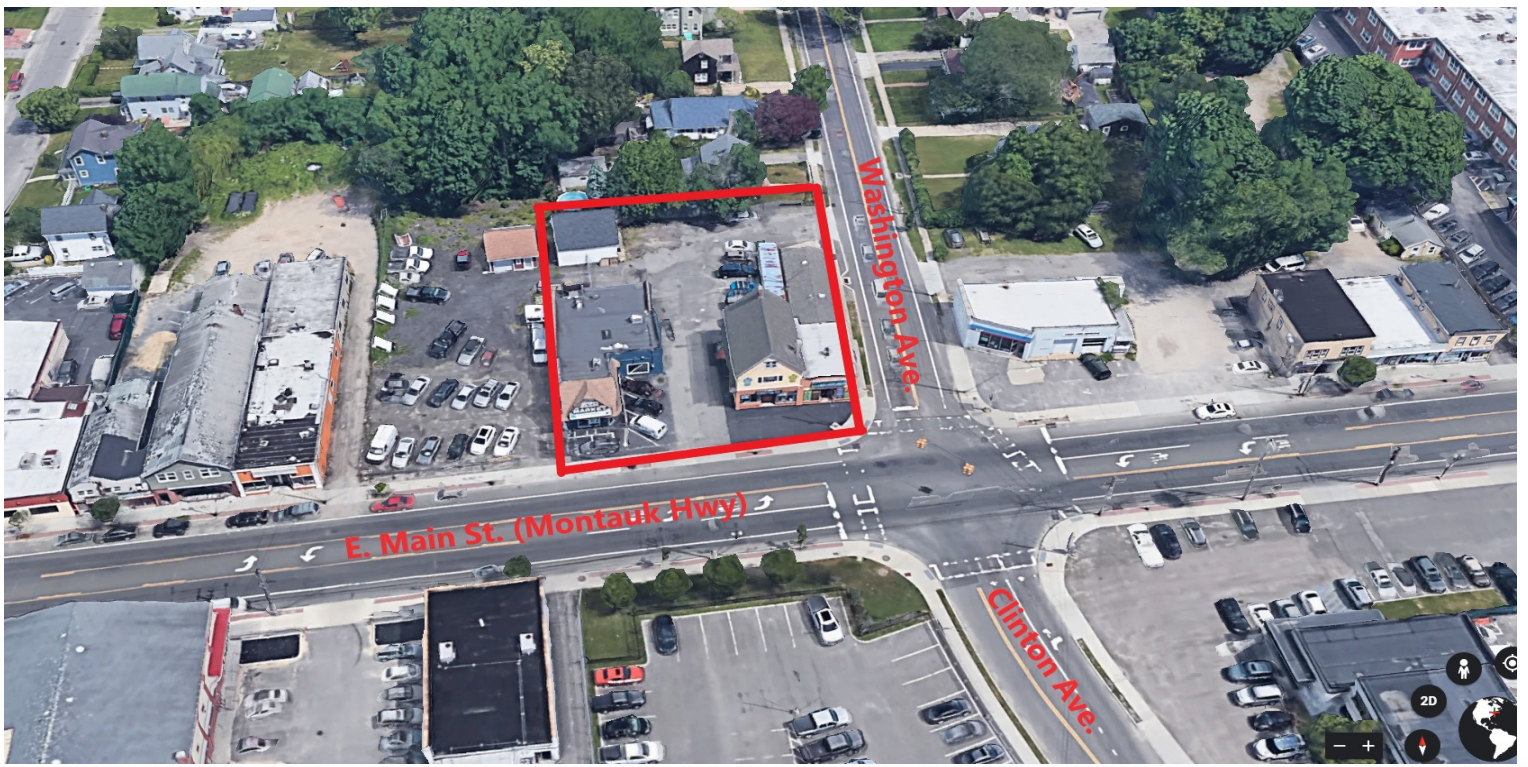
.200 Feet of Frontage on sewers, Traffic Count: 27,026 VPD

.Can be mixed use or Ideal Franchise Location

.Corner location with Signalized Intersection

For more information please call:

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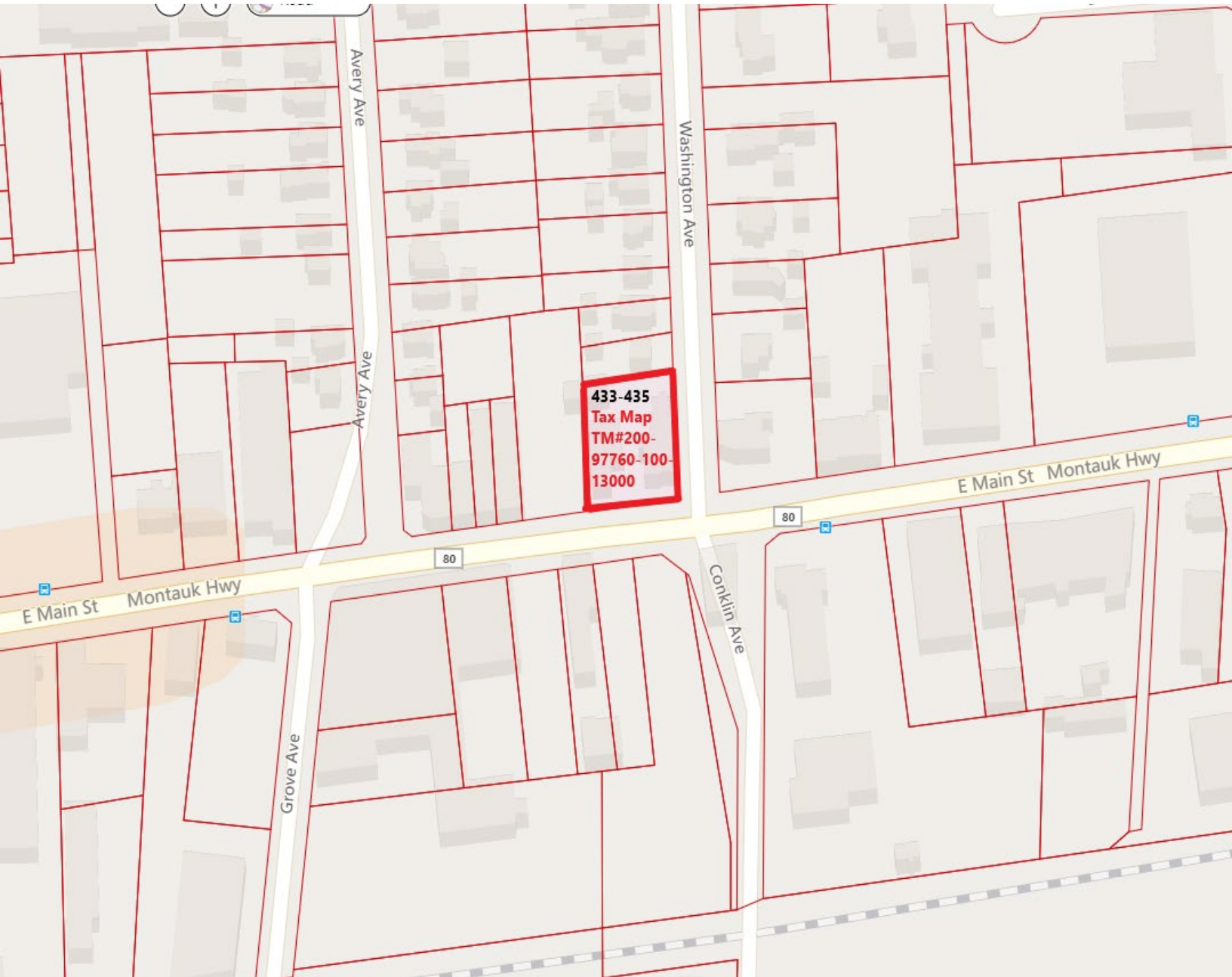
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TAX MAP



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Public Transportation

Commuter Rail	Drive	Walk	Distance
Patchogue Station Commuter Rail (Montauk Branch)	3 min	9 min	0.5 mi
Bellport Station Commuter Rail (Montauk Branch)	8 min		3.8 mi

Airport	Drive	Distance
Long Island MacArthur Airport	14 min	6.1 mi

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
E Main St	Avery Ave, W	27,026	2016	0.02 mi
Conklin Ave	E Main St, N	1,723	2016	0.09 mi
E Main St	Pitts Rd, E	22,500	2014	0.10 mi
Grove Ave	Swezey St, S	2,621	2016	0.15 mi
E Main St	Phyllis Dr, W	25,724	2016	0.21 mi

Demographics

	1 Mi	3 Mi
Population	12,332	70,231
Households	4,334	24,925
Average Age	39.30	39.40
Median HH Income	\$71,031	\$74,922
Daytime Employees	7,588	27,662
Population Growth '17-'22	↑ 0.3%	↑ 0.6%
Household Growth '17-'22	↓ 0.1%	↑ 0.4%

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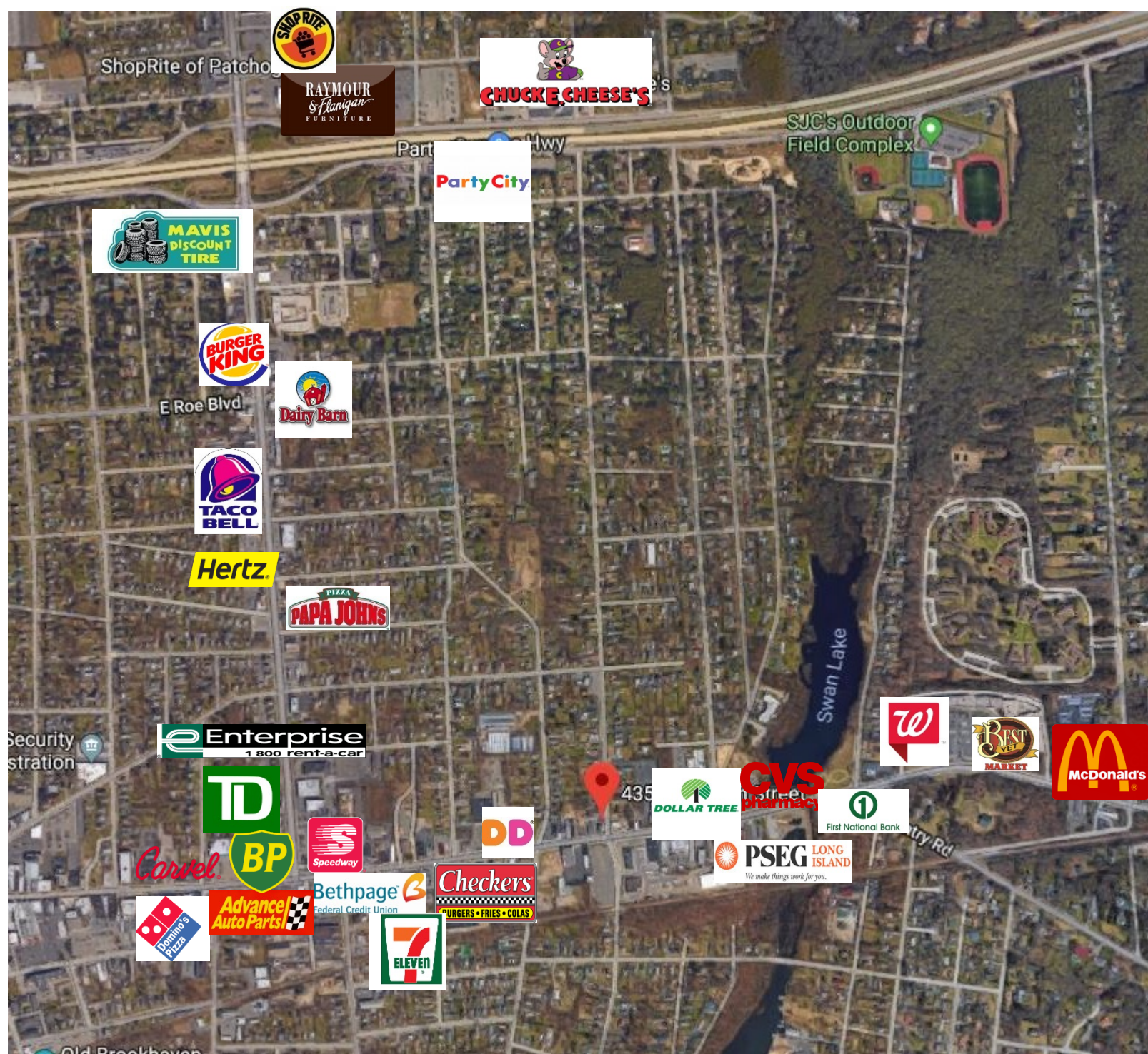
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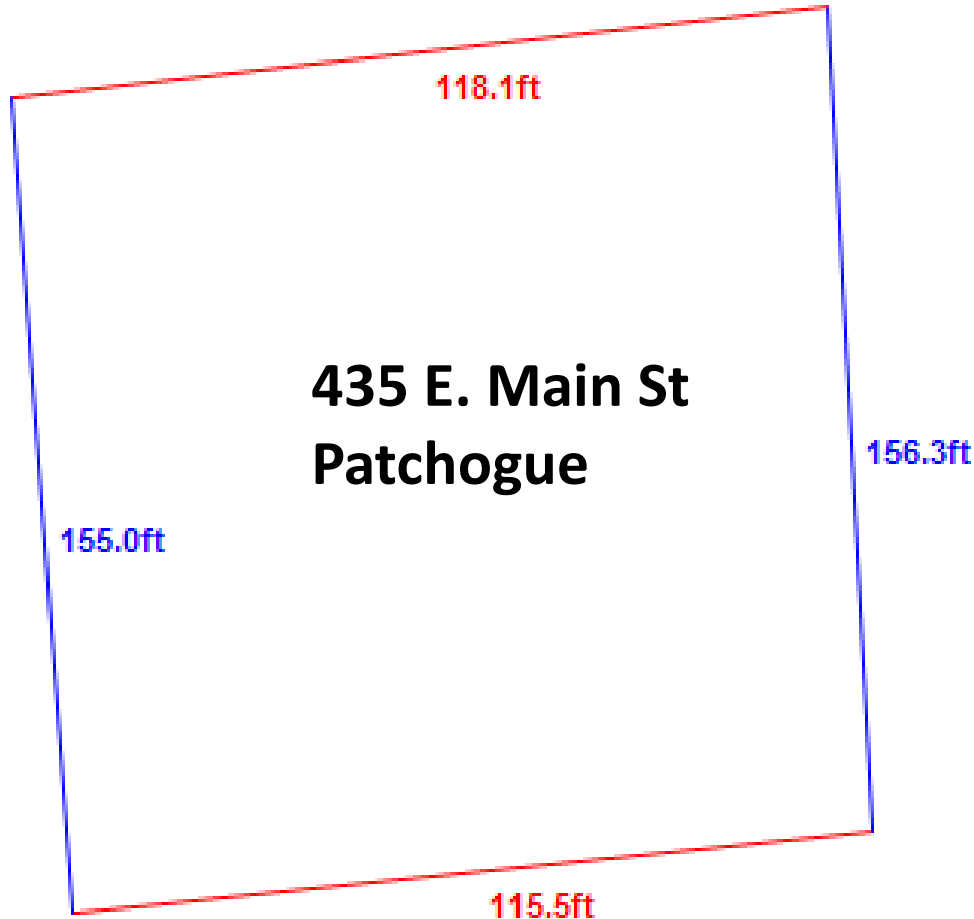


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