



Island Associates Real Estate Inc.

We create value

For Lease

Newly build & furnished Restaurant

153 William Floyd Pky.

Shirley, NY



Chris Mayor

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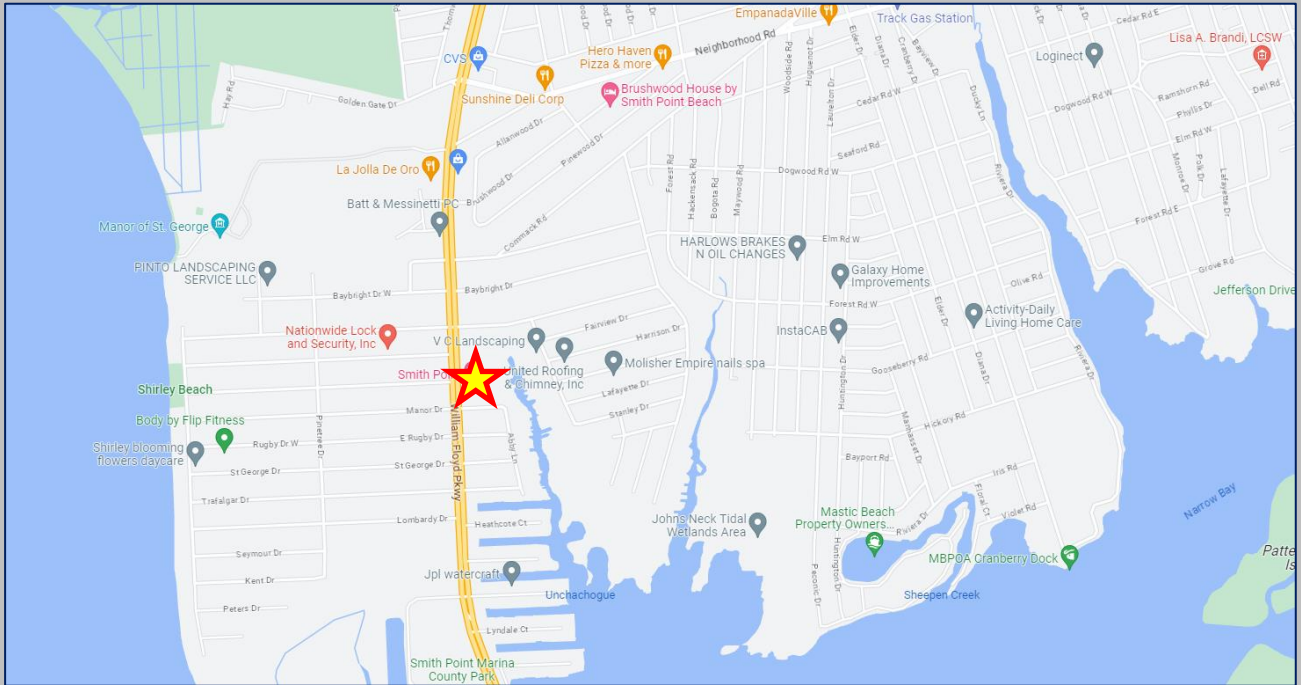
(516) 857-5564

Property Information

1,600 SF Interior Dining Space + 2,000 SF Patio

Price:168,000 NNN *Owner is open to participation

Taxes: +/- \$10,000



Newly build and furnished (Seafood Crab Shack) restaurant turn-key ready to go

- New kitchen all new Garland equipment, New walk-ins, deep friers, grills, ovens & stoves!
- Located just north of bridges to Smiths Point on the east side of William Floyd, last stop before entering Smith Point. The county's largest oceanfront park w/ millions of visitor passing each years
 - Daily Traffic Counts of over 23,000
 - Large parking lot
- Great take out, sit down, indoor & outdoor service
 - Owner is open to participation

Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,409	32,386	72,001
Average HH Income	\$100,042	\$100,638	\$112,113

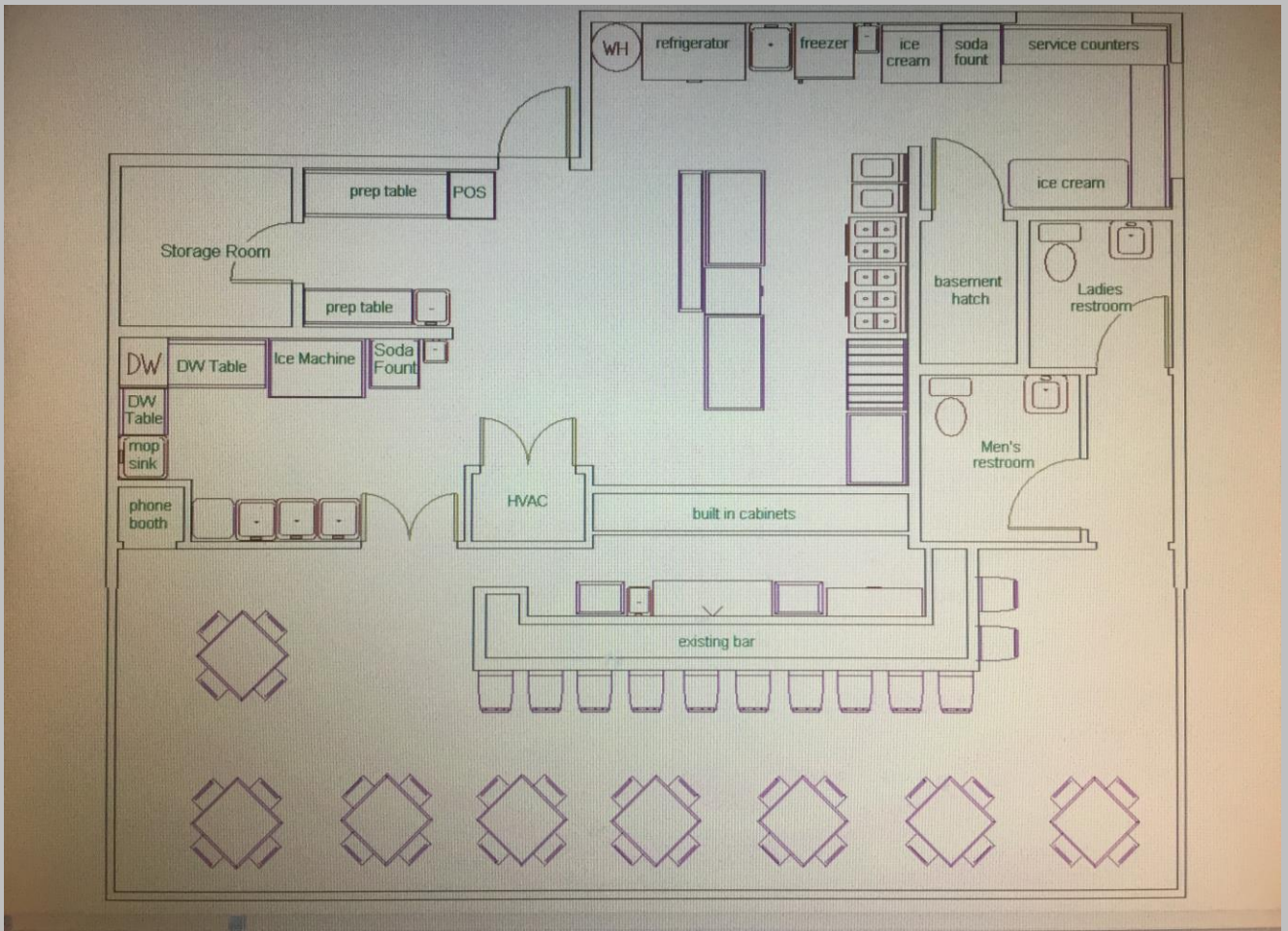
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