

3,250 SF FREESTANDING BUILDING AVAILABLE FOR LEASE

3850 Veterans Memorial Highway
Bohemia, New York 11716



For More Information:

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Retail Property For Lease

3850 Veterans Memorial Hwy Bohemia, NY 11716



Offering Summary

Lease Rate:	Priced Upon Request
Building Size:	3,252 SF
Lot Size:	0.2 Acres
Number of Units:	1
Frontage:	260 FT on Vets Hwy
Traffic Counts:	38,000 SF
Zoning:	ICD (Industrial Corridor District)
Submarket:	Central Suffolk
Traffic Count:	38,000

Property Overview

Incredible Opportunity to Lease a 3,250 SF Freestanding Former Fast-Food Restaurant. Strategically Located on highly visible corner of Veterans Memorial Highway (454) and Smithtown Avenue, this 0.20 Acre lot offers one curb cut on each street and ample parking for 20 vehicles. Situated in the ICD (Industrial Corridor) District in Bohemia, Town of Islip, New York this unique offering allows for a multitude of uses including but not limited to retail use, food use, light warehouse, office, etc. 38,000 + Vehicles pass this site each day. Just minutes to Islip MacArthur Airport, convenient to the Long Island Expressway and surrounded by Local and national Retailers! A Do Not Miss Opportunity!

Property Highlights

- Situated on Highly Visible Corner with 38K Cars Passing Per Day
- 260 Feet of Frontage on Vets Memorial Hwy
- Minutes to LI MacArthur Airport + Industrial Hub
- Surrounded by Local + National Retailers

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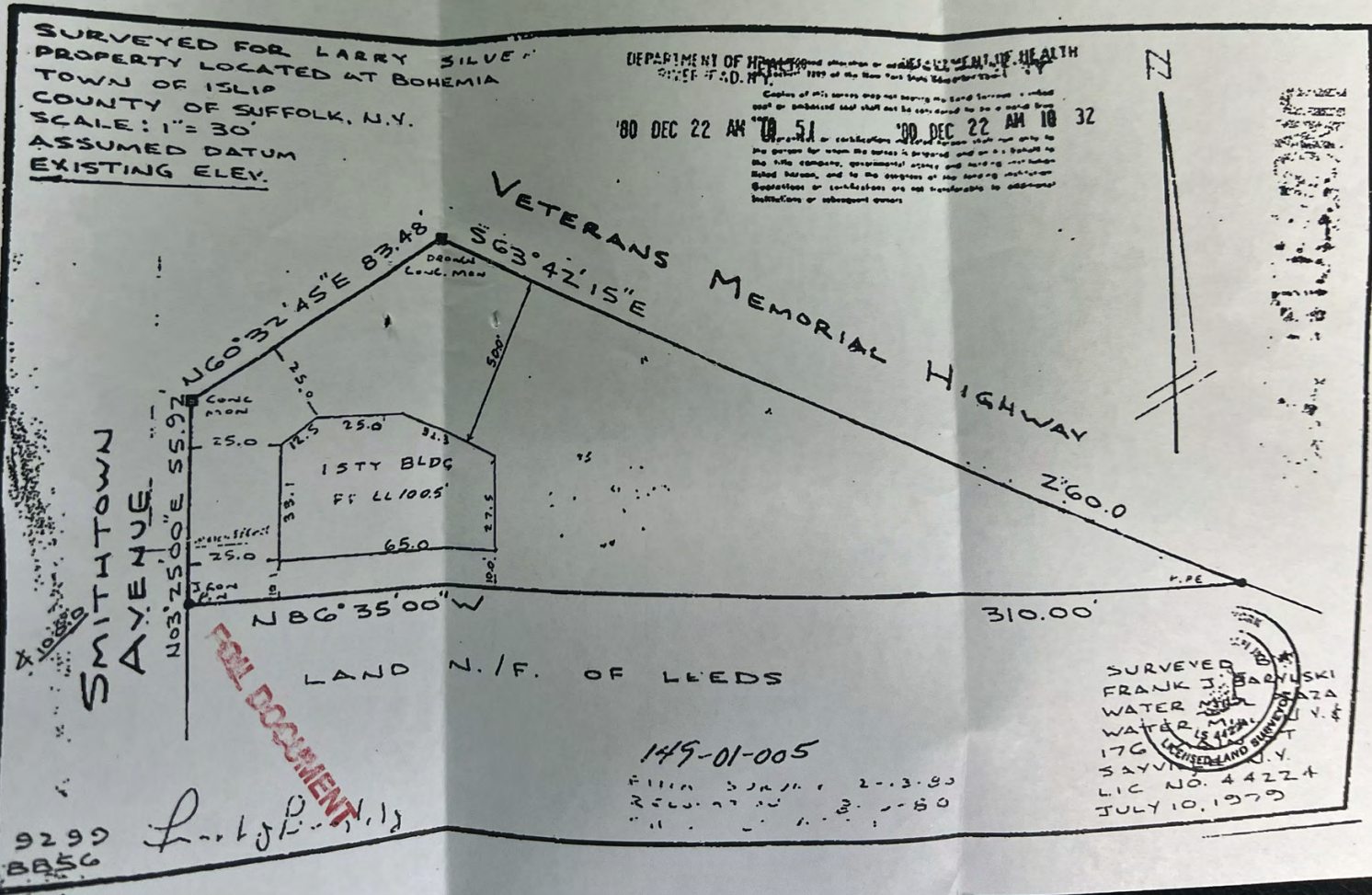


Property Survey

3850 Veterans Memorial Hwy Bohemia, NY 11716

APR 01 2009

TOTAL P. 02



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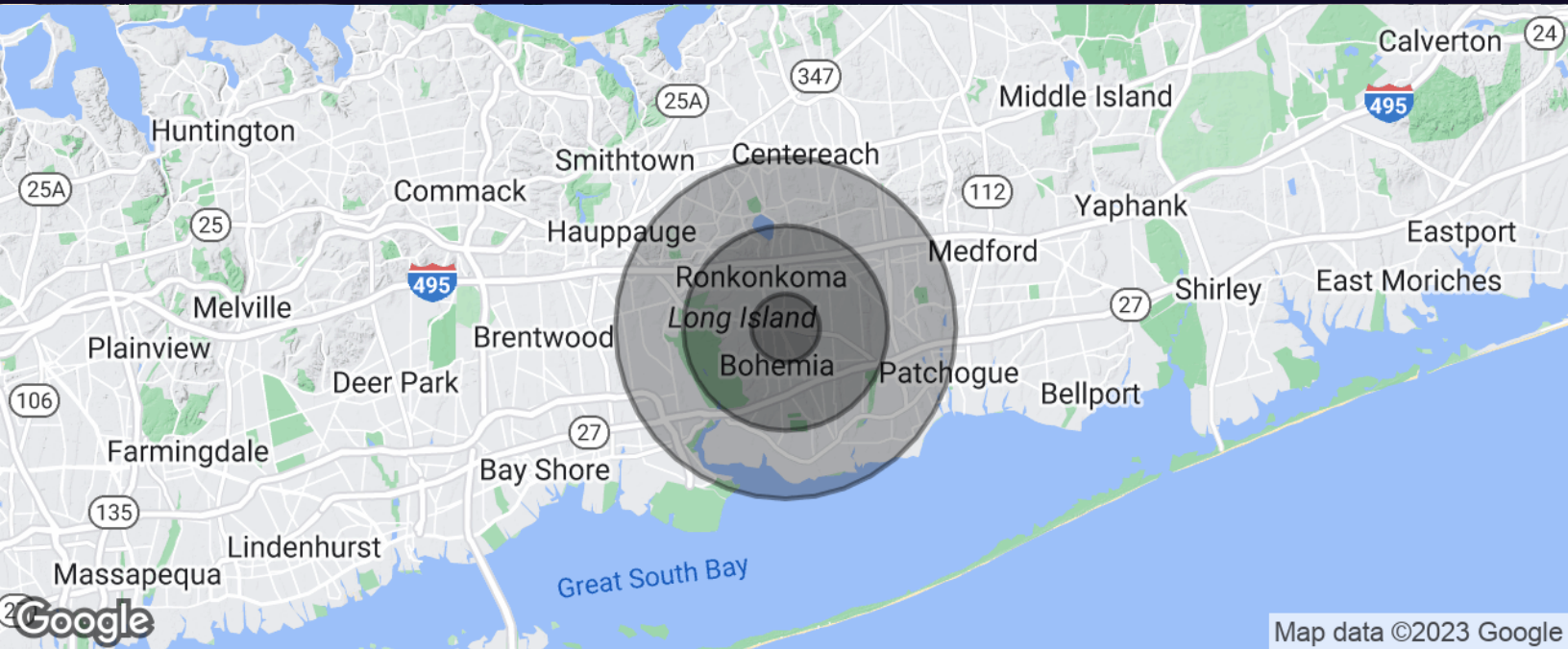
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Property Demographics

3850 Veterans Memorial Hwy Bohemia, NY 11716



Population	1 Mile	3 Miles	5 Miles
Total Population	4,255	65,805	211,790
Average Age	31.8	40.6	40.9
Average Age (Male)	29.5	38.6	39.3
Average Age (Female)	37.3	43.1	42.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,316	23,315	75,646
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$117,932	\$120,527	\$120,190
Average House Value	\$415,122	\$405,099	\$403,409

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Aerial View of Property

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Google

Map data ©2023 Imagery ©2023 Maxar Technologies, New York GIS

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Local + National Retailer Map

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