

# GREEN STREET LOFTS

AT HUNTINGTON VILLAGE, NY

308-312 MAIN STREET & 2-8 GREEN STREET

*Downtown Huntington Trophy Asset - Fully Leased Mixed-Use Corner  
5 Commercial Units / 8 Residential Units*



**CUSHMAN &  
WAKEFIELD**

**LONG ISLAND  
INVESTMENT SALES TEAM**



# EXECUTIVE SUMMARY

**PLEASE INQUIRE FOR PRICING**

## THE OFFERING

**Cushman & Wakefield** has been retained on an exclusive basis to market **Green Street Lofts at Huntington Village**, a 13-unit mixed-use asset located at 308-312 Main Street & 2-8 Green Street, in the heart of one of Long Island's most sought-after downtowns. The property features eight free-market residential units and five ground-floor commercial tenants, all benefitting from strong in-place leases with term remaining. The offering presents a rare opportunity to acquire a stabilized, cash-flowing asset in a high-barrier-to-entry submarket.

The ±11,500 SF building is a standout example of modern mixed-use design, with residential and retail components thoughtfully integrated across three stories. The commercial component, totaling ±6,132 SF, is fully leased to a dynamic tenant mix including Burgerology and Lacrosse Unlimited. The eight residential units appeal to renters who want to be steps from the action of Downtown Huntington Village.

While Huntington is known for its stunning harbors, local beaches, and access to Long Island's waterfront lifestyle, what truly sets it apart is its walkable and vibrant downtown. Situated just off Huntington Harbor, the property benefits from a thriving year-round retail and dining scene that draws foot traffic from across the North Shore. Investors will be acquiring a trophy asset with durable income in a downtown that has become both a lifestyle destination and a commercial anchor for the Village.

## FINANCIAL SUMMARY

Residential Revenue - 8 Units	Annual Income
Gross Annual Residential Revenue	\$223,800
Commercial Revenue - 5 Units	Annual Income
Gross Annual Commercial Revenue	\$431,199
Total Effective Gross Annual Income	\$654,999
Total Expenses	\$146,725
Net Operating Income	\$508,275





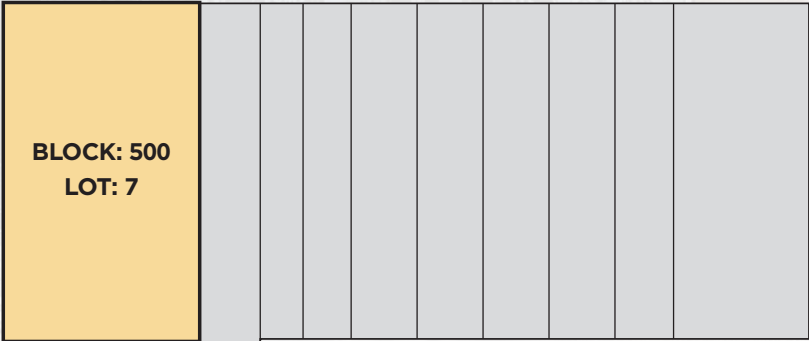


**TAX MAP**

MAIN STREET

GREEN STREET

NEW STREET





# PROPERTY INFORMATION

**Property Address:**

308-312 Main Street &  
2-8 Green Street  
Huntington, NY 11743

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**Section / Block / Lots:**

69 / 500 / 7

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**Property Type:**

Mixed-Use Walk-Up

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**Municipality:**

Town of Huntington

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**Building Size:**

±11,500 SF

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**Lot Size:**

6,098 SF / 0.14 Acres

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**Unit Mix:**

8 Residential, 5 Commercial

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**Stories:**

3

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**Zoning:**

General Business (C-6)

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**Total Taxes (2025/2026):**

\$78,966 (\$6.87 / SF)









## INVESTMENT HIGHLIGHTS

**Turnkey Mixed-Use Asset:** Three-story building with a clean, modern aesthetic and no immediate capital needs.

**Diverse Income Stream:** 100% occupied with 5 ground-floor retail tenants and 8 free-market apartments.

**Downtown Huntington Location:** Prime Main Street frontage in one of Long Island's most walkable and amenity-rich downtowns.

**Stabilized Asset in a High-Barrier Market:** Consistent cash flow from well-established tenants, with built-in rent bumps and long-term upside.

**Desirable Tenant Mix:** Includes national and local favorites such as Burgerology and Lacrosse Unlimited, anchoring the property in a lively retail corridor.







logy

8

PROFES

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Nail

T: 631-423-6367

NAIL

Manicure

Greenwich Nail

TEL: 631-423-6367

Hours: 10:00am - 6:00pm

Monday - 10:00am - 6:00pm

Tuesday - 10:00am - 6:00pm

Wednesday - 10:00am - 6:00pm

Thursday - 10:00am - 6:00pm

Friday - 10:00am - 6:00pm

Saturday - 10:00am - 6:00pm

Sunday - 10:00am - 6:00pm

ONE WAY

DO NOT  
ENTER



# LOCATION OVERVIEW

## DOWNTOWN HUNTINGTON, NY

In many waterfront communities, the shoreline gets all the attention — and with Huntington's access to five harbors and nine beaches, it's easy to see why. But here, the harbor shares the spotlight with something just as special: a bustling, walkable downtown that draws people from all over the North Shore.

Downtown Huntington is packed with award-winning restaurants, boutique retailers, and live entertainment venues. From concerts at The Paramount to cozy nights at Main Street's restaurants and bars, there's always something going on. That energy has made the area one of Long Island's most desirable places to live, work, and invest.

**Green Street Lofts** sits right in the center of it all — a corner property with prime visibility and steady foot traffic, just steps from the action yet tucked into a charming village setting.







 **LACROSSE UNLIMITED**  
ALWAYS CUSTOM

**E SMOKE CIGARS BEER**  
BEVERAGE-HOOKAH P. ATOM-CBD-T VAPE-WALK-IN IMIDOR

70MHz



# TRANSPORTATION MAP



Greenlawn  
LIRR Station



NYU Langone Huntington

Huntington  
LIRR Station



25A



Huntington Hospital

Heckscher Park

110

Huntington Bay

Huntington





Huntington Shopping Center



JUST SALAD



Walt Whitman Shops by SIMON



Melville

495

West Hills

25

Cold Spring Harbor CC



Cold Spring Harbor  
LIRR Station



CC

25A

Cold Spring Harbor



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***Fully Leased Mixed-Use Corner***

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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