

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	<i>Annual Income</i>
Gross Annual Residential Revenue	\$223,800
Commercial Revenue - 5 Units	<i>Annual Income</i>
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

BLOCK: 500
LOT: 7

PROPERTY INFORMATION

Property Address:

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

Section / Block / Lots:

69 / 500 / 7

Property Type:

Mixed-Use Walk-Up

Municipality:

Town of Huntington

Building Size:

±11,500 SF

Lot Size:

6,098 SF / 0.14 Acres

Unit Mix:

8 Residential, 5 Commercial

Stories:

3

Zoning:

General Business (C-6)

Total Taxes (2025/2026):

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





y
Spirits

**ACROSSE
UNLIMITED**
LWAYS CUSTOM

E-SMOKE & CIGAR

BEVERAGES - VODKA - LIQUOR - E-CIG - VAPE - COO

**Summit
Health**

Green St

**Summit
Health**

ONE WAY

INVESTMENT HIGHLIGHTS

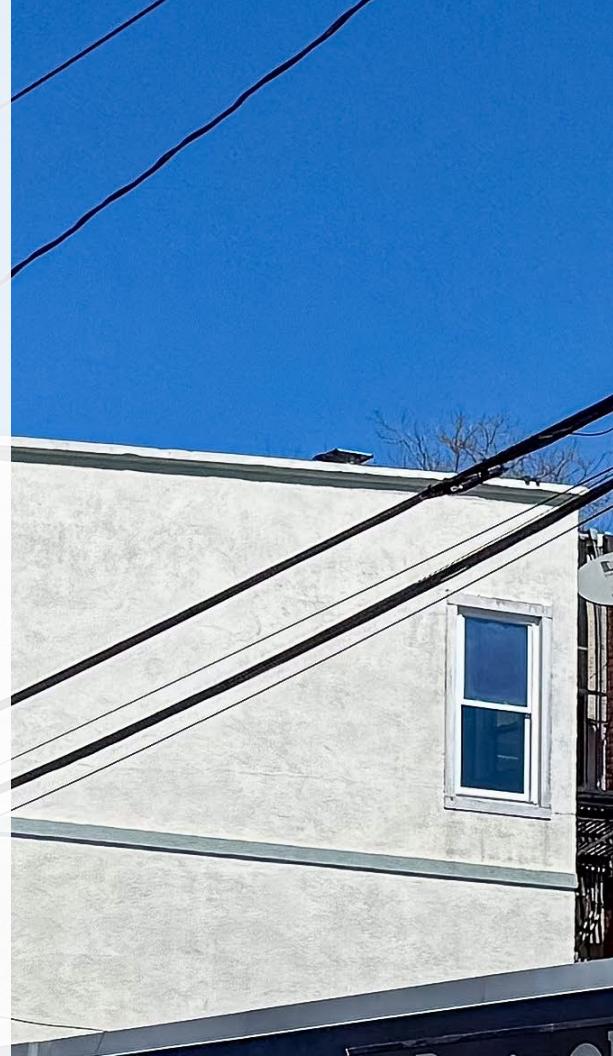
Turnkey Mixed-Use Asset: Three-story building with a clean, modern aesthetic and no immediate capital needs.

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
EN 8

PROFES
Greenswa

IAL
Nail
T: 631-423-6367

NAIL

Manicur

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.



TRANSPORTATION MAP





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

FOR MORE INFORMATION, PLEASE CONTACT:

**C&W INVESTMENT SALES
CONTACTS**

Daniel Abbondandolo

Executive Director

+1 631 425 1232

daniel.abbondandolo@cushwake.com

Joegy Raju

Director

+1 631 425 1216

joegy.raju@cushwake.com

Victor Little

Senior Associate

+1 631 425 1239

victor.little@cushwake.com

Robert Kuppersmith

Executive Managing Director

+1 631 425 1220

robert.kuppersmith@cushwake.com

Jennifer Grgas

Senior Associate

+1 516 398 6375

jennifer.grgas@cushwake.com

**C&W FINANCING
CONTACTS**

Brad Domenico

Vice Chair

+1 732 245 6167

brad.domenico@cushwake.com

Brian Anderson

Executive Managing Director

+1 732 616 0908

brian.anderson@cushwake.com

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.