



199 EAST MONTAUK HIGHWAY

Lindenhurst, NY, 11757 | **Suffolk County**

**FREESTANDING OWNER/USER OPPORTUNITY
CORNER LOT WITH AMPLE PARKING**

FOR SALE
ASKING PRICE \$850,000

RIPCO
INVESTMENT SALES

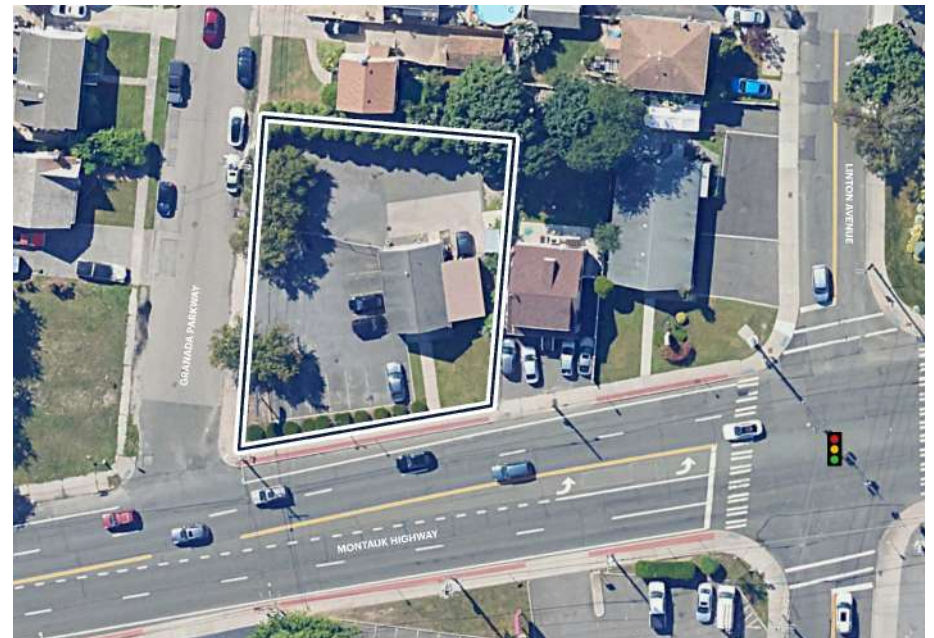
INVESTMENT HIGHLIGHTS

#1 Ideal for owner-user

#2 750 SF retail/office space

#3 12,169 SF lot with ample on-site parking

#4 Business E zoning permits general retail, personal service shops and offices



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **199 E Montauk Highway** — Lindenhurst, NY (the 'Property').

The Property is located at the southwest corner of Montauk Highway and Granada Parkway. Formerly occupied by Enterprise Rent-A-Car for 20+ years, the building is approximately 750 square feet, presenting an ideal owner-user or redevelopment opportunity. The 12,169 square foot lot offers ample on-site parking for customers and employees. The property is zoned E Business, which permits general retail stores and personal service shops, banks, and offices. Additional permitted uses allowed as a special exception by the Board of Appeals include veterinarians, car washes, auto-related sales & service, and food establishments (subject to additional conditions imposed by the Planning Board).

PROPERTY SUMMARY

THE OFFERING

Property Address	199 E Montauk Hwy, Lindenhurst
County	Suffolk
Municipality	Town of Babylon
Location	Located at the southwest corner of Montauk Highway and Granada Parkway
Property Type	Retail

PROPERTY INFORMATION

Lot Dimensions	100' x 125' (approx.)
Lot SF	12,169 SF (approx.)
Stories	1
Year Built / Last Altered	2001
Above Grade Gross SF	750 SF (approx.)

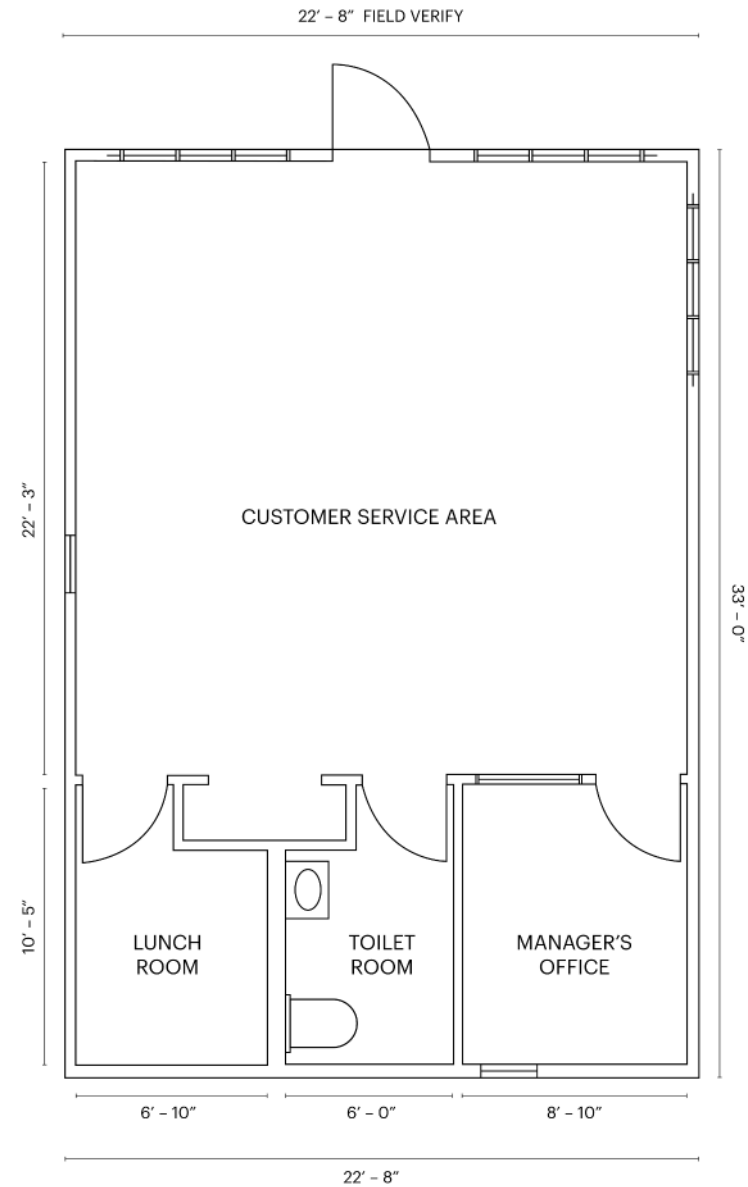
ZONING INFORMATION

Zoning	E Business
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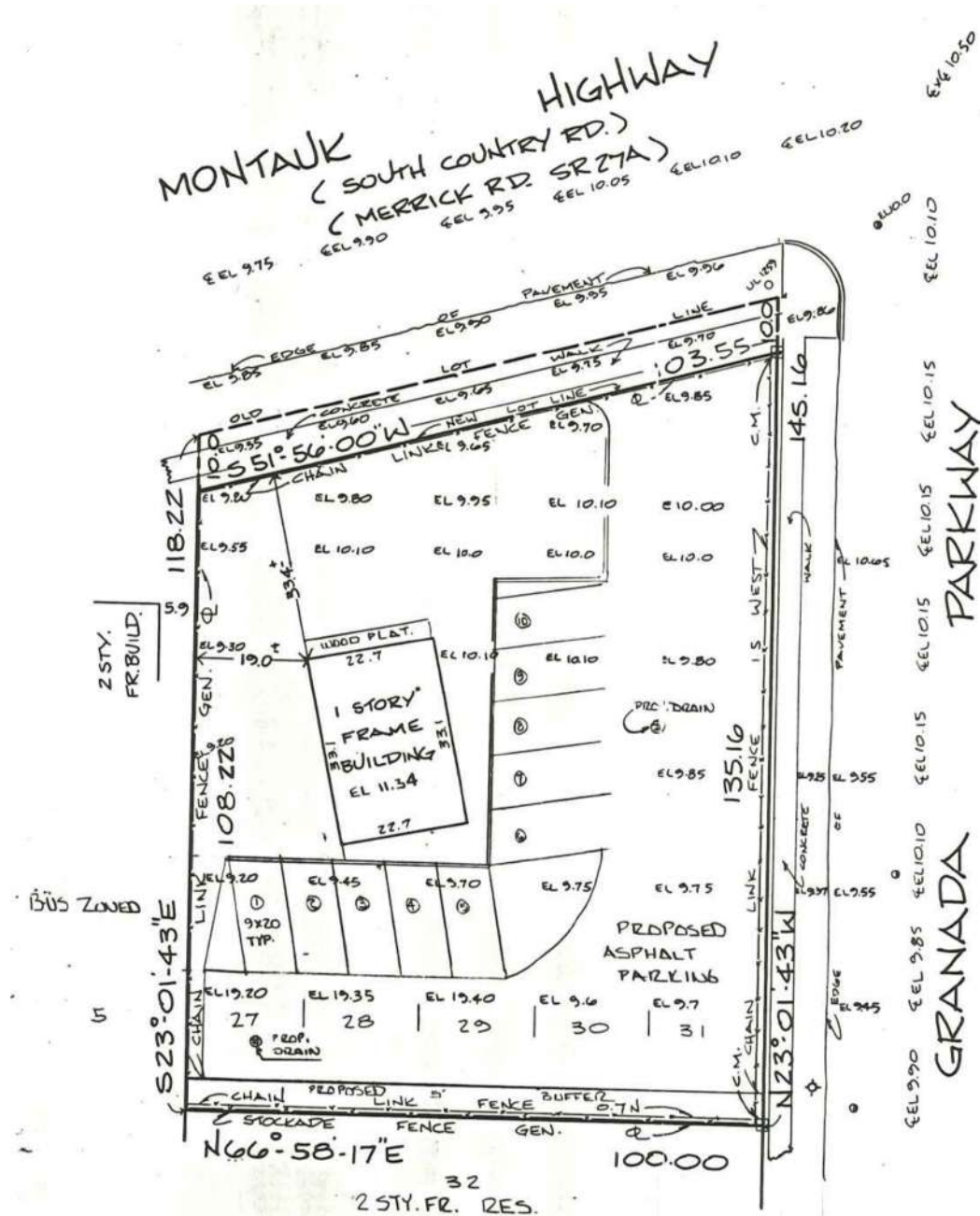
TAX INFORMATION

Annual Property Taxes	\$16,637
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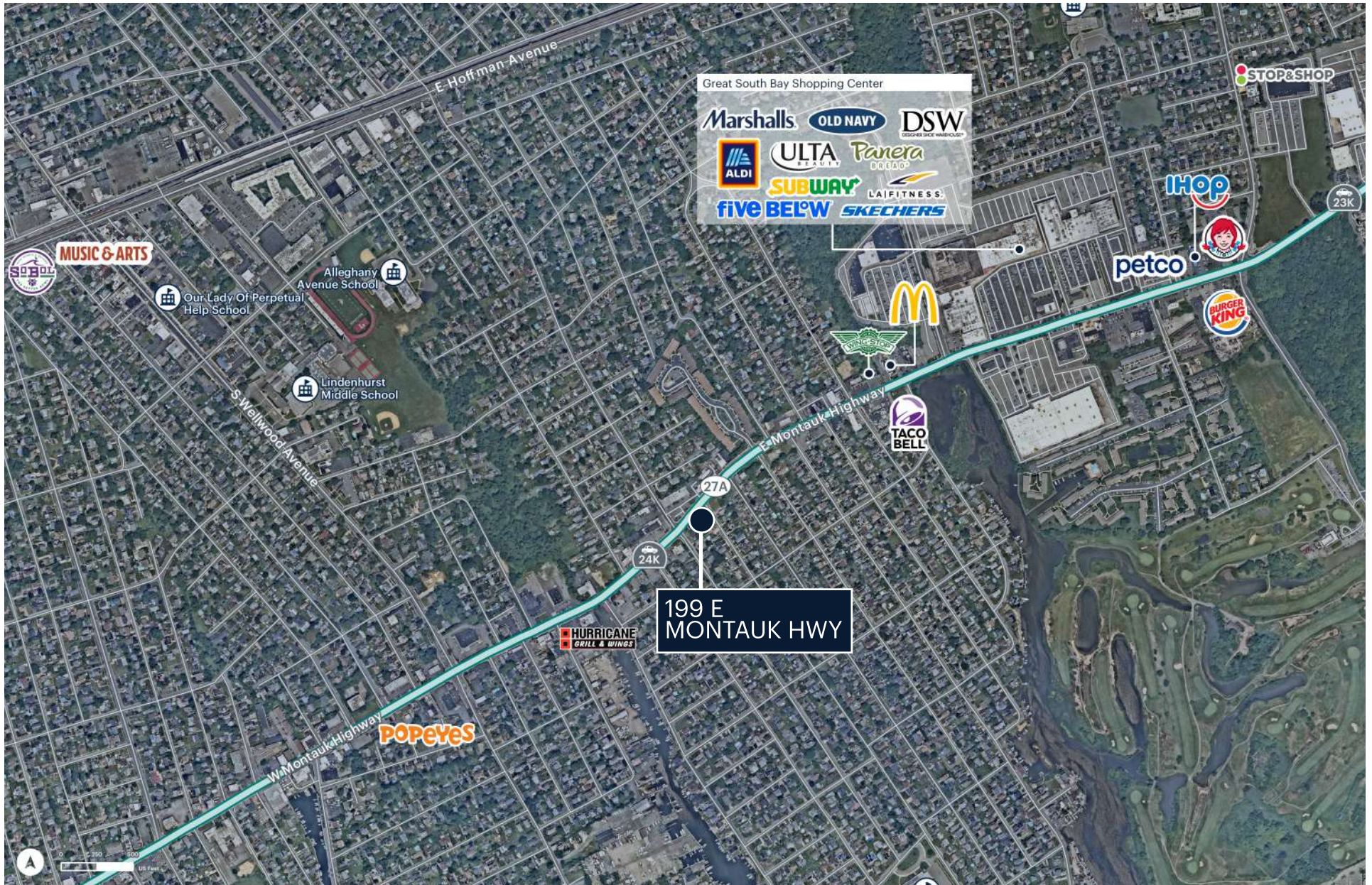
FLOOR PLAN



SURVEY



RETAIL MAP



RETAIL MAP



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	18,962	115,886	243,320
Number of Households	6,732	40,100	81,483
Average Household Income	\$141,495	\$149,773	\$158,079
Median Household Income	\$115,825	\$124,517	\$130,656
College Graduates	5,348 37.0%	30,344 35.0%	68,006 38.0%
Total Businesses	633	3,911	8,361
Total Employees	5,540	34,264	82,494
Daytime Population	14,838	90,441	201,423

CONTACT EXCLUSIVE AGENTS

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