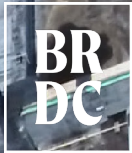


# PATCHOGUE, NEW YORK

± 7,700 SF & ± 1,400 SF Retail Spaces Available

www.breslinrealty.com



**BRESLIN REALTY**  
DEVELOPMENT CORP.

Contact

**ANTHONY RUSSO**

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Associate

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## SITE INFO

### LOCATION

35-71 South Ocean Avenue  
Patchogue, NY

### AVAILABLE

- ± 7,700 Square Feet
- ± 1,400 Square Feet

### PARKING

Street & Municipal

### COMMENTS

- Located just south of Main Street in the heart of downtown Patchogue, amongst numerous popular restaurants, bars, and local retail shops
- Walking distance from the New Village at Patchogue apartments with 291 units, as well as the Patchogue Theater for the Performing Arts which hosts concerts, plays, shows and events weekly



**PRICE UPON REQUEST**



**BRESLIN REALTY**  
DEVELOPMENT CORP.

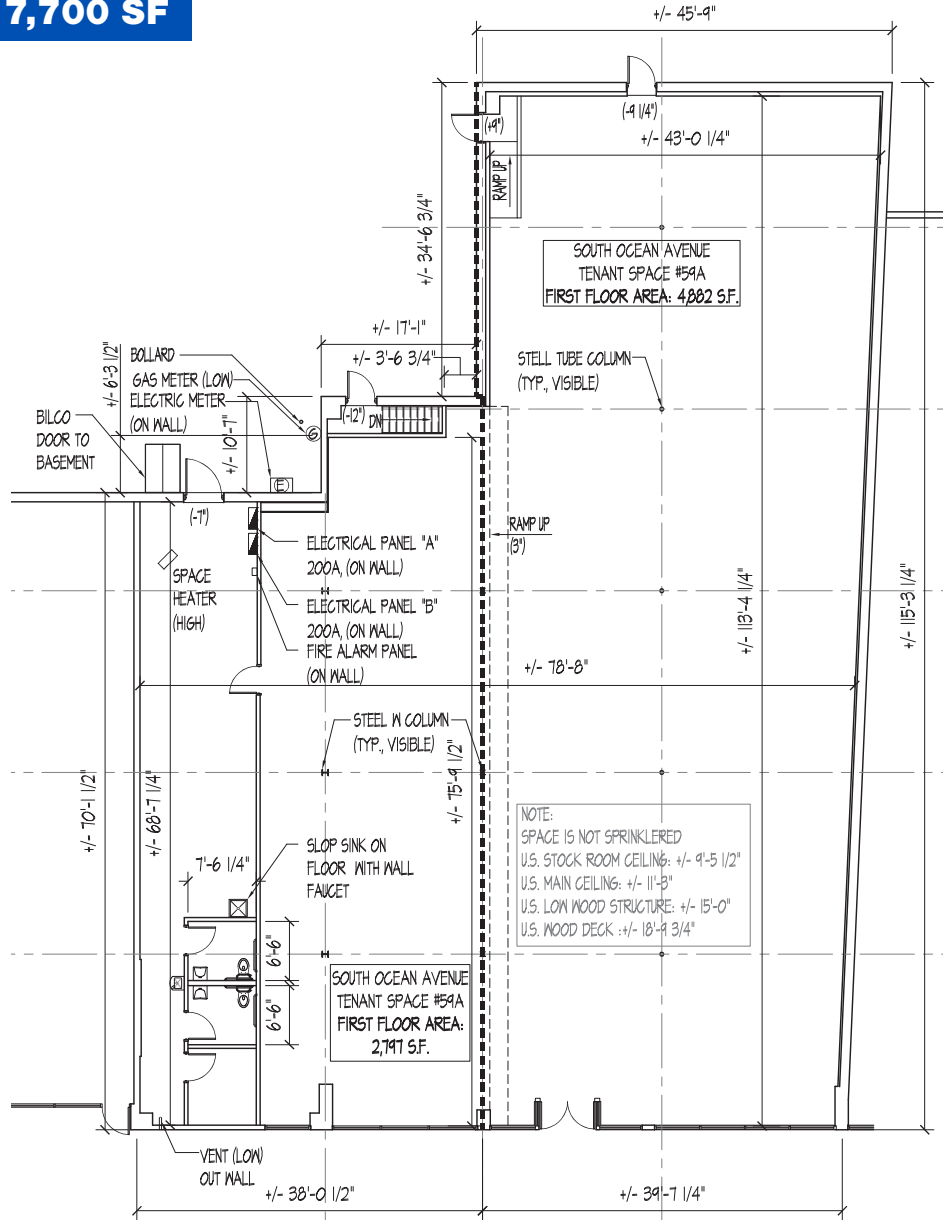
Contact Anthony Russo | arusso@breslinrealty.com | 516-741-7400 x279 | Bobby Kulovany | bkulovany@breslinrealty.com | 516-741-7400 x224

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± 7,700 SF



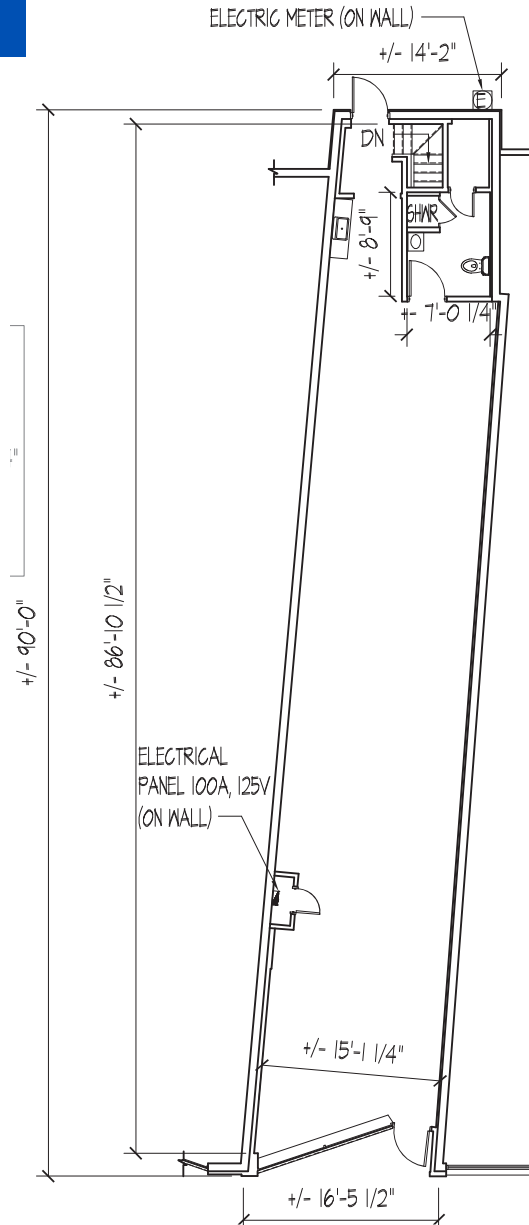
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± 1,400 SF



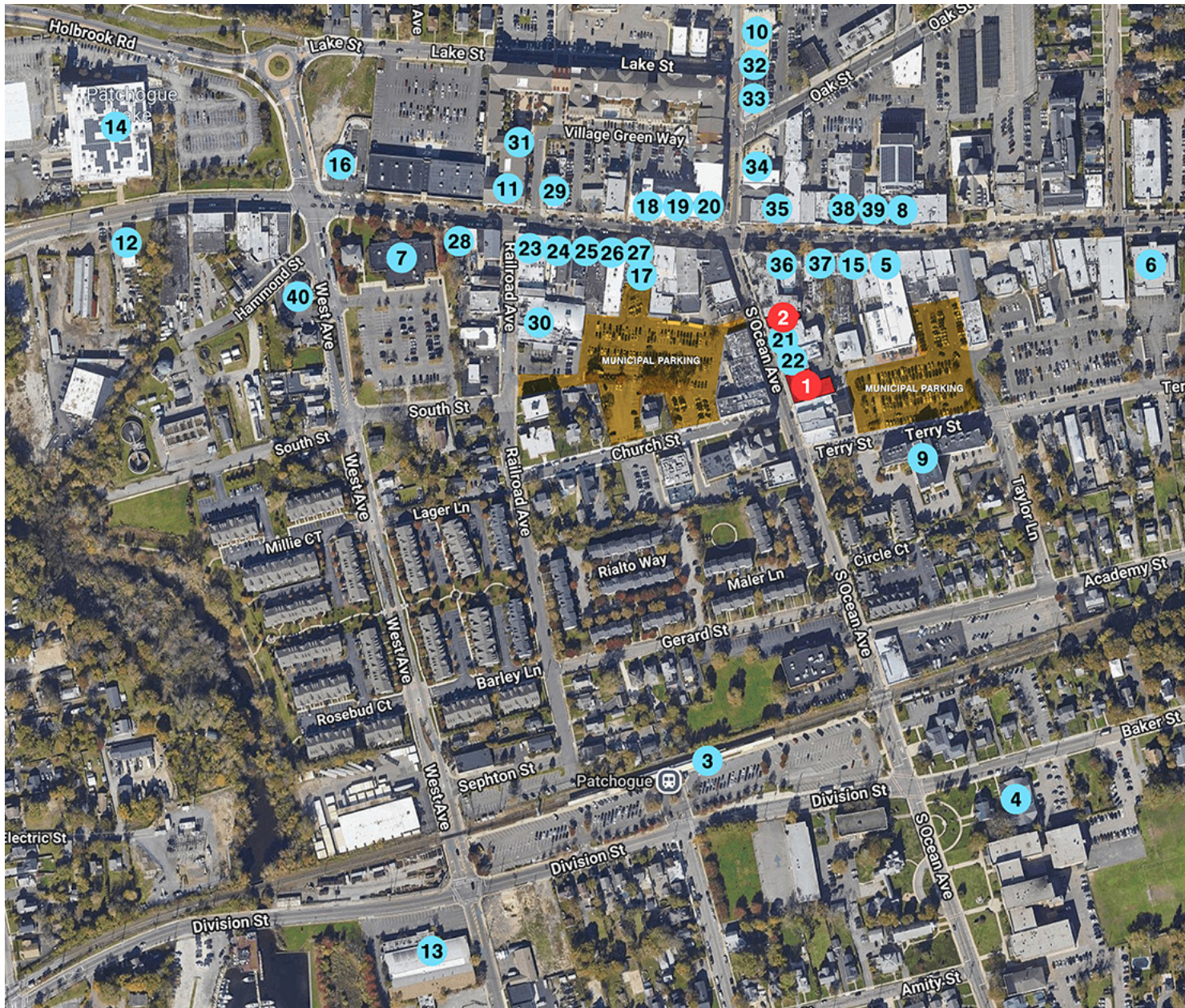
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## AVAILABLE

1. ± 7,700 SF
2. ± 1,400 SF

## VILLAGE

3. LIRR Station
4. Village Hall
5. Patchogue Library
6. Post Office
7. Village Court House

## ENTERTAINMENT

8. Patchogue Performing Arts Theater
9. Patchogue Cinema
10. 89 North Music Venue

## MULTIFAMILY & HOSPITALITY

11. New Village Apartments (291-Units)
12. Carriage House Apartments (262-Units Under Construction)
13. Hotel (Under Construction)

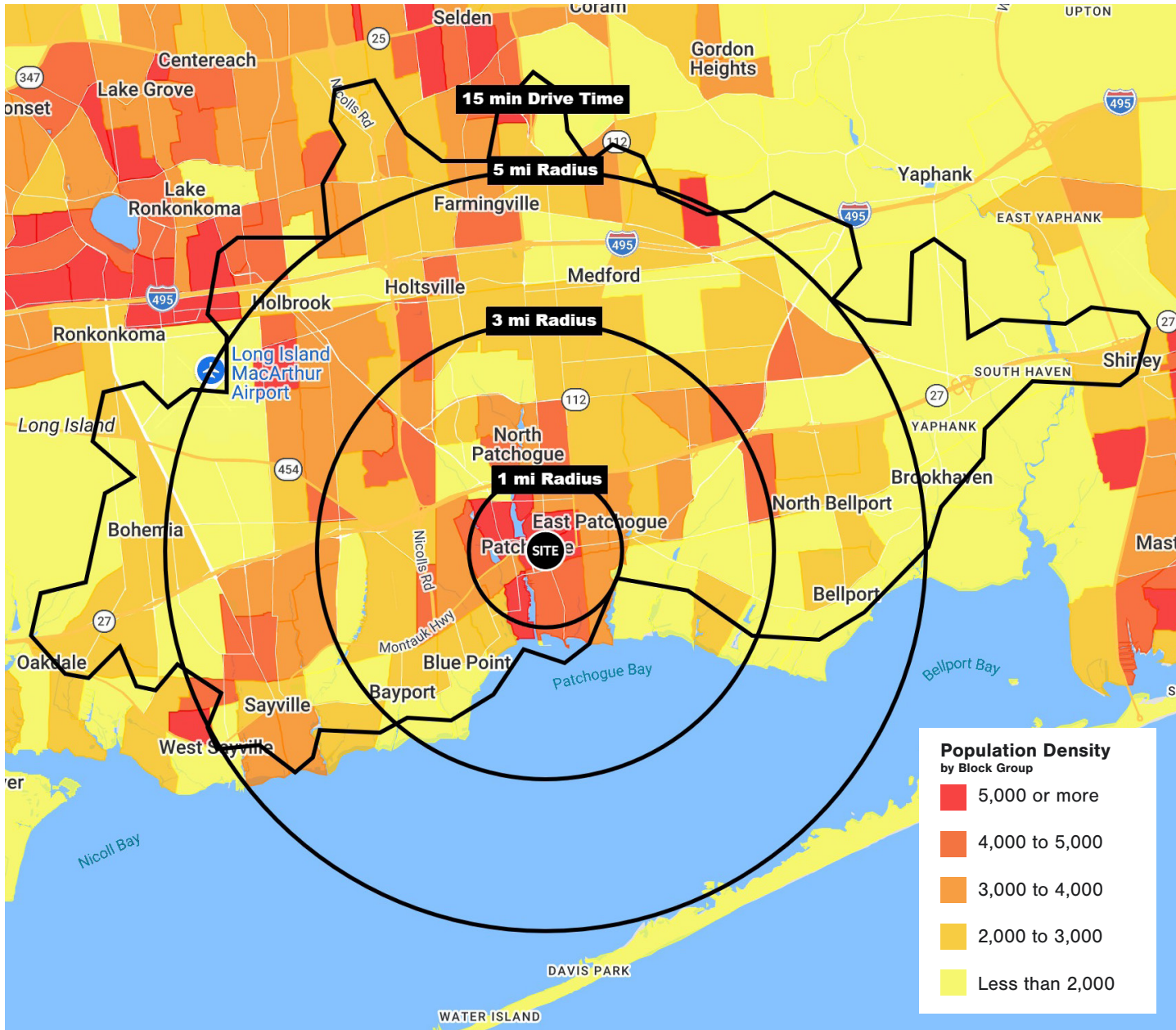
## FOOD & DRINK

14. Blue Point Brewery
15. Toast Coffee & Kitchen
16. Starbucks
17. Dirty Taco & Tequila
18. Del Fuego
19. Ben & Jerry's
20. Arooga's
21. 360 Taiko Sushi
22. James Joyce
23. Buttermilk's Kitchen
24. Bobbique
25. CoHo Coffee House
26. Amsterdam / Millie's Smash Bar
27. Chop's Steakhouse
28. The Tap Room
29. Shand's General / The State Room
30. Stereo Garden
31. Southdown Coffee
32. Redefine Meals
33. Catch Oyster Bar
34. Birdie's Indoor Golf & Cocktails
35. RUMBA
36. Village Idiot Pub
37. Ruta Oaxaca Mexican Cuisine
38. Standard Rec
39. ITA Kitchen
40. Donatina Neapolitan Pizza Cafe

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## KEY DEMOS

### TOTAL POPULATION

1 Mile:	15,191
3 Mile:	65,557
5 Mile:	148,730
15 Min. Drive:	166,646

### HOUSEHOLDS

1 Mile:	6,228
3 Mile:	24,861
5 Mile:	52,945
15 Min. Drive:	58,957

### MEDIAN H.H. INCOME

1 Mile:	\$104,889
3 Mile:	\$126,030
5 Mile:	\$128,770
15 Min. Drive:	\$127,604

### TOTAL EMPLOYEES (DAYTIME POP.)

1 Mile:	8,109
3 Mile:	23,611
5 Mile:	75,298
15 Min. Drive:	92,726

### TOTAL BUSINESSES

1 Mile:	1,151
3 Mile:	2,981
5 Mile:	8,153
15 Min. Drive:	9,809



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