

OFFERING SUMMARY

Sale Price:	\$459,000
Lot Size:	1.02 Acres
Price / Acre:	\$450,000
Real Estate Taxes:	\$4,285
Zoning:	J4

PROPERTY OVERVIEW

CAMCO Commercial Real Estate is pleased to offer for sale this 1.02 Acre parcel of land. The parcel is a flag lot with access to Sylvan Avenue. The land is zoned J4 which allows a number of uses including office, bank, day-care, place of worship, art gallery, exhibit hall, lodge, museum, and others with special permit by the planning board of the Town of Brookhaven.

LOCATION OVERVIEW

101 Sylvan Ave is in Miller Place, NY. More specifically, the land is located just north of 25A in Miller Place along the North Shore Rail Trail with direct access from Sylvan Avenue. This parcel is across from a public park and surrounded by dense residential and retail developments including Stop & Shop, Marshalls, Buffalo Wild Wings, McDonalds, Wendy's, Walgreens, CVS and a Trader Joes is under construction 500 yards away.

PROPERTY HIGHLIGHTS

- 1.02 Acres
- Flag Lot
- Zoned J4

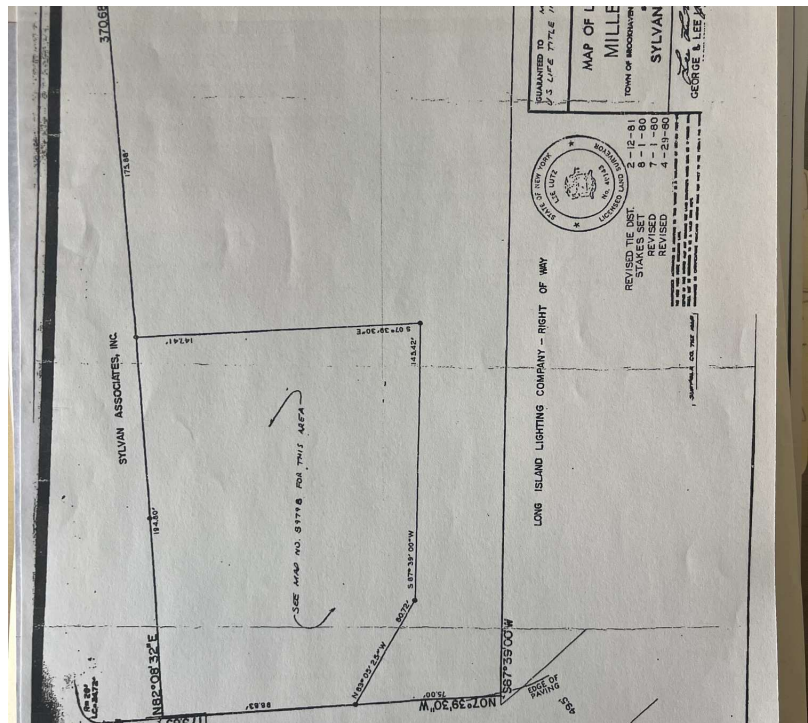
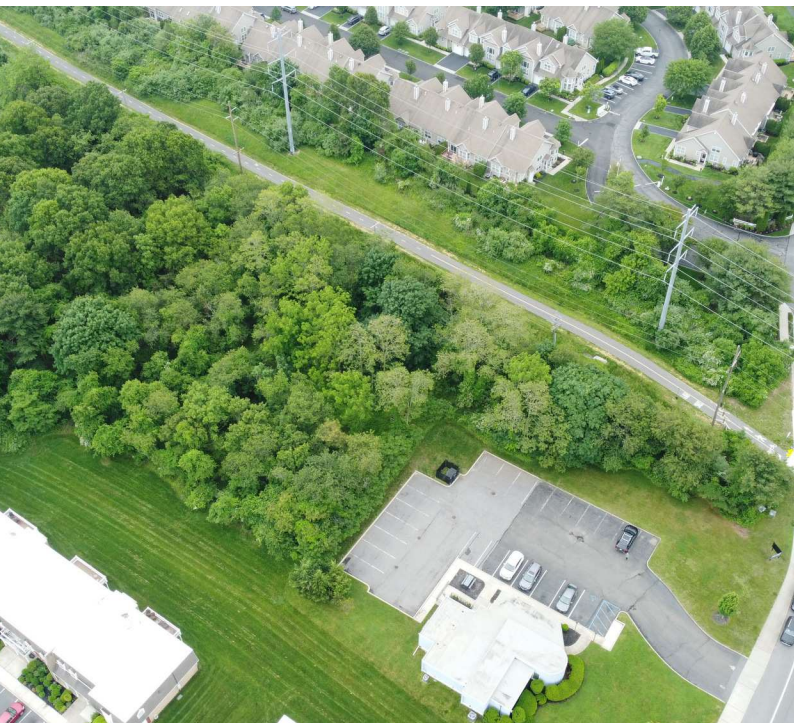
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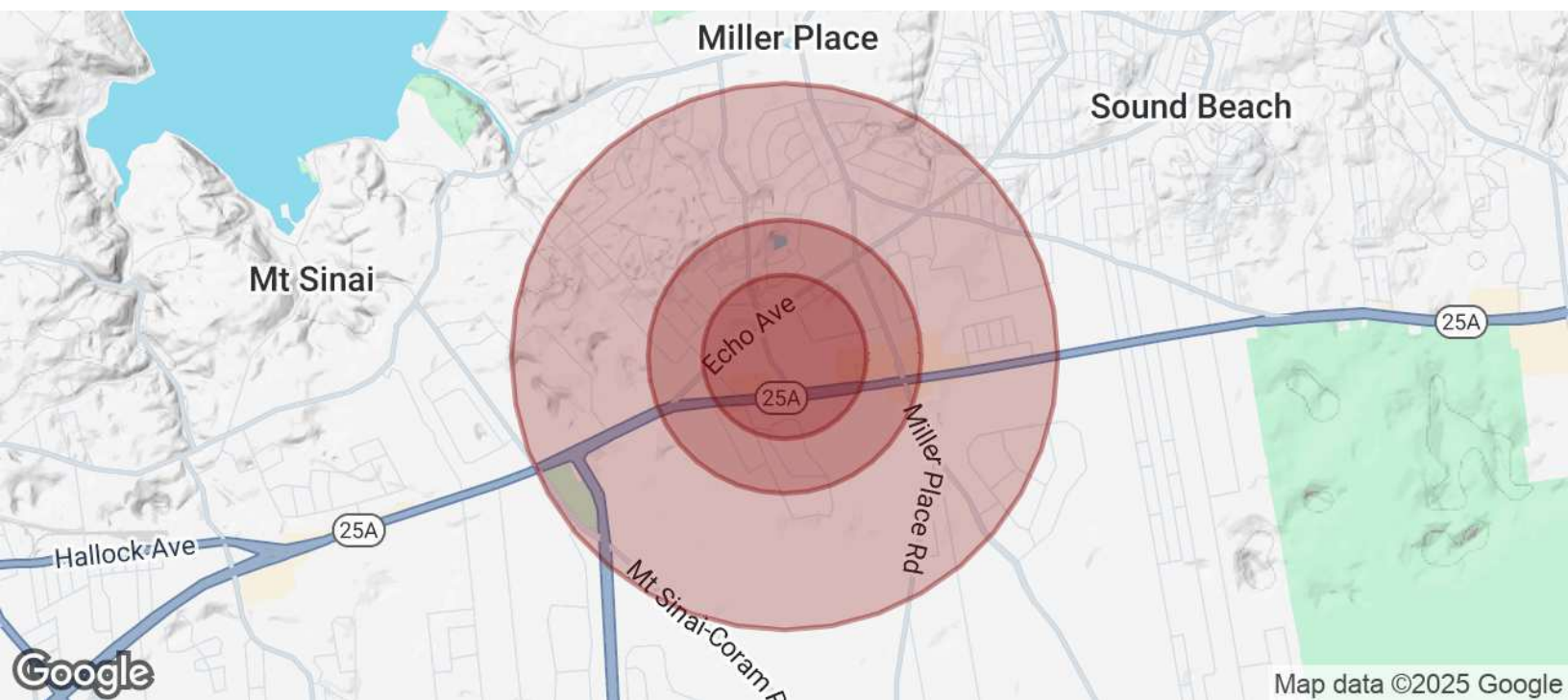
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13,659	58,620	151,035
Average Age	36	38	40
Average Age (Male)	37	38	40
Average Age (Female)	35	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,796	26,386	70,062
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$250,709	\$212,802	\$189,939
Average House Value	\$1,384,409	\$1,279,899	\$1,282,146

Demographics data derived from AlphaMap

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