

1309-1323 STRAIGHT PATH

WYANDANCH, NY 11798

RETAIL PROPERTY | FOR LEASE



PROPERTY DESCRIPTION

Fully renovated Retail Center located in Wyandanch (Town of Babylon) in Western Suffolk County. Center has 150' of frontage along Straight Path Road. Total of 8 retail spaces ranging from 248 SF to 1005 SF. All spaces are fully renovation including plumbing, Electric, HVAC, and flooring. Several have Full basements. Includes front parking.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$50.00 - 60.48 SF/yr (MG)
Number of Units:	8
Available SF:	248 - 1,005 SF
Building Size:	6,372 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	1,243	3,508
Total Population	1,299	5,437	14,244
Average HH Income	\$100,421	\$105,286	\$121,410

RAYMOND MORDEKHAI

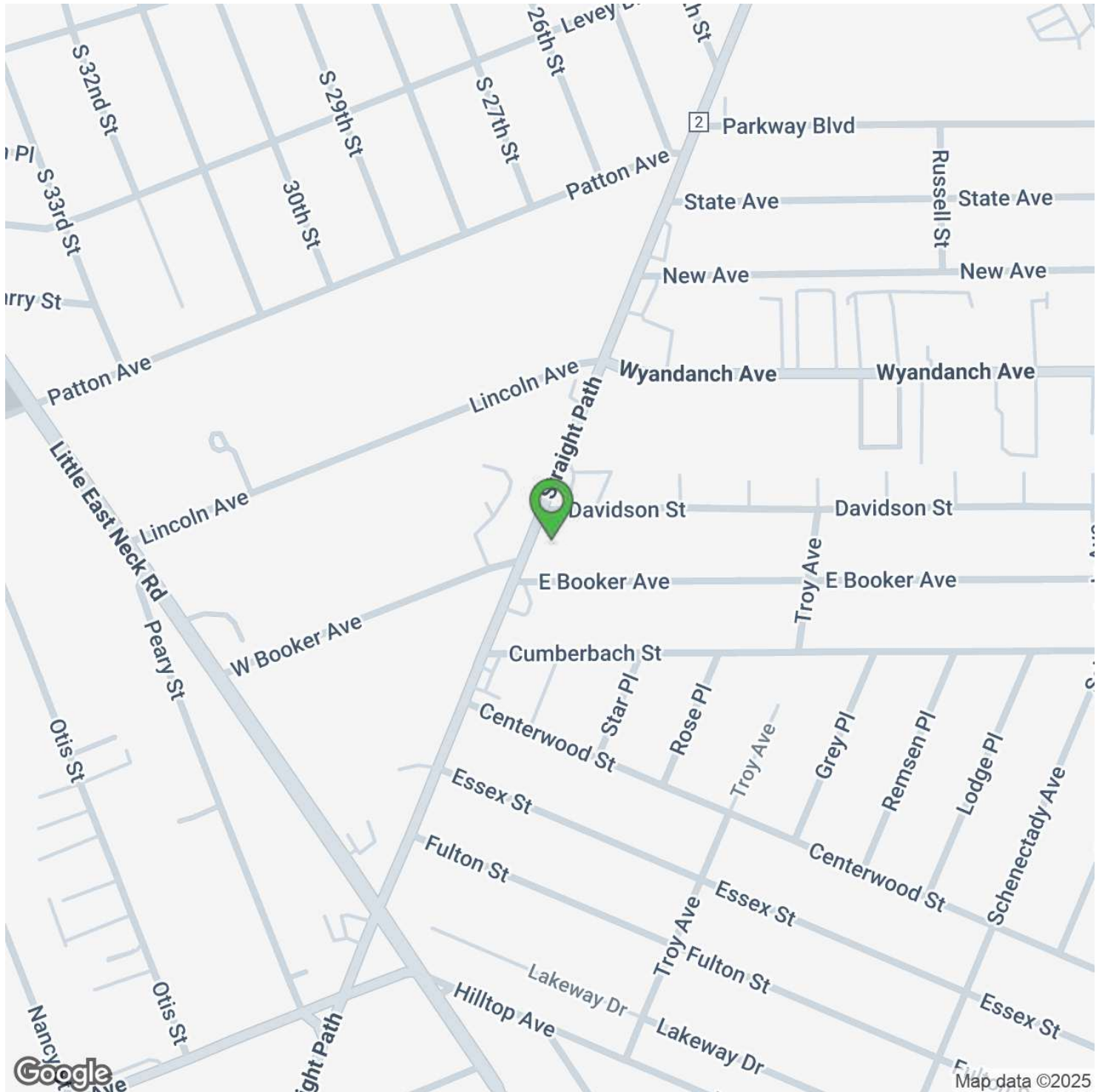
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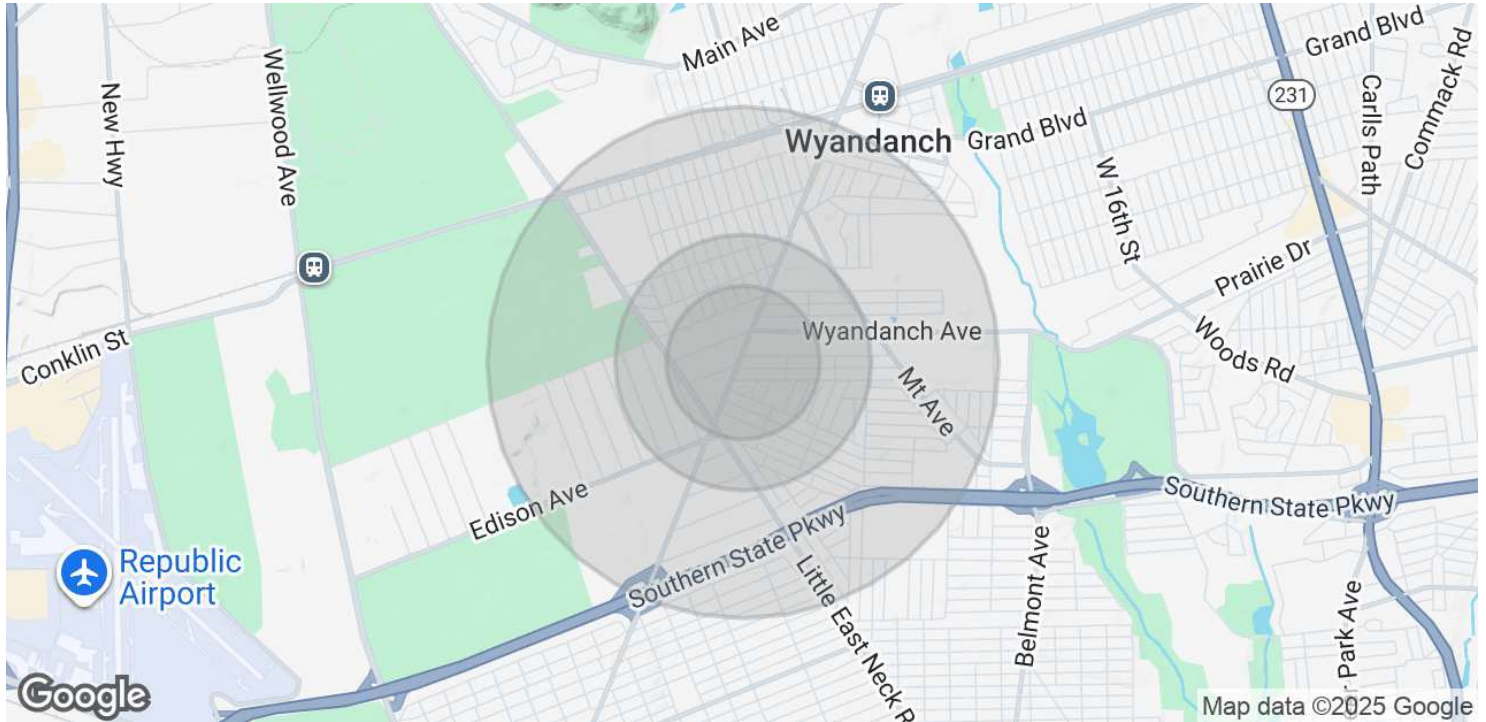
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,299	5,437	14,244
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	1,243	3,508
# of Persons per HH	4.4	4.4	4.1
Average HH Income	\$100,421	\$105,286	\$121,410
Average House Value	\$462,470	\$469,303	\$472,310

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT

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It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

LEASE INFORMATION

Lease Type:	MG
Total Space:	248 - 1,005 SF

Lease Term:	Negotiable
Lease Rate:	\$50.00 - \$60.48 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1311 Straight Path, Wyandanch NY 11798	-	1,030 SF	Modified Gross	\$52.43 SF/yr	Includes a full basement.
1313 Straight Path, Wyandanch NY 11798	-	952 SF	Modified Gross	\$50.42 SF/yr	-
1315 Straight Path, Wyandanch, NY 11798	Available	682 - 1,005 SF	Modified Gross	\$50.00 SF/yr	White Boxed Retail Space
1317 Straight path, Wyandanch NY 11798	Available	323 SF	Modified Gross	\$55.73 SF/yr	-
1319 Straight Path, Wyandanch NY 11798	-	1,138 SF	Modified Gross	\$52.72 SF/yr	Includes Full basement
1321 Straight path	Available	505 - 753 SF	Modified Gross	\$59.41 SF/yr	-
1323 Straight path, Wyandanch NY 11798	Available	248 SF	Modified Gross	\$60.48 SF/yr	-

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LEASE SPACES