

# 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

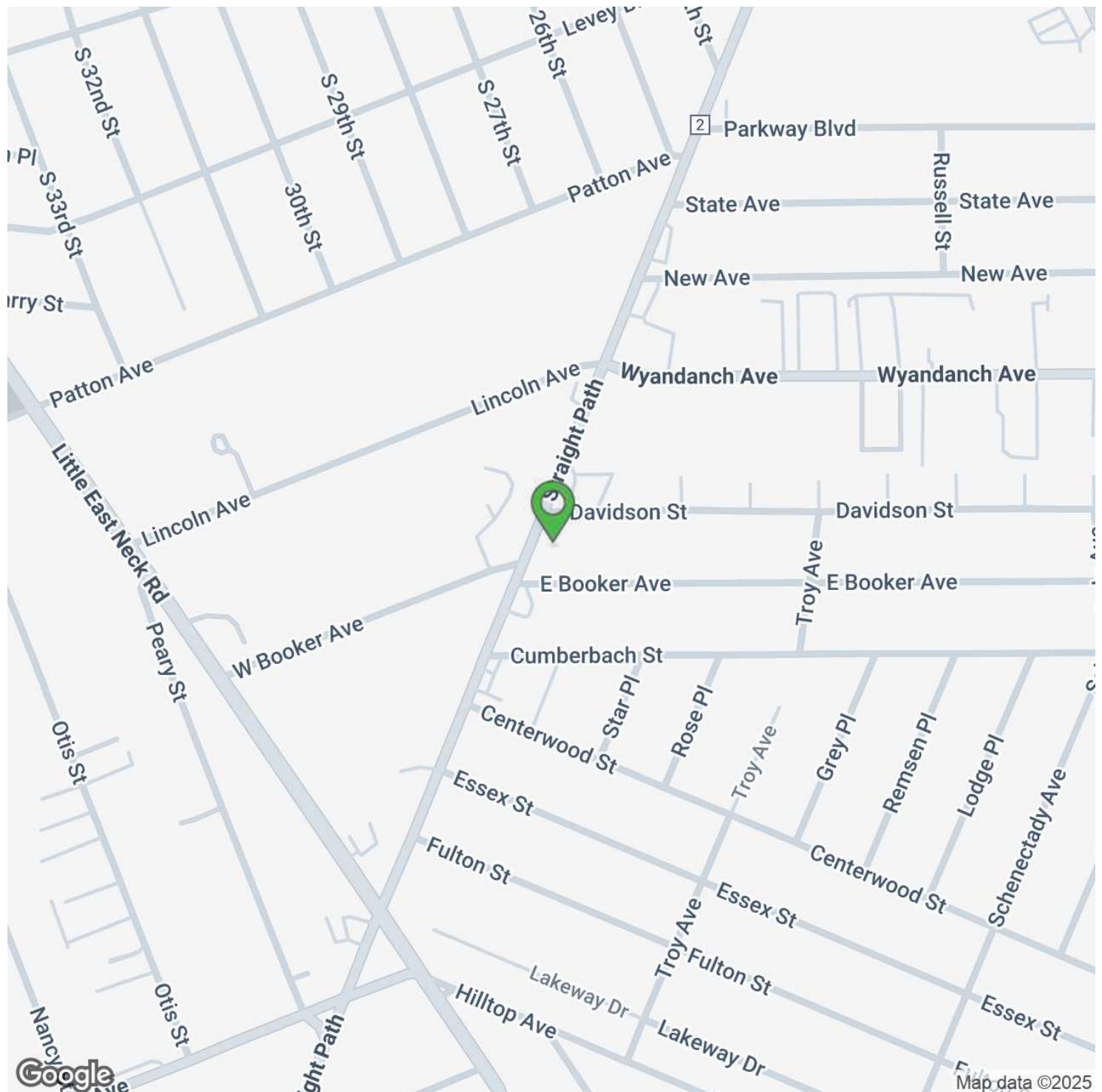
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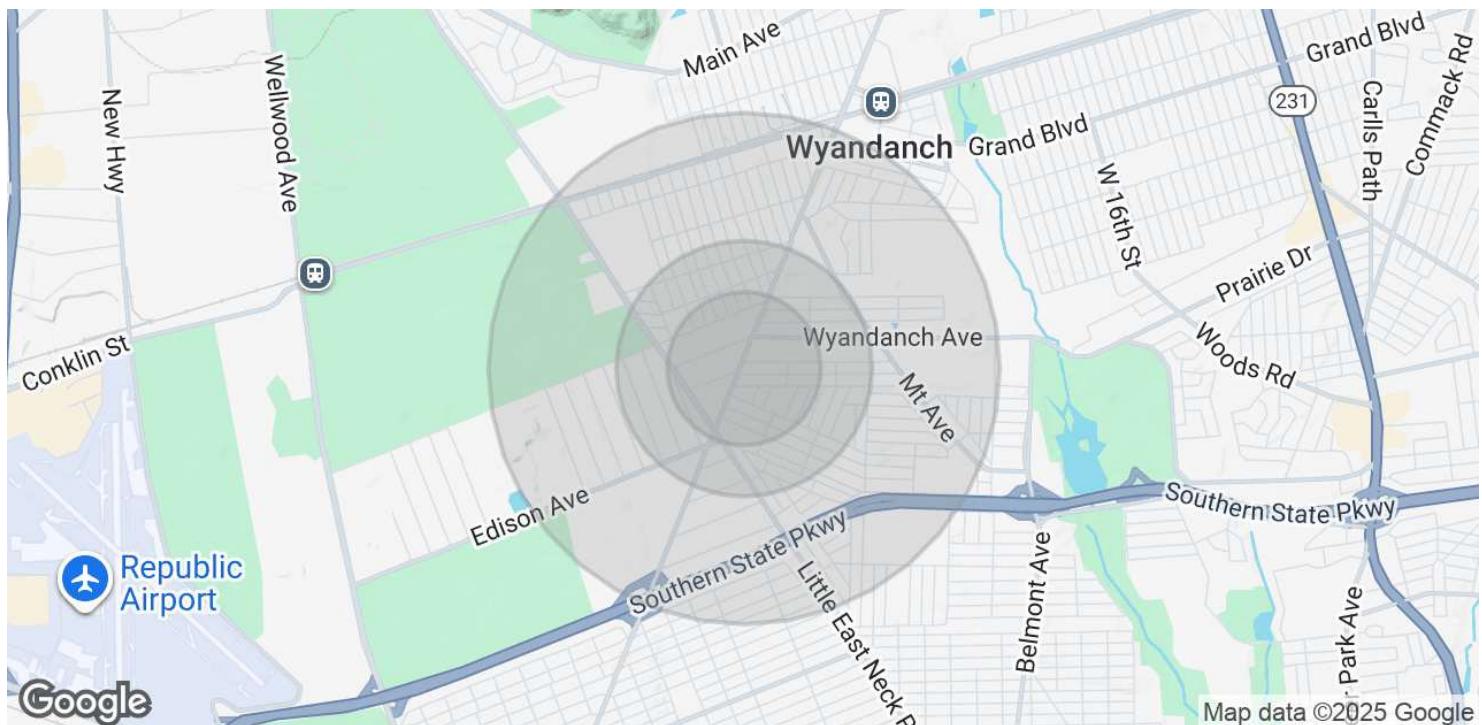
LOCATION MAP

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**FP** FOREST PARK  
PROPERTIES  
REAL ESTATE SERVICES



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	Lease Term:	Negotiable
Total Space:	248 - 1,005 SF	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