

# 1.18 ACRE DEVELOPMENT OPPORTUNITY LAND FOR LEASE OR SALE

560 Sunrise Highway Patchogue NY 11772

Gateway Plaza  
Shopping Center



For More Information:

**Michael G. Murphy**

President | Commercial Division  
Douglas Elliman Commercial - Long Island  
631.858.2460  
michael.murphy@elliman.com

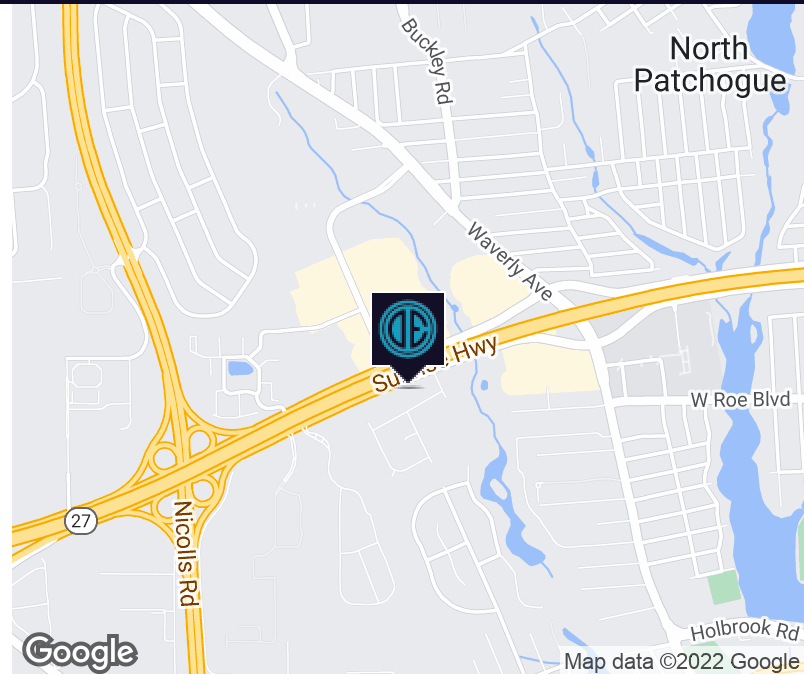
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# 1.18 Acres | DEVELOPMENT OPPORTUNITY

## 560 Sunrise Highway Patchogue, NY 11772



Offering Summary	
Sale Price:	\$1,250,000
Lease Rate:	\$150,000.00 SF/yr (Lease Price Upon Request)
Lot Size:	1.18 Acres
Zoning:	J2

### Property Overview

Incredible Development Opportunity for Sale or Lease. 1.18 Acres strategically situated on the South Service Road of heavily traveled Sunrise Highway in Patchogue. Traffic Counts exceed 80,000 vehicles passing per day. Situated within seconds of Nicholls Road, the extremely busy and popular Gateway Plaza shopping center and surrounded by local and major national retailers. Ideal for any retail or office use. Zoned J2. Land lease or Sale. Please contact Michael Murphy for more details.

### Property Highlights

- Incredible Location- South Service Rd of Sunrise Highway
- 80,000 Cars Pass this Site per Day!
- Surrounded by National Retailers
- Minutes to Nicholl's Rd and Gateway Plaza Shopping Centre

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# Aerial View of Property

## 560 Sunrise Highway Patchogue, NY 11772



Gateway Plaza  
Shopping Center

Google

Map data ©2022 Imagery ©2022, Maxar Technologies, New York GIS

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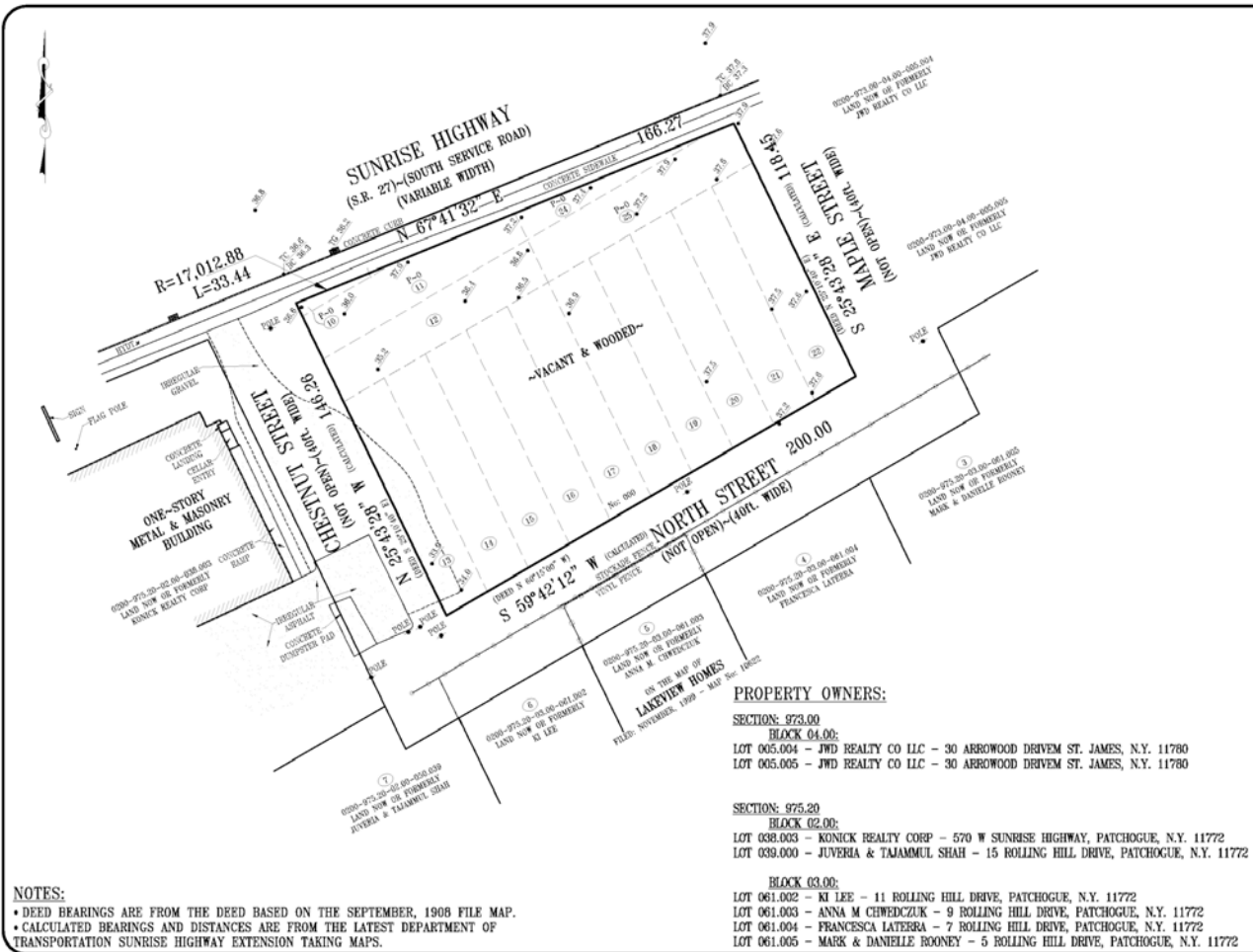
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# Property Survey

## 560 Sunrise Highway Patchogue, NY 11772



<small>UNWARRANTED ALLOCATION OR ASSERTION TO THIS SURVEY IS A VIOLATION OF SECTION 208 OF THE NEW YORK REAL PROPERTY LAW. COPIES OF THIS SURVEY MAY NOT BE MADE OR REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PREPARATION OF THIS SURVEY AND TO THE ACCURACY OF THE MEASUREMENTS, CALCULATIONS AND THE INFORMATION CONTAINED THEREIN. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY OTHER INFORMATION CONTAINED HEREIN.</small>	
<b>OWNER:</b>	
AFFORDABLE CUSTOM HOME BUILDING CORP	
<b>DRAWING INFORMATION:</b>	
SCALE: 1" = 40'	
DRAWN BY: D.P.L.	
FILE No.: Q027-18	
DATE: JANUARY 31, 2018	
ADDED NOTES: MAY 31, 2018	
<b>PROPERTY INFORMATION:</b>	
AREA: 26,390.20 Sq.Ft. = 0.6058 ACRES	
ZONED J BUSINESS 2	
ELEVATIONS IN NAVD88	
<b>LISA McQUILKIN</b> ✦ LAND SURVEYING ✦	
274 EAST MAIN STREET EAST ISLIP, N.Y. 11730 TEL: 631-277-3605 FAX: 631-277-3906	
SURVEY OF LOTS 12-22 INCLUSIVE & PART OF LOTS 10, 11, 24, 25, IN BLOCK 16, AS SHOWN ON MAP OF LAKE VIEW BUNGALOW CORPORATION FILED: SEPTEMBER 24, 1908 - No: 269 AT PATCHOGUE, TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK SCTM: 0200-975.20-03.00-001.000	

**NOTES:**

- DEED BEARINGS ARE FROM THE DEED BASED ON THE SEPTEMBER, 1908 FILE MAP.
- CALCULATED BEARINGS AND DISTANCES ARE FROM THE LATEST DEPARTMENT OF TRANSPORTATION SUNRISE HIGHWAY EXTENSION TAKING MAPS.

**PROPERTY OWNERS:**

**SECTION: 973.00**  
**BLOCK 04.00:**  
 LOT 005.004 - JWD REALTY CO LLC - 30 ARROWOOD DRIVEM ST. JAMES, N.Y. 11780  
 LOT 005.005 - JWD REALTY CO LLC - 30 ARROWOOD DRIVEM ST. JAMES, N.Y. 11780

**SECTION: 975.20**  
**BLOCK 02.00:**  
 LOT 038.003 - KONICK REALTY CORP - 570 W SUNRISE HIGHWAY, PATCHOGUE, N.Y. 11772  
 LOT 039.000 - JUVERIA & TAJAMMUL SHAH - 15 ROLLING HILL DRIVE, PATCHOGUE, N.Y. 11772

**BLOCK 03.00:**  
 LOT 061.002 - KI LEE - 11 ROLLING HILL DRIVE, PATCHOGUE, N.Y. 11772  
 LOT 061.003 - ANNA M CHWEDCZUK - 9 ROLLING HILL DRIVE, PATCHOGUE, N.Y. 11772  
 LOT 061.004 - FRANCESCA LATERRA - 7 ROLLING HILL DRIVE, PATCHOGUE, N.Y. 11772  
 LOT 061.005 - MARK & DANIELLE ROONEY - 5 ROLLING HILL DRIVE, PATCHOGUE, N.Y. 11772

560 WEST SUNRISE HIGHWAY, PATCHOGUE

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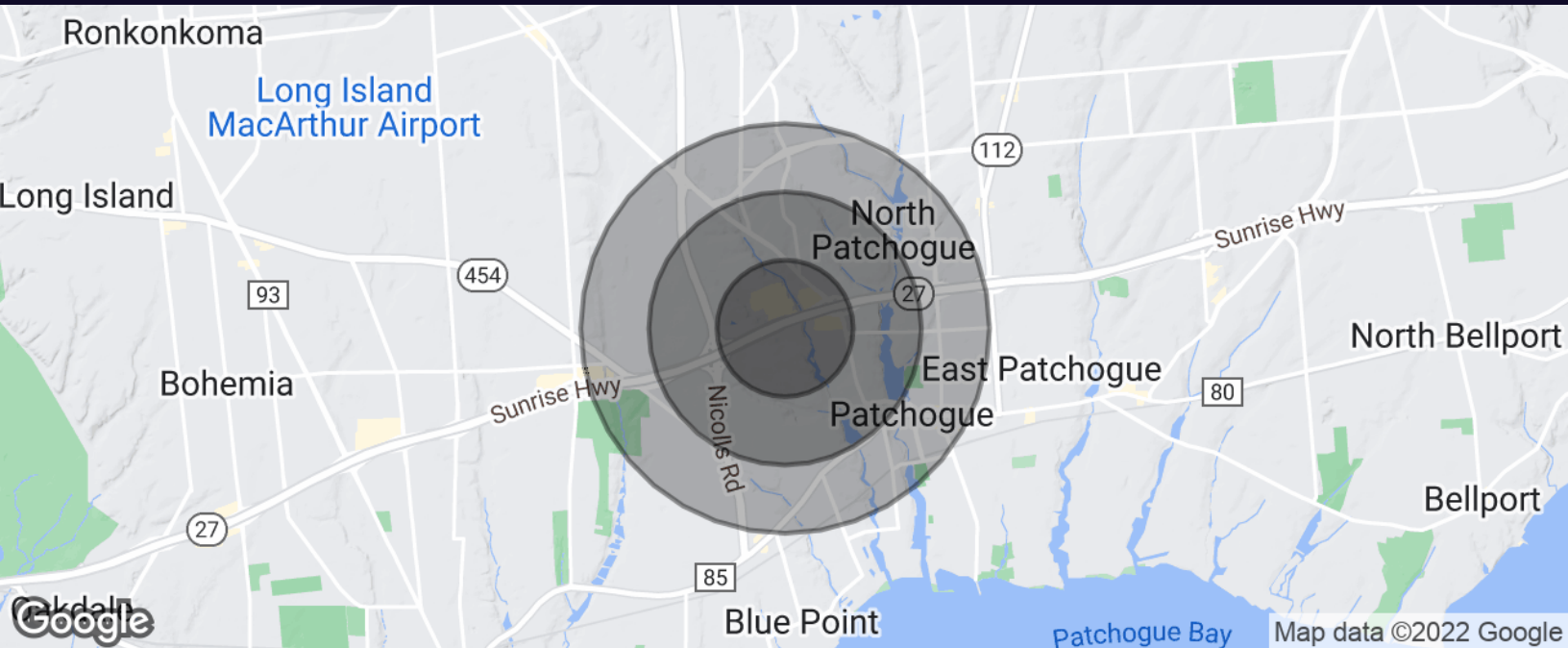
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# Property Demographics

## 560 Sunrise Highway Patchogue, NY 11772



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,516	11,865	25,699
Average Age	45.7	41.3	40.0
Average Age (Male)	42.6	40.4	40.5
Average Age (Female)	49.6	43.3	39.9

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,034	4,983	10,391
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$105,640	\$114,543	\$112,334
Average House Value	\$362,951	\$363,425	\$364,563

For More Information:

[Michael G. Murphy](#)

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# National Retailer Map

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Google

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# 560 Sunrise Highway, Patchogue NY 11772

## Exclusive Listing Broker:



### Michael G. Murphy

President | Commercial Division

michael.murphy@elliman.com

Direct: 631.858.2460 | Cell: 631.834.2626

### Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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