

AVAILABLE

# PAD SITE AVAILABLE

440 Sunrise Highway | Patchogue, NY



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

## HIGHLIGHTS

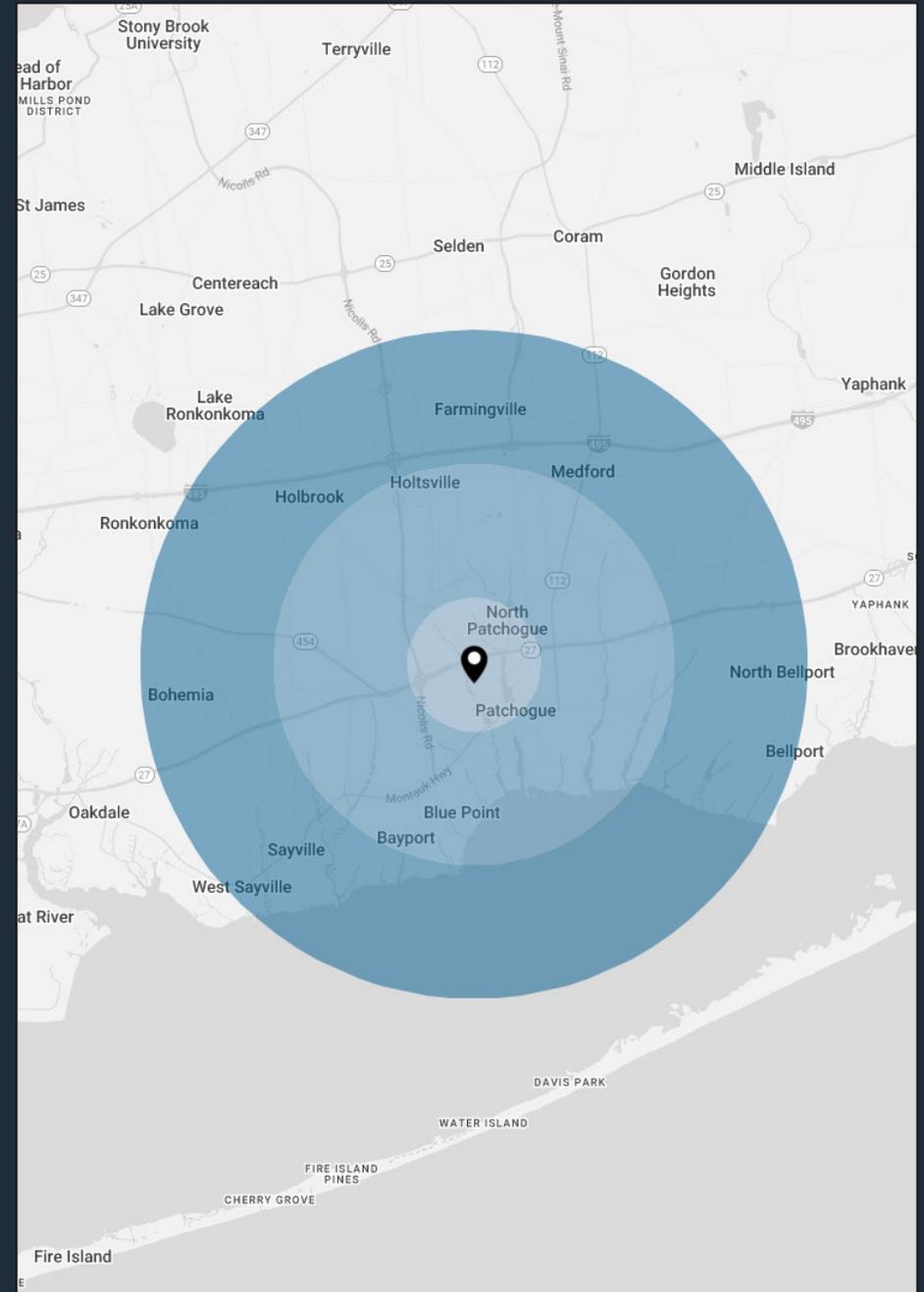
- Pad Available in Grocery anchored center
- Great access and traffic along Sunrise Hwy & Waverly Ave
- Build to Suit or ground lease options available
- Drive Thru available
- Perfect for a QSR or Bank user

## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 12,854    | 81,034    | 181,077   |
| HOUSEHOLDS        | 5,449     | 30,592    | 64,312    |
| EMPLOYEES         | 10,921    | 68,378    | 152,020   |
| AVERAGE HH INCOME | \$134,233 | \$147,164 | \$146,354 |

## TRAFFIC COUNTS

|                 |             |
|-----------------|-------------|
| WAVERLY AVENUE  | 20,271 AADT |
| SUNRISE HIGHWAY | 95,028 AADT |







LONG ISLAND EXPRESSWAY - 116,410 AADT

WAVERLY AVENUE - 20,271 AADT

SUNRISE HIGHWAY - 95,028 AADT



LONG ISLAND  
MACARTHUR  
AIRPORT



**WAVERLY PLAZA**

petco Pop Boys

BLINDS To Go DIRECT FROM OUR FACTORY ALDI

CHIPOTLE Panera STARBUCKS



**SAYVILLE PLAZA**

FLOOR DECOR HARBOR FREIGHT

BOB'S DIRTY GUNTS FURNITURE CHIPOTLE OLD NAVY Panera

STOP & SHOP

LENSCRAFTERS

CYCLEBAR



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**PATCHOGUE MALL**

Burlington Marshalls

ULTA HomeGoods BEST BUY

LA FITNESS DICK'S Michaels

ASHLEY

ihop Applebee's MOE'S MCDONALD'S

**SUNWAVE SHOPPING CENTER**

King Kullen Orangetheory FITNESS

Wendy's ExtraSpace Storage Staples UPS



## Contact Brokers

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