

OFFERING MEMORANDUM

11 Collins Avenue Sayville, NY 11782

FOR LEASE- \$25 PER SQ. FT NNN



Commercial



EXECUTIVE SUMMARY

11 Collins Avenue Sayville, NY 11782

Building Size:	12,402 SF	Parking:	24 Spaces + Municipal
Available SF:	12,402 SF	Zoning:	BU1
Year Built:	1965	Lease Rate:	\$25 Per Sq. Ft NNN

Property Overview

Located on the corner of Main St. and Collins in the heart of Sayville Village. This 12,402 SF building was home to the Sayville Public Library and most recently was home to the Unitarian Universalist Church. The property is zoned B1 in the town of Islip which lends itself for many possible uses. There is onsite parking for 24 cars with municipal parking located directly across the street as well as a public park. It is in walking distance to all that Sayville has to offer including the LIRR Sayville Station and the Fire Island Ferry terminals.

Property Highlights

- Heart of Sayville Village
- Zoned B1
- Municipal and Onsite Parking
- Close proximity to LIRR
- Close proximity to the Fire Island Ferry Terminal
- Ideal for Daycare or Medical Facility

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson
631.858.2406 Email: dennis.gandley@elliman.com

PROPERTY DETAILS

11 Collins Avenue Sayville, NY 11782

Lease Rate

\$25 Per. Sq Ft NNN

Location Information

Building Name	11 Collins Avenue, Sayville, NY 11782
Street Address	11 Collins Avenue
City, State, Zip	Sayville, NY 11782
County	Suffolk
Township	Islip

Building Information

Building Size	12,402 SF
Year Built	1965
HVAC	Fully

Property Information

Property Subtype	Office Building
Zoning	BU1
Lot Size	.60 Acre
Sanitary	Septic

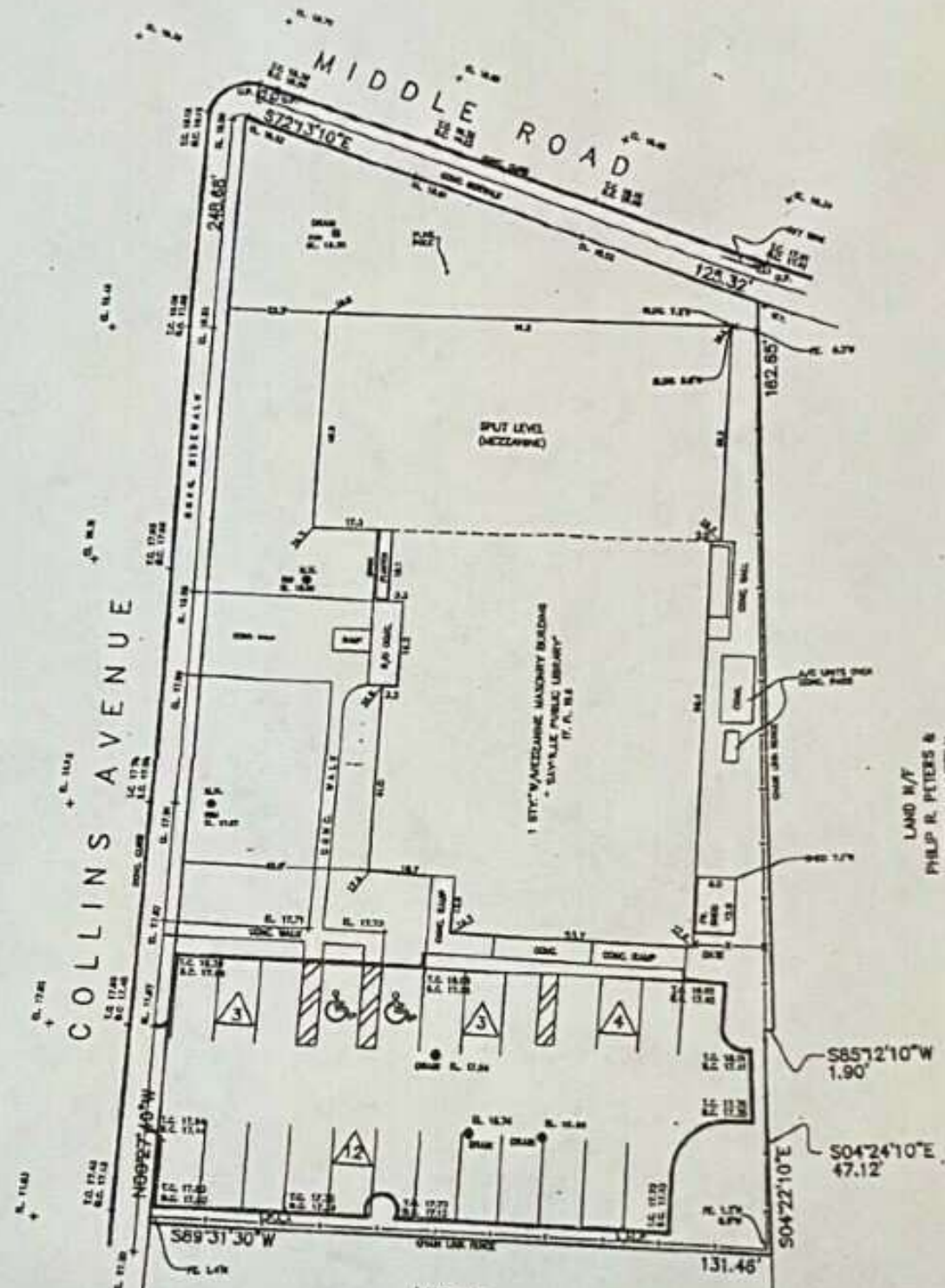
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LAND R/T
 PHILIP R. PETERS &
 JOHN D. ZIMMERLY

Handwritten signature

SITE PLANS

11 Collins Avenue Sayville, NY 11782



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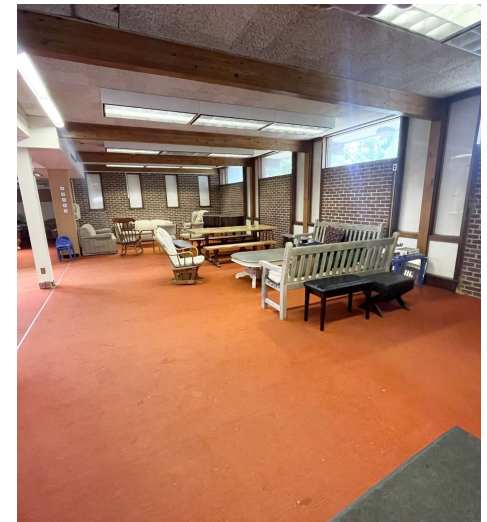
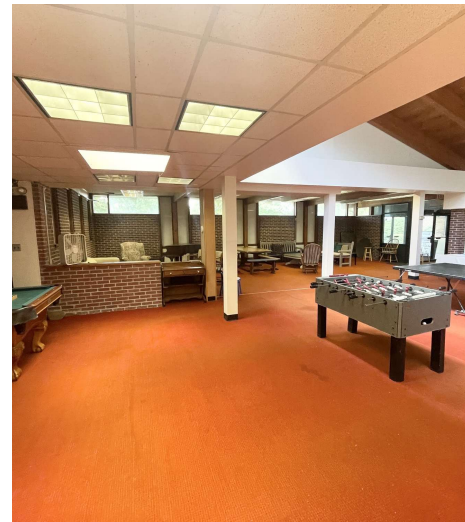
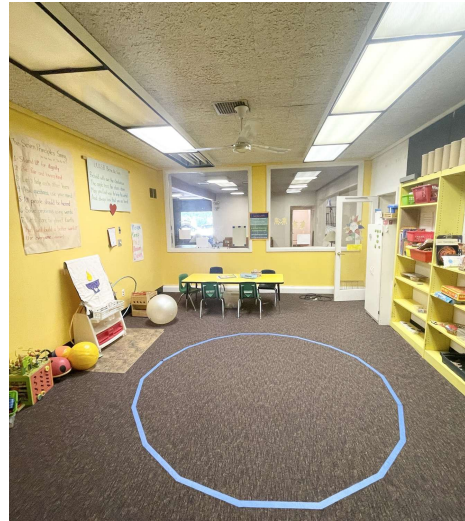
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ADDITIONAL PHOTOS

11 Collins Avenue, Sayville, NY 11782 | 11 Collins Avenue Sayville, NY 11782



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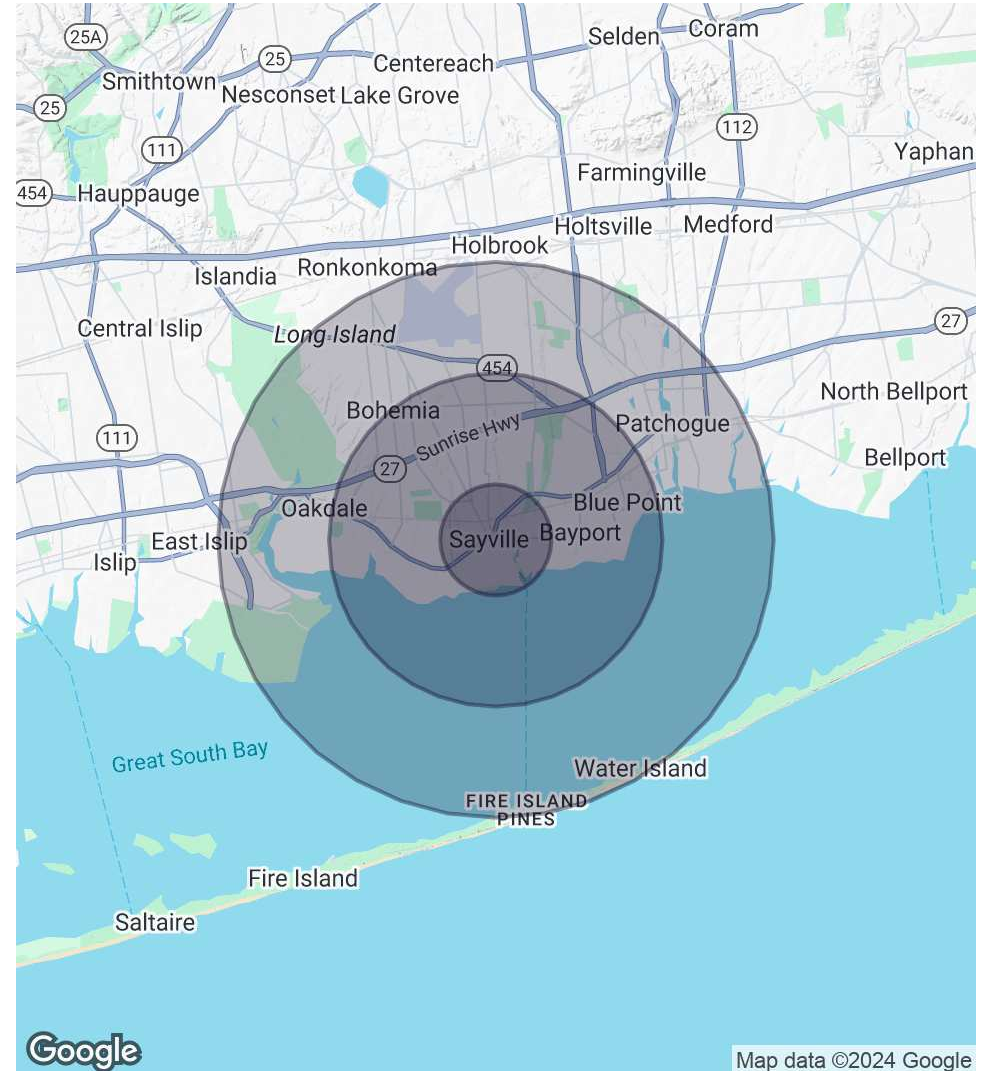
DEMOGRAPHICS MAP & REPORT

11 Collins Avenue Sayville, NY 11782

Population	1 Mile	3 Miles	5 Miles
Total Population	9,066	45,186	105,496
Average Age	43.7	44.3	41.8
Average Age (Male)	43.6	42.9	40.8
Average Age (Female)	44.8	45.4	43.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,400	18,284	42,051
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$142,296	\$124,720	\$118,591
Average House Value	\$492,810	\$450,565	\$410,793

2020 American Community Survey (ACS)



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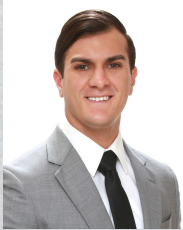
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We Are Commercial Real Estate

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