

PRIME REDEVELOPMENT SITE

445 E Main St | Patchogue, New York 11772



Commercial

FOR SALE



EXECUTIVE SUMMARY



445 E Main St | Patchogue, New York 11772

Existing Bldg. Size:	2,029 SF	Lot Size:	0.37 Acres
Frontage:	105 Feet	Zoning:	J6
Annual Taxes:	\$14,243.69	Sale Price:	\$799,000.00

Annual Taxes Reflected for 2025.

PRIME REDEVELOPMENT OPPORTUNITY | Adjacent To East Patchogue Master Redevelopment Zone

Positioned at a highly visible signalized corner on heavily traveled Montauk Highway, this exceptional redevelopment opportunity offers prime exposure with more than 25,000 vehicles passing daily. Situated on a 0.37-acre parcel with approximately 105 feet of frontage and three curb cuts, the property benefits from outstanding accessibility, strong traffic flow, and a prominent presence within one of Brookhaven Township's most active commercial corridors. Located adjacent to the East Patchogue Master Redevelopment Zone, the property is exceptionally well-positioned to capitalize on the area's continued growth and revitalization efforts, presenting a compelling opportunity for future mixed-use development with ground-floor retail or office space and residential units above.

Zoned J-2 in the Town of Brookhaven, the site offers tremendous potential for retail, office, professional, medical, or other permitted commercial redevelopment uses. Its strategic corner location, combined with existing infrastructure and convenient access, provides an ideal setting for owner-users, developers, investors, or national and regional businesses seeking a highly visible Long Island location. Please note that auto service uses are not being offered as part of this opportunity. The property is surrounded by a strong mix of national retailers, restaurants, service providers, and established commercial businesses, creating a dynamic environment that drives consistent consumer traffic. Located just minutes from the vibrant and continually expanding Patchogue Village, the site benefits from proximity to a thriving downtown district featuring shopping, dining, entertainment, and waterfront amenities.

Additional value is provided by sewer access in the immediate area, further enhancing redevelopment potential and long-term investment appeal. With its prominent corner location, redevelopment-friendly zoning, and adjacency to one of the area's most significant revitalization initiatives, this property represents a rare opportunity to create a dynamic mixed-use destination in a rapidly evolving market.

Exclusively represented by:

Michael G. Murphy

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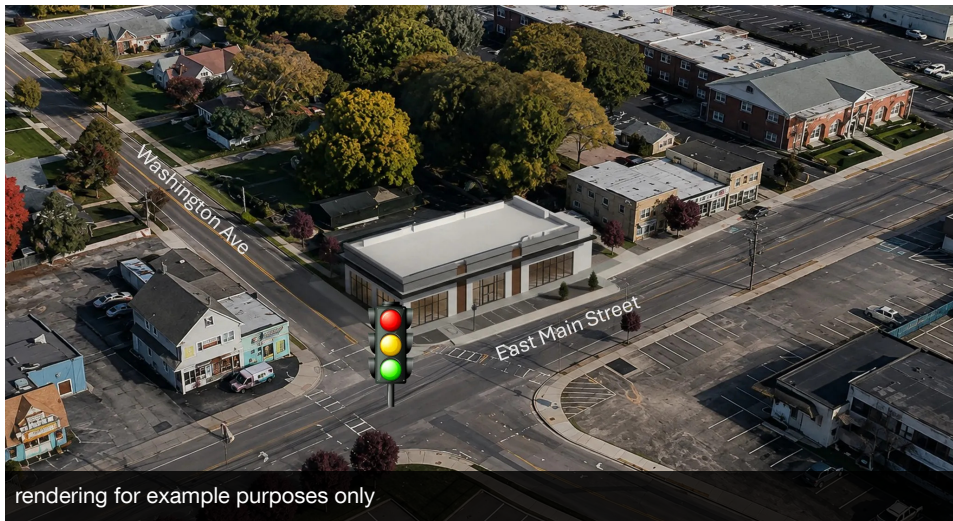
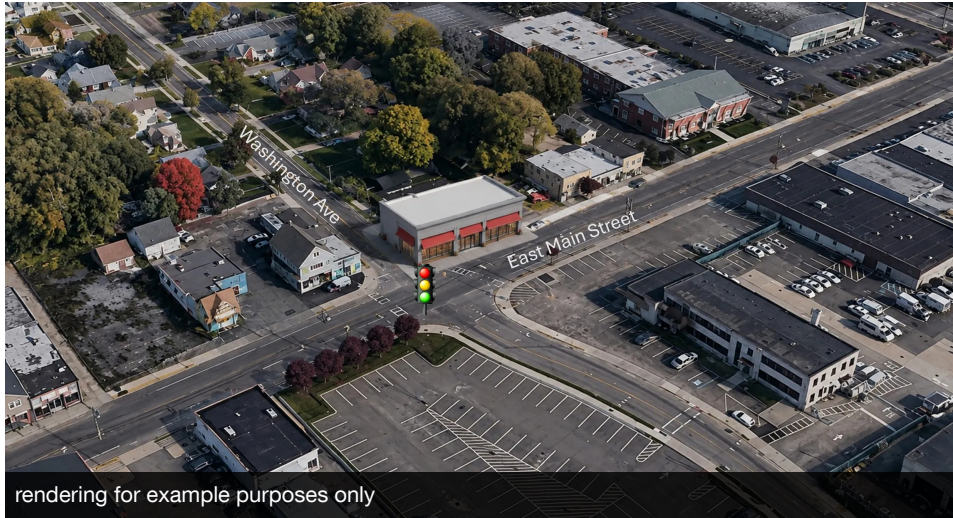
Christopher Mauriello

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PRIME REDEVELOPMENT OPPORTUNITY



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- Prime signalized corner location on Montauk Highway
- Adjacent to the East Patchogue Master Redevelopment Zone, offering excellent mixed-use redevelopment potential with retail or office space at street level and residential units above.
- Traffic counts exceeding 25,000 vehicles per day
- 0.37-acre redevelopment site with approximately 105 feet of frontage
- Three curb cuts providing excellent ingress and egress
- J-2 Commercial Zoning in the Town of Brookhaven
- Ideal for retail, office, medical, professional, or mixed commercial redevelopment
- Surrounded by national retailers, restaurants, and established businesses
- Minutes from revitalized Patchogue Village
- Sewer line accessible
- Exceptional visibility, accessibility, and long-term redevelopment potential

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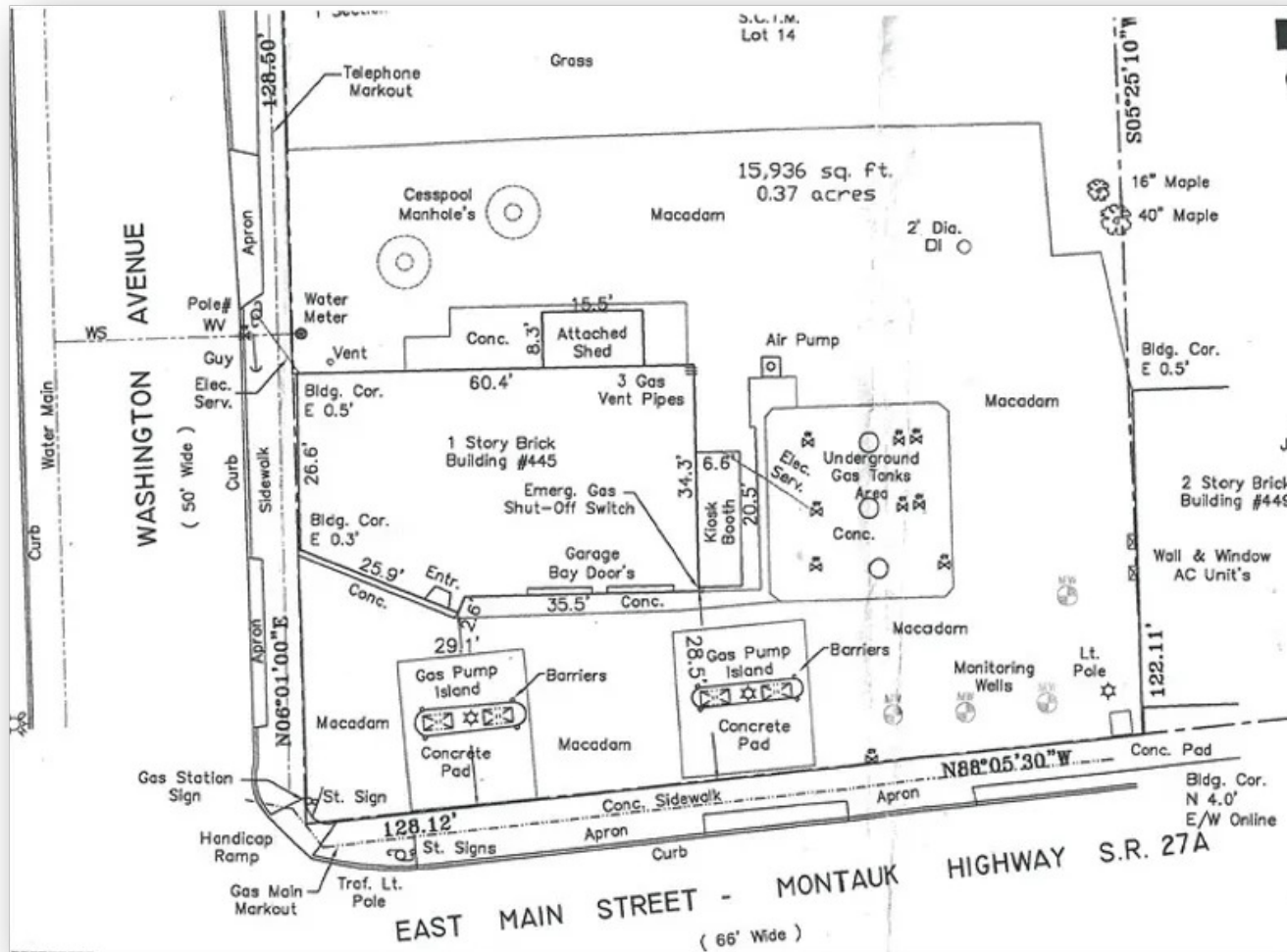
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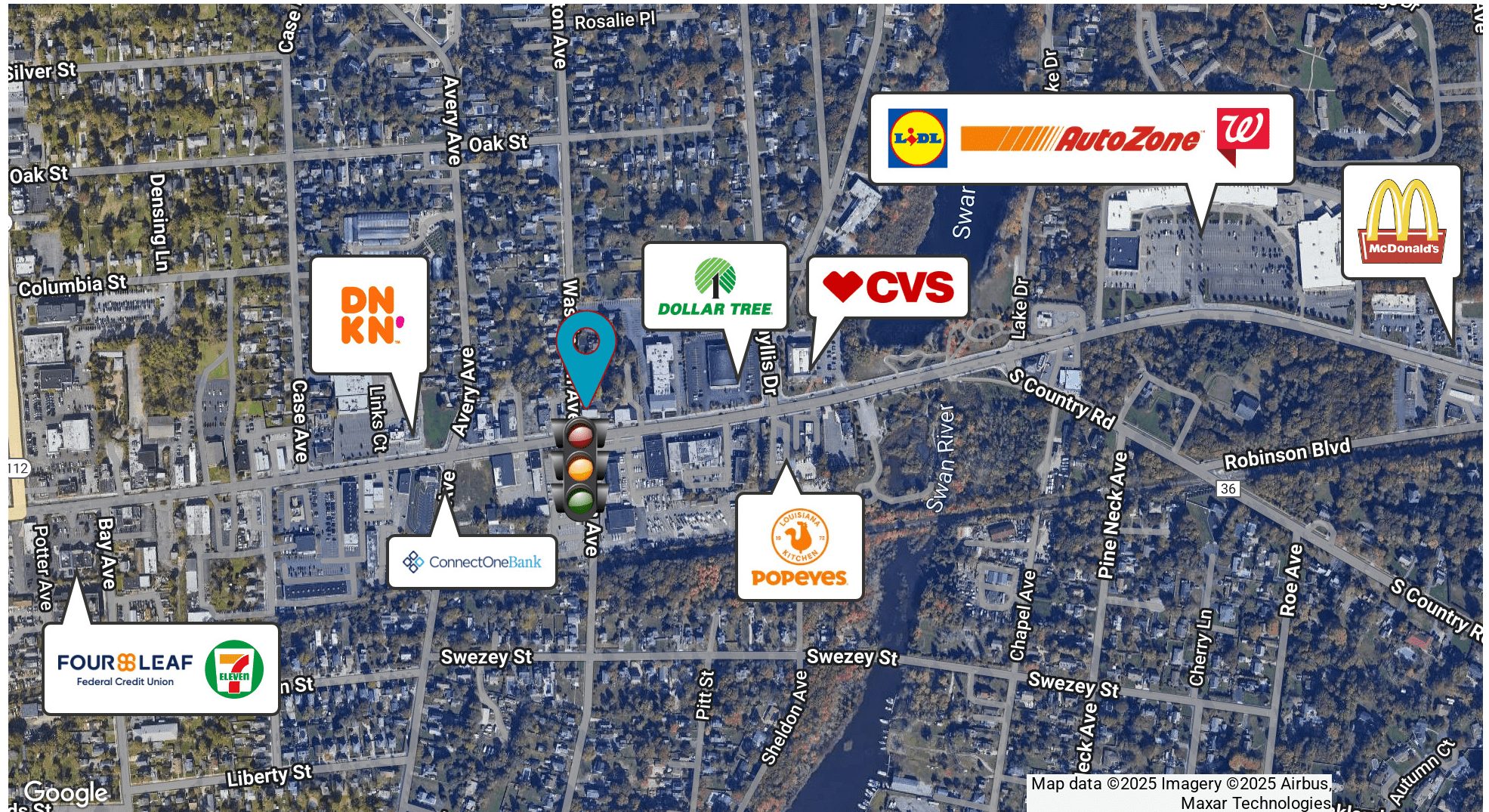
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RETAILER MAP

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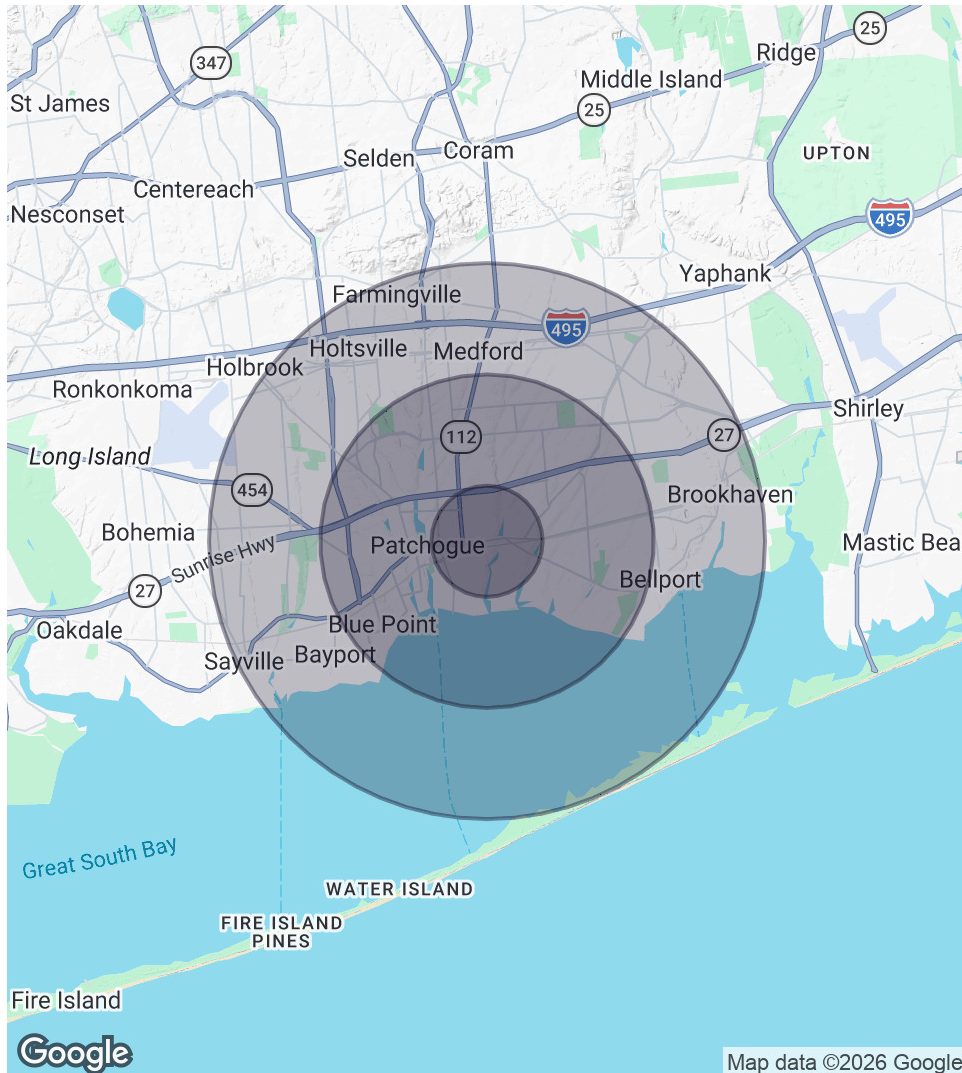
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DEMOGRAPHICS MAP & REPORT

445 E Main St | Patchogue, New York 11772



1 Mile Radius

Population

8,954

Households

3,543

Average HH Income

\$71,761

3 Miles Radius

Population

64,808

Households

23,967

Average HH Income

\$79,144

5 Miles Radius

Population

142,571

Households

50,537

Average HH Income

\$88,441

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We Are Commercial Real Estate

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