

Exclusively For Sale: Auto Repair Shop
72 Terry Street, Patchogue, NY 11772
Asking Price: \$1,800,000



SCHUCKMAN[®]
REALTY INC.

120 N. VILLAGE AVE. ROCKVILLE CENTRE, NY 11570

516-496-8888

Schuckmanrealty.com

EXCLUSIVELY FOR
SALE OR LEASE

DEAL TEAM

Matt Colantonio

Lic. Associate RE Broker

516-680-6832

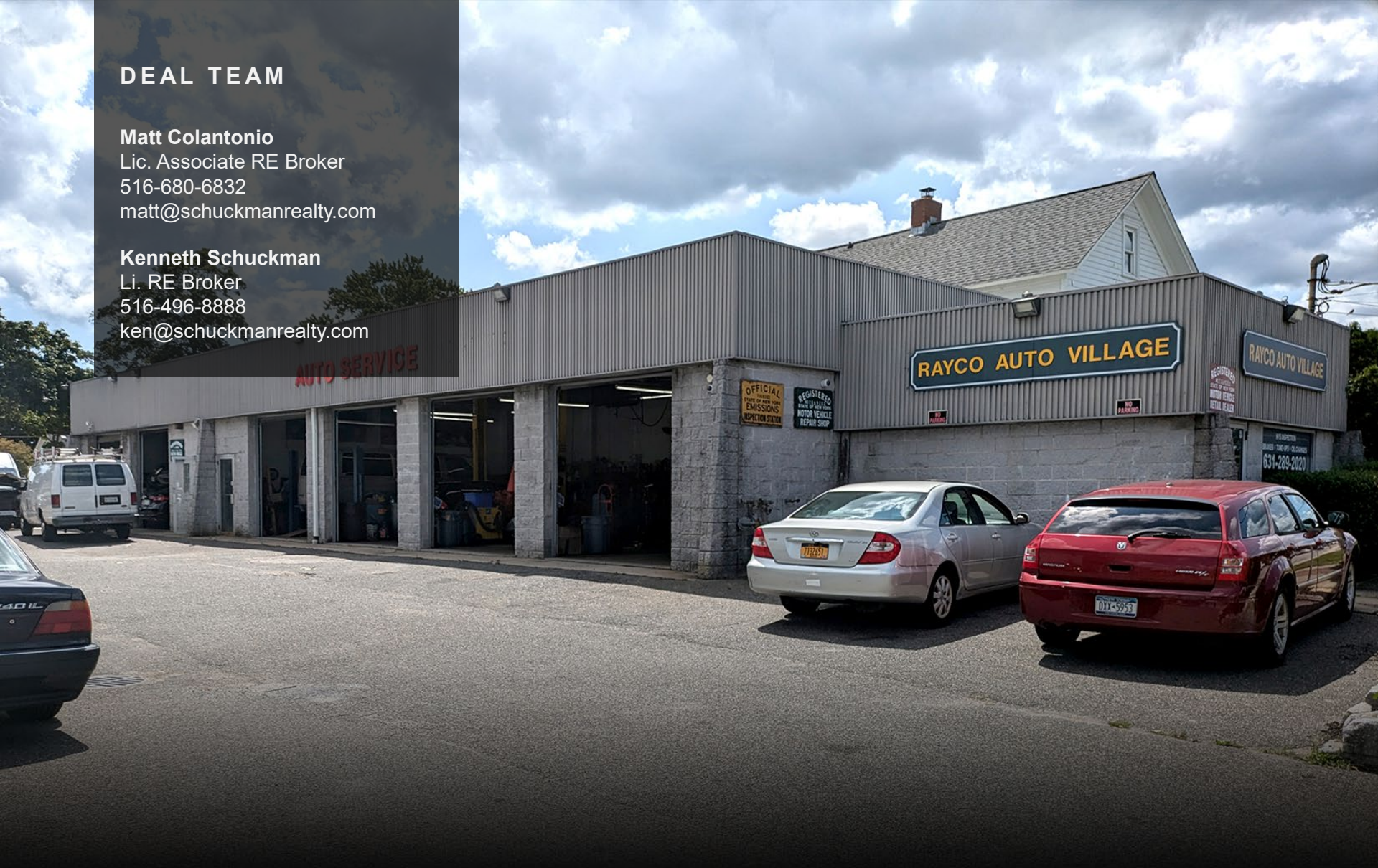
matt@schuckmanrealty.com

Kenneth Schuckman

Li. RE Broker

516-496-8888

ken@schuckmanrealty.com



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Property Information

Address	72 Terry Street
City State Zip	Patchogue, NY 11772
Section, Block & Lot	13-6-13.2
Town	Brookhaven
Village	Patchogue
Lot Frontage	+/- 70'
Lot Depth	+/- 174'
Lot SF	12,197
Lot Acres:	.26 Acre

Building Information

Building SF	3,400
Year Built/Renovated	Built 1958 / Renovated 2020
Structure Type	Masonry
Stories	1
Zoning	D5

Property Tax Information

Tax Year	2024
Tax Bill	\$16,000

Equipment Included

- 2 In-Ground Semi-Hydraulic Lifts
- A Coats Balancer & Alignment Machine
- Compressor

Contact Exclusive Brokers for More Information

Exclusively for Sale: 72 Terry St. – Patchogue, NY

Property Photographs

Property Features: 6 Garage Bays with New Garage Doors



Ample Parking



In-Ground Semi-Hydraulic Lifts



Compressor

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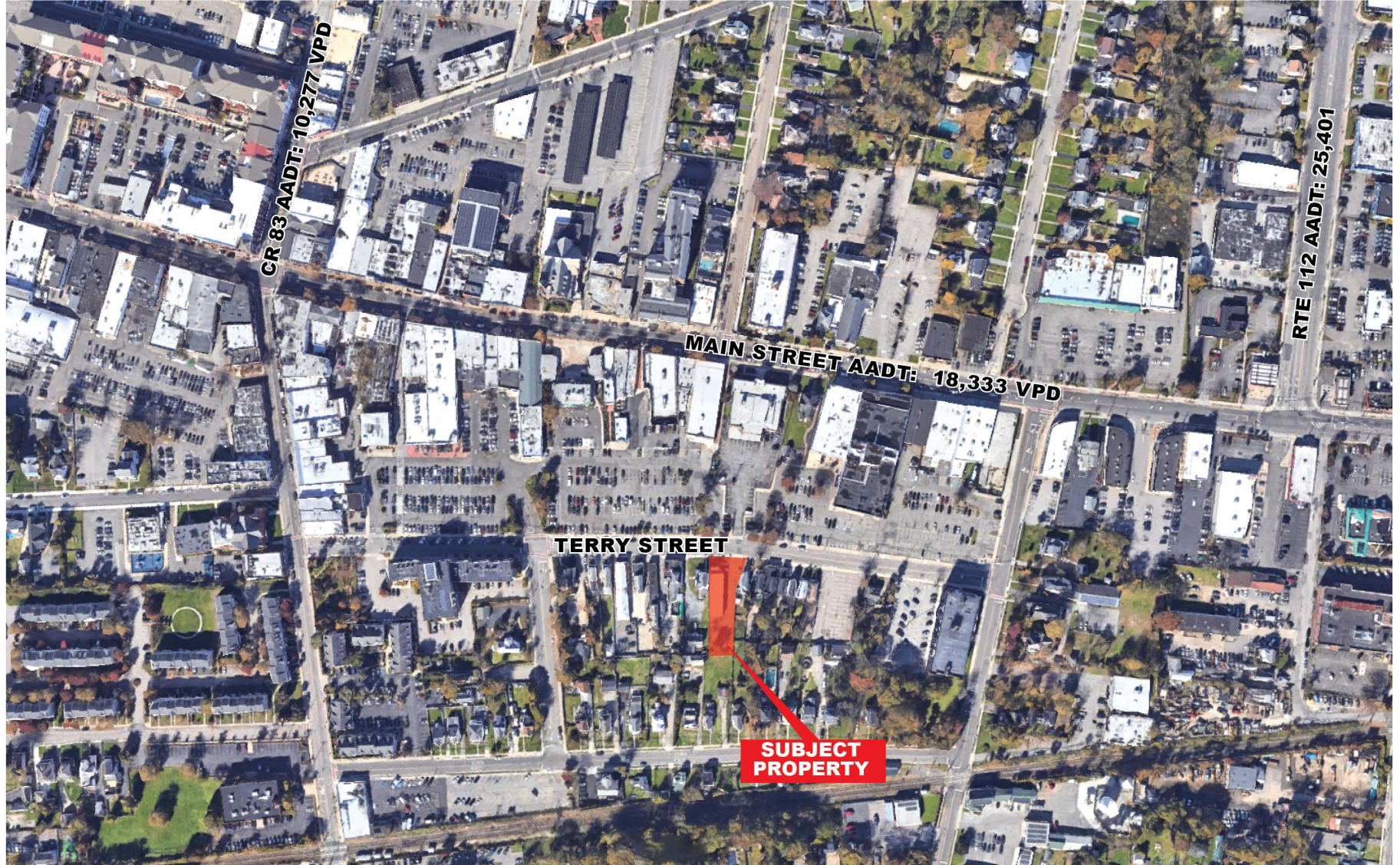
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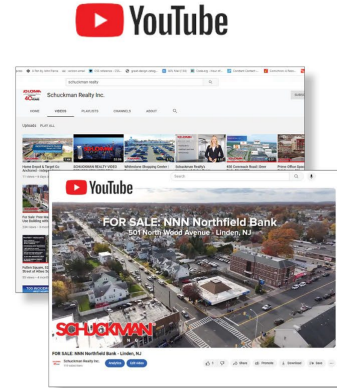
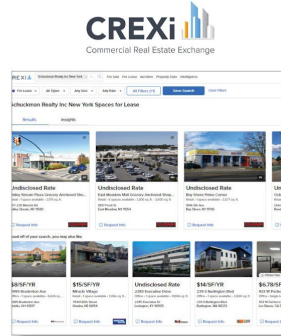
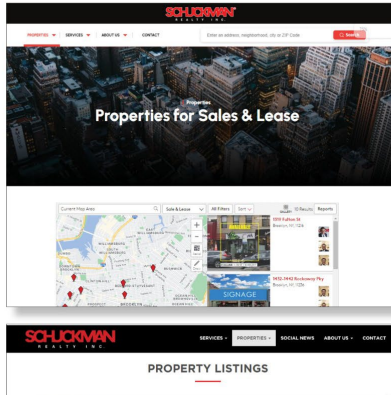
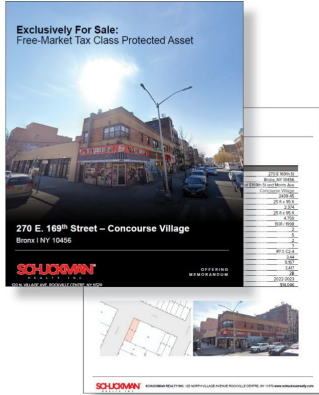
Area Map



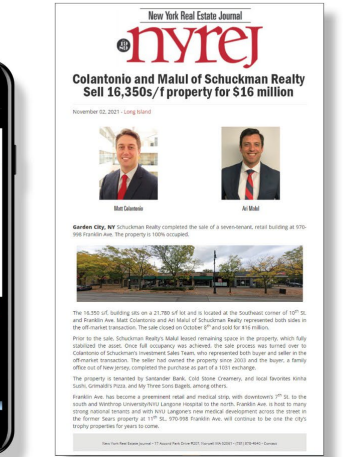
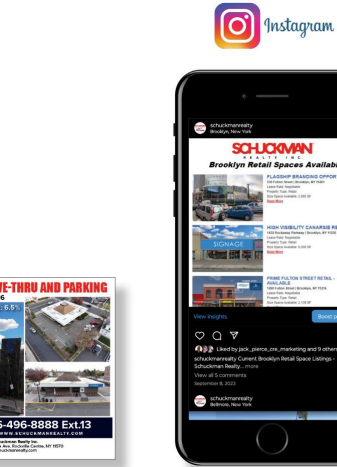
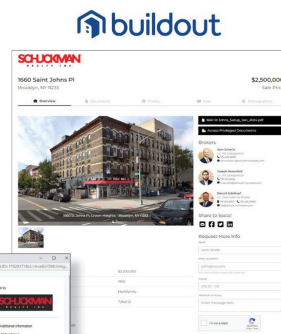
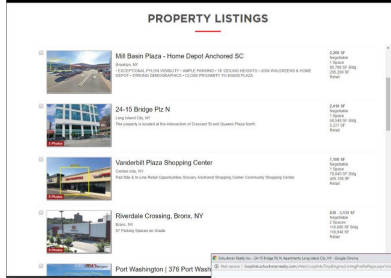
Demographics

	1 mile	3 miles	5 miles
Population			
2010 Population	14,619	68,174	151,793
2020 Population	14,739	66,789	149,445
2024 Population	14,726	67,007	148,919
2029 Population	14,817	66,430	148,123
2010-2020 Annual Rate	0.08%	-0.21%	-0.16%
2020-2024 Annual Rate	-0.02%	0.08%	-0.08%
2024-2029 Annual Rate	0.12%	-0.17%	-0.11%
2020 Male Population	50.6%	49.0%	48.8%
2020 Female Population	49.4%	51.0%	51.2%
2020 Median Age	40.3	42.9	42.8
2024 Male Population	51.4%	49.8%	49.7%
2024 Female Population	48.6%	50.2%	50.3%
2024 Median Age	40.9	43.4	43.2
Households			
2024 Wealth Index	105	135	150
2010 Households	5,269	24,815	53,000
2020 Households	5,943	25,492	53,658
2024 Households	6,011	25,511	53,601
2029 Households	6,092	25,524	53,762
2010-2020 Annual Rate	1.21%	0.27%	0.12%
2020-2024 Annual Rate	0.27%	0.02%	-0.03%
2024-2029 Annual Rate	0.27%	0.01%	0.06%
2024 Average Household Size	2.40	2.59	2.72
Median Household Income			
2024 Median Household Income	\$104,009	\$109,917	\$115,181
2029 Median Household Income	\$112,374	\$119,677	\$127,109
2024-2029 Annual Rate	1.56%	1.72%	1.99%
Average Household Income			
2024 Average Household Income	\$131,883	\$142,139	\$150,787
2029 Average Household Income	\$147,635	\$159,560	\$169,558
2024-2029 Annual Rate	2.28%	2.34%	2.37%
Per Capita Income			
2024 Per Capita Income	\$53,874	\$54,260	\$54,524
2029 Per Capita Income	\$60,740	\$61,466	\$61,822
2024-2029 Annual Rate	2.43%	2.53%	2.54%

Schuckman Realty's Proprietary Marketing Strategy



CUSTOMIZED OFFERING MEMORANDUMS



DIRECTS TO PROPERTY URL OR EMAIL



COORDINATED EMAIL BLASTS & LISTINGS ON ALL MAJOR REAL ESTATE PLATFORMS



POSTCARD MAIL CAMPAIGNS

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SCHUCKMAN REALTY'S INVESTMENT SALES TEAM BRINGS VAST AND NUANCED MARKET KNOWLEDGE, INSIGHT, EXPERIENCE, AND INGENUITY TO YOUR PORTFOLIO FROM INCEPTION TO COMPLETION. OUR TEAM OFFERS EXPERTISE ALONG ALL ASSET CLASSES WITHIN THE NYC-METRO, LONG ISLAND, AND SURROUNDING MARKETS IN DETERMINING A PROPERTY'S BEST USE IN TERMS OF VALUE TO OUR CLIENTS, OWNERS, AND INVESTORS.

EACH TEAM MEMBER PROVIDES A UNIQUE SPECIALIZATION:

- NYC MULTIFAMILY AND DEVELOPMENT
- NYC ZONING AND RESIDENTIAL RENTAL LAWS
- NYC AND LONG ISLAND RETAIL
- INDUSTRIAL MARKETS
- SHOPPING CENTERS THROUGHOUT THE TRI-STATE AREA

EXTENSIVE EXPERIENCE IN THE **NATIONAL SINGLE-TENANT NET LEASED RETAIL MARKET** AND REGULARLY REPRESENT OWNERS AND BUYERS OF STNL RETAIL.

TRACK AND SERVICE THE ALWAYS-GROWING **1031-EXCHANGE** COMMUNITY.

SCHUCKMAN REALTY'S OVER 40-YEAR OPERATING HISTORY HAS TOUCHED EVERY SINGLE CORNER OF NYC AND LONG ISLAND AND ALLOWS OUR INVESTMENT SALES TEAM TO TAP INTO UNRIVALED HISTORICAL OWNERSHIP AND TENANT RELATIONSHIPS. WE LEVERAGE OUR COLLABORATIVE RETAIL LEASING TEAM TO ASSIST OUR CLIENTS WHO OWN RETAIL AND MIXED USE AND GO BEYOND OPINIONS AND TAKE ACTION. OUR PROPRIETARY INVESTOR DATABASE AND MARKETING STRATEGIES PROVIDE ACCESS AND EXPOSURE TO INVESTORS NOT ONLY IN NYC AND LONG ISLAND, BUT AROUND THE WORLD AND OUR EXTENSIVE RESEARCH AND VETTING PROCESS FURNISHES UP-TO-DATE, ACTIONABLE MARKET KNOWLEDGE. THE PROVEN SALES AND MARKETING TEAM AT SCHUCKMAN REALTY TAKES A CREATIVE, DATA-DRIVEN APPROACH TO MAXIMIZE VALUE. SCHUCKMAN REALTY HAS EXTENSIVE RELATIONSHIPS, WITH ACCESS TO QUALIFIED BUYERS, AND A PROVEN TRACK RECORD OF SUCCESS.

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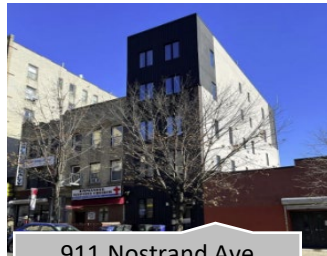
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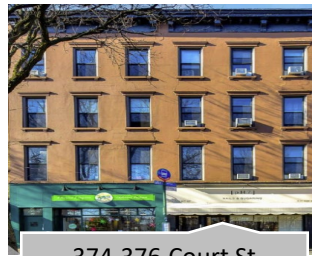
RECENT SALES COMPLETED BY THE SCHUCKMAN REALTY TEAM



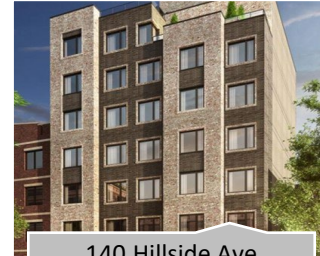
4x Shopping Centers
Price: \$130,000,000



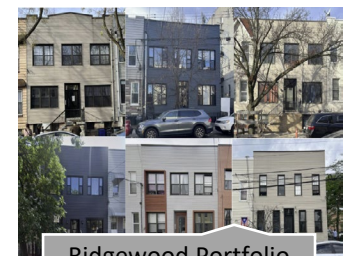
911 Nostrand Ave
Price: \$4,730,000



374-376 Court St
Price: \$5,880,000



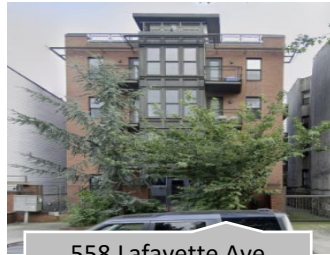
140 Hillside Ave
Price: \$3,000,000



Ridgewood Portfolio
Price: \$15,075,000



1290 Fulton St
Price: \$4,700,000



558 Lafayette Ave
Price: \$5,050,000



47 Withers St
Price: \$4,085,000



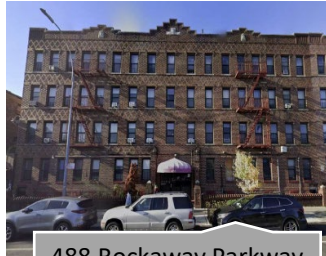
670 W 193rd St
Price: \$3,350,000



20-35 Gates Ave
Price: \$4,750,000



970-998 Franklin Ave
Price: \$16,000,000



488 Rockaway Parkway
Price: \$3,900,000



30 Belvedere St
Price: \$4,250,000



1127 Halsey St
Price: \$2,735,000



108 Calyer St
Price: \$4,775,000



Kenneth Schuckman
President & CEO
ken@schuckmanrealty.com



Matthew Colantonio
Associate Real Estate Broker
matt@schuckmanrealty.com



Baruch Edelkopf
Associate Real Estate Broker
be@schuckmanrealty.com



Jordan Cardenas
Real Estate Salesperson
jordan@schuckmanrealty.com



Carter Clark
Investment Sales Analyst
carter.clark@schuckmanrealty.com



Edward Gottlieb CRX, CLS
Associate Real Estate Broker
ed@schuckmanrealty.com



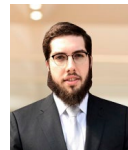
Steven Hakakian
Real Estate Salesperson
sh@schuckmanrealty.com



Eugene McLaughlin
Real Estate Salesperson
eugene@schuckmanrealty.com



John Roos
Real Estate Salesperson
john.roos@schuckmanrealty.com



Joseph Rosenfeld
Real Estate Salesperson
jrosenfeld@schuckmanrealty.com



Sam Schertz
Real Estate Salesperson
sam.schertz@schuckmanrealty.com



Mendy Wiesner
Investment Sales Analyst
Real Estate Salesperson
mw@schuckmanrealty.com

Contact Exclusive Brokers for More Information