

OFFERING MEMORANDUM

354 Main Street
Farmingdale, NY 11735

FOR SALE or LEASE



ia

Island Associates Real Estate, Inc.

www.islandassociates.com

EXECUTIVE SUMMARY

**354 Main Street
Farmingdale, NY 11735**

Sale Price: \$2,950,000.00

Lease: \$300k for key money & \$13k gross

Parcel: 2409-49-097-01-0550-0

Building Size: 8,814 SF

Lot Size: .15 Acres

+/- 7,400 VPD Main St. & 14,465 VPD on Montauk Hwy. (Cross Street)

Taxes: \$33,337.01

Frontage: 53' on Main St

Exclusively represented by:

Chris Mayor
Chris@IslandAssociates.com
(631) 513-2000

Larry Densen
Larry@IslandAssociates.com
(516) 857-5564

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PROPERTY HIGHLIGHTS:

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Prime Mixed-Use Investment & Owner-User Opportunity, located in the heart of vibrant **Downtown Farmingdale**. Rare mixed-use opportunity featuring street-level restaurant business w/ residential apartment on the 2nd floor. Restaurant doing \$1.5M annually in business. Positioned along one of Nassau County's most active downtown corridors, property benefits from **strong foot traffic**, excellent visibility, and consistent year-round activity. Ground-floor restaurant space is well suited for continued food & beverage use or repositioning, while the upper-level residential apartment provides additional income potential or on-site occupancy.

Walkable business district supported by a dense residential population, nearby colleges, and a strong commuter base via the Farmingdale LIRR station. Property is surrounded by a **dynamic mix of national and local tenants**, including popular restaurants, cafés, bars, boutique retail, fitness studios, and professional services.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	18,383	115,875	371,149
Average HH Income	\$143,892	\$147,373	\$149,538

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PROPERTY PHOTOS

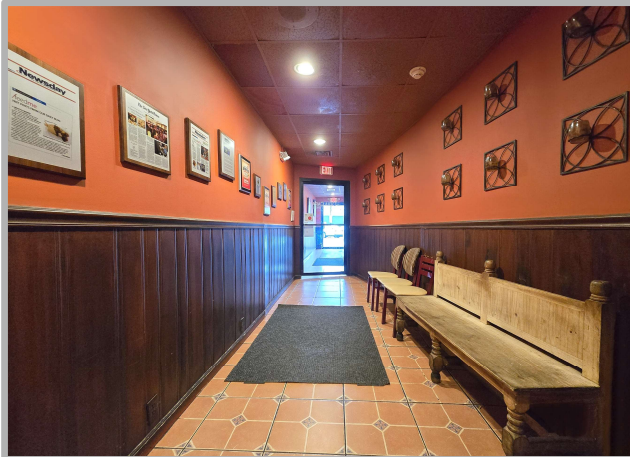
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AERIAL VIEW OF PROPERTY

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