

For Lease

5,086 SF | Negotiable  
Retail Space



## 21 Old Montauk Highway

21 Old Montauk Highway  
Mastic, New York 11950

### Property Highlights

- Zoned for Daycare, Medical office, Retail, School and many other uses
- Existing building is a shell that is ready to be built out.
- Approved by SCDH for medical office.

### Property Overview

21 Old Montauk Highway in Mastic presents a unique opportunity with its versatile zoning, allowing for a wide range of uses including daycare, medical offices, retail, and educational facilities. The existing building is a shell, providing a blank canvas ready to be built out to suit your specific needs. This property is already approved by the Suffolk County Department of Health (SCDH) for a medical office, making it an ideal choice for healthcare providers looking to establish a presence in a strategic and accessible location.

### Offering Summary

Lease Rate:	Negotiable
Building Size:	5,086 SF
Available SF:	5,086 SF
Lot Size:	0.295 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,285	18,512	31,028
Total Population	10,249	56,760	92,447

### For More Information

**Mario Vigliotta**

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### Property Description

21 Old Montauk Highway in Mastic has versatile zoning, allowing for a wide range of uses. The existing building can be designed to suite specific needs.

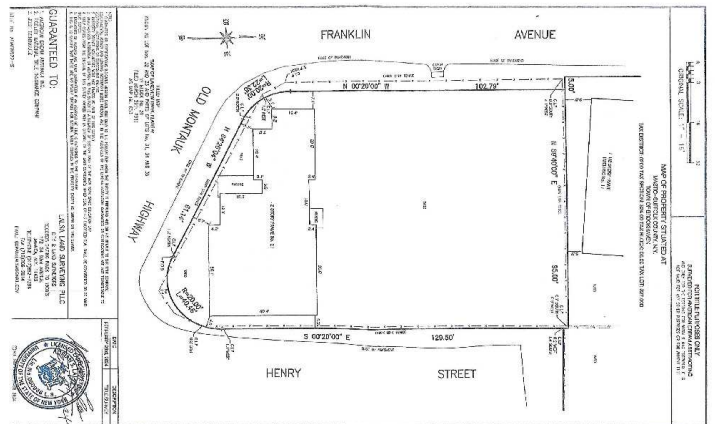
### Location Description

Situated on 21 Old Montauk Highway, this property enjoys a prime location in Mastic, a charming community on Long Island's South Shore. The Mastic, Mastic Beach and Shirley area, also known as the Tri Hamlet, is a densely populated area that has experienced positive revitalization resulting in the attraction of many new businesses over the past five years. Its location provides easy access to major roads.

### Interior Description

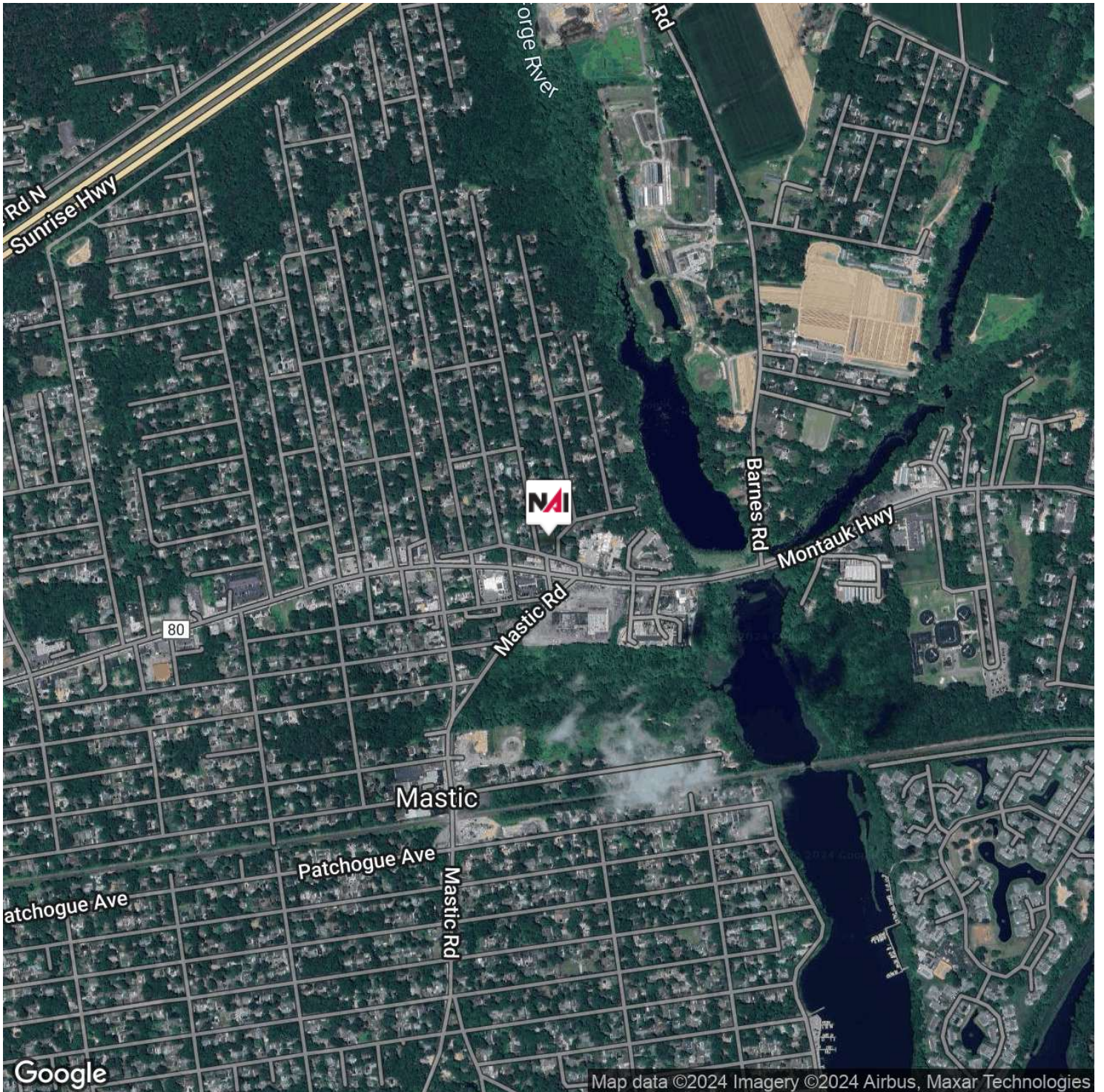
Existing building is a 5,086 SF shell that is ready to be built out.

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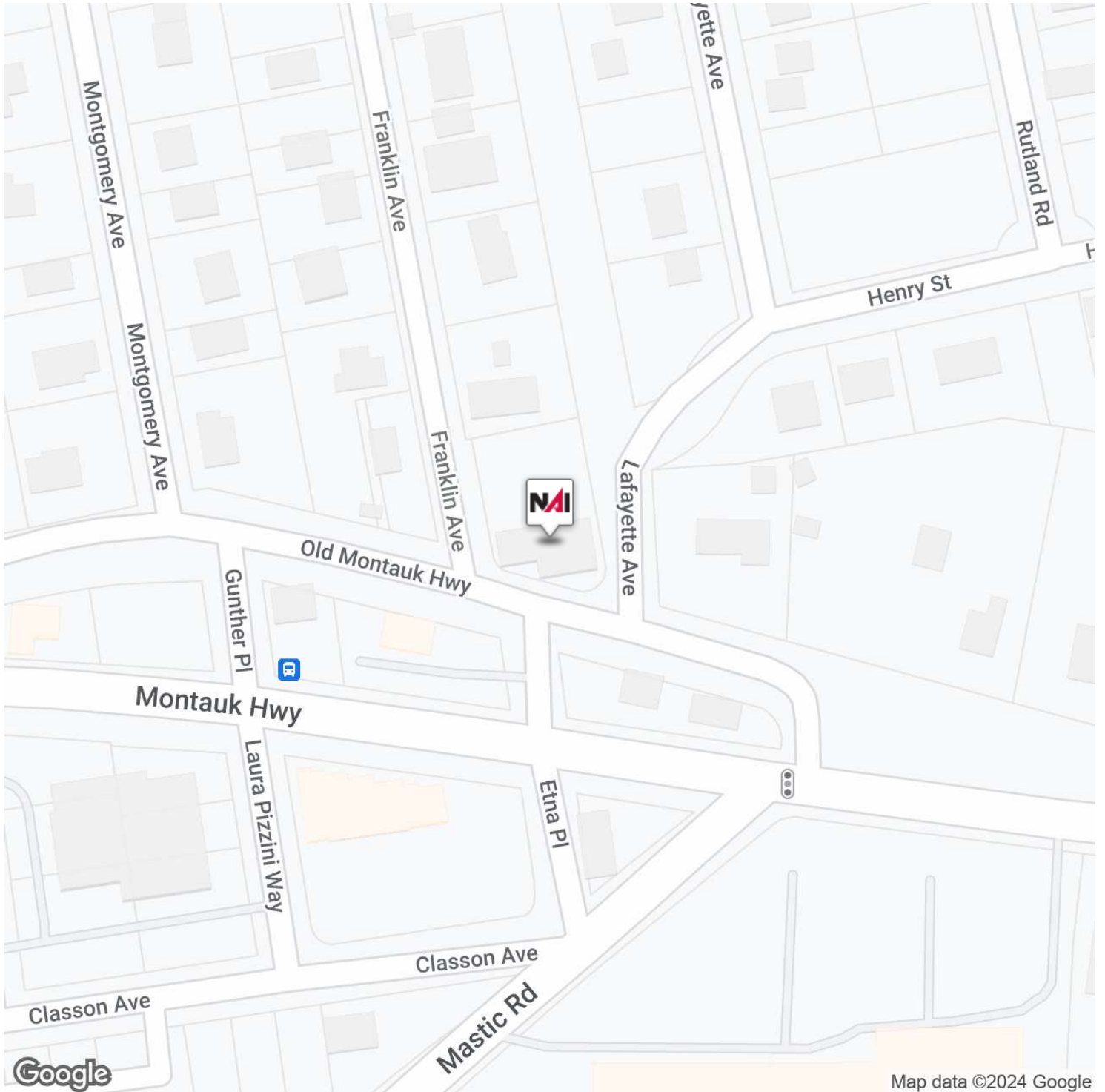
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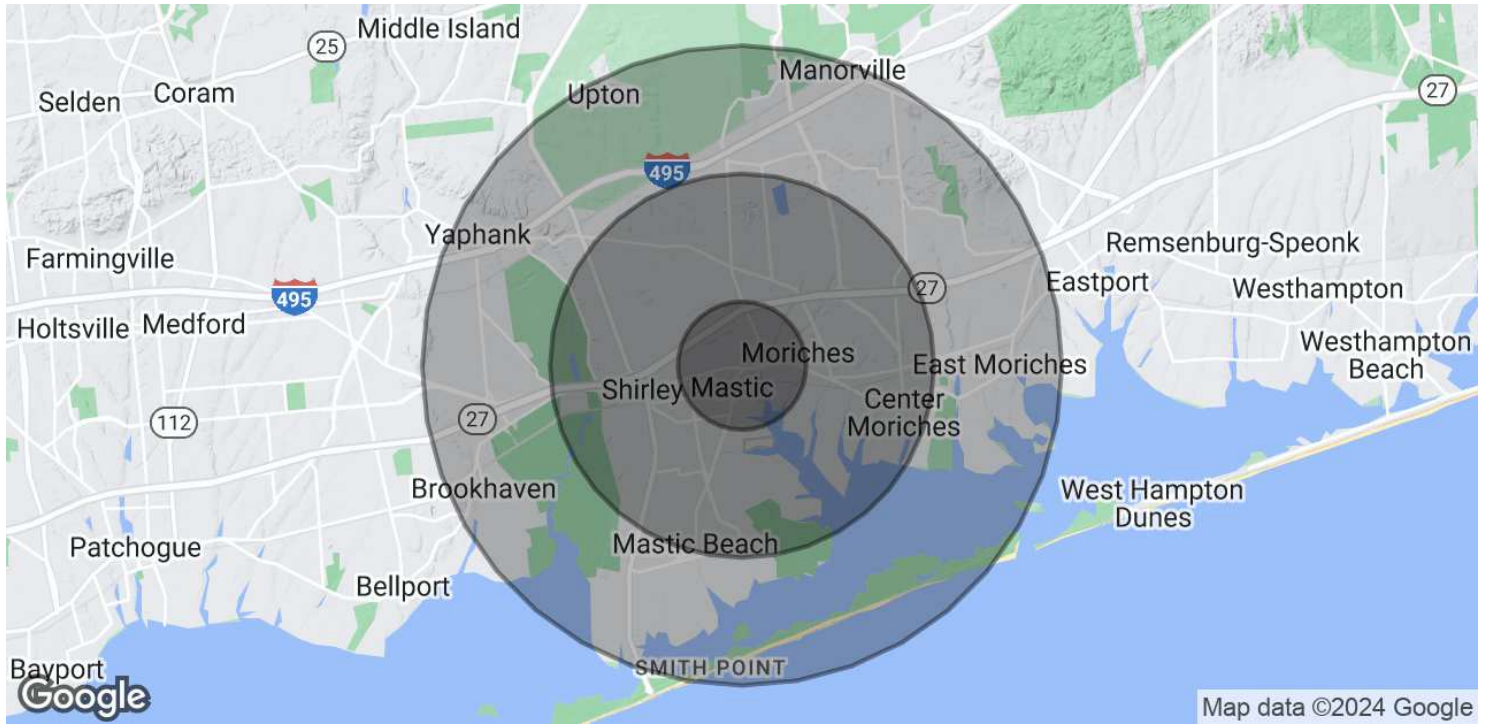
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,249	56,760	92,447
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,285	18,512	31,028
# of Persons per HH	3.1	3.1	3
Average HH Income	\$120,677	\$136,366	\$141,936
Average House Value	\$358,347	\$444,151	\$491,237

Demographics data derived from AlphaMap



**Mario Vigliotta**

Associate

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**Professional Background**

Mario is a distinguished professional who has been a valuable asset to the renowned brokerage of NAI Long Island since December 2015. With a wealth of experience spanning various facets of the commercial real estate industry, Mario's expertise is prominently anchored in the dynamic world of retail. His impressive track record includes collaboration with distinguished chains such as Dunkin Donuts, CityMD, 7-Eleven, Subway, and numerous independent enterprises.

As a licensed expeditor in Suffolk County, Mario brings over two decades of comprehensive experience and expertise to the table. He possesses an unparalleled understanding of zoning regulations, which play a pivotal role in shaping the land use for each property. For instance, Mario orchestrated the successful sale of three contiguous properties to a Dunkin Donuts Franchisee by skillfully illustrating to them that the local community would wholeheartedly support a change of zoning to facilitate the establishment of a new Dunkin Donuts location. Subsequently, the franchisee engaged Mario to navigate the intricate process of acquiring all requisite approvals and permits, cementing his status as a trusted partner in their venture. Moreover, Mario takes immense pride in his role in identifying the ideal location for The Better Man Distilling Co, a groundbreaking urban craft distillery on Long Island. His exceptional negotiation skills not only secured the lease but also prompted the owner to entrust him with the essential task of securing all necessary approvals and permits.

Beyond his professional achievements, Mario exemplifies a strong commitment to community and civic involvement. He has been an active member of esteemed organizations like the Rotary and has previously served as a trustee of the Mastics-Moriches-Shirley Community Library. He is also a dedicated member of several Chambers of Commerce, actively contributing to the betterment of his local business community.

Mario's life outside the real estate arena is equally fulfilling. He shares his home in Patchogue with his beloved wife, Jane, and together, they cherish the precious moments spent with their seven children and 19 cherished grandchildren. Mario's multifaceted achievements and unwavering dedication to both his professional and personal life underscore his remarkable character and indomitable spirit. Mario resides with his wife Jane in Patchogue and values their time spent with their seven children and 19 grandchildren.

**Education**

State University of New York at Delhi

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