

RETAIL STOREFRONT IN THE HEART OF THE VILLAGE

33 East Main Street | Patchogue, New York 11772

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

33 East Main Street | Patchogue, New York 11772

Available SF:	+/- 1,846 SF	Lot Size:	0.55 Acres
Zoning:	Business 1	Parking:	Municipal + Street
Frontage:	32 Feet	Lease Rate:	Price on Request

Current Tenant Vacating By November 30th,2025

Property Overview

Prime Retail/Office Space in the Heart of Main Street Patchogue for Lease. An exceptional opportunity awaits in the vibrant core of Patchogue Village. This +/- 1,846 SF space is perfectly positioned between beloved local destinations including Blum’s Swimwear Shop, The Colony Shop, and The Amazing Olive—offering unmatched visibility and charm. With 32 feet of prominent frontage, expansive display windows, and generous signage potential, your business will stand out in one of Long Island’s most dynamic downtowns. This space offers both front and rear entrances and a basement that offers both interior and exterior access for extra storage.

The location offers seamless access to multiple municipal parking lots and convenient street parking, ensuring ease for both customers and staff. Surrounded by high foot traffic and a thriving mix of retailers, restaurants, and professional offices, this space is ideal for retail, boutique services, or a polished professional office. Tremendous foot and vehicle traffic with tens of thousands of people passing each and every single day!

Enjoy all the benefits of the newly revitalized Patchogue Village, where community energy and commercial opportunity converge. This listing won’t last—secure your place at the center of it all.

Property Highlights

- Premier Location — Positioned on heavily trafficked Main Street retailers in the heart of Patchogue Village.
- High Visibility — 32 feet of street frontage with expansive display windows and strong signage potential.
- Ample Parking — Easy access to multiple municipal lots plus convenient street parking.
- Versatile Use — Ideal for retail, boutique services, or professional office setups in a thriving downtown corridor.

Exclusively represented by:

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Thomas Tortorici

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ADDITIONAL PHOTOS

33 East Main Street | Patchogue, New York 11772



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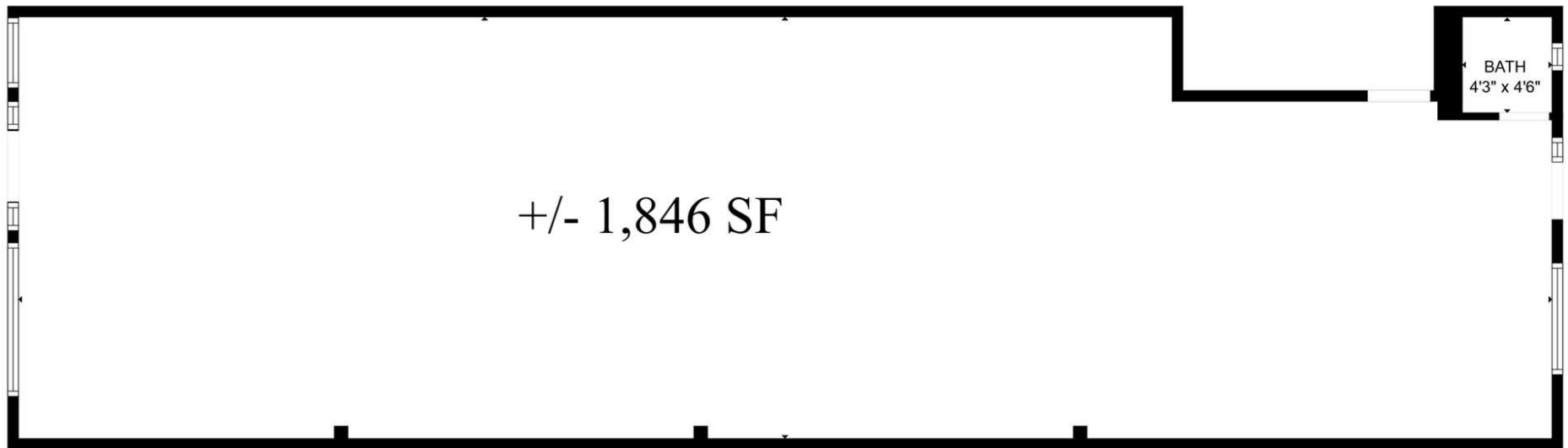
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RETAIL MAP

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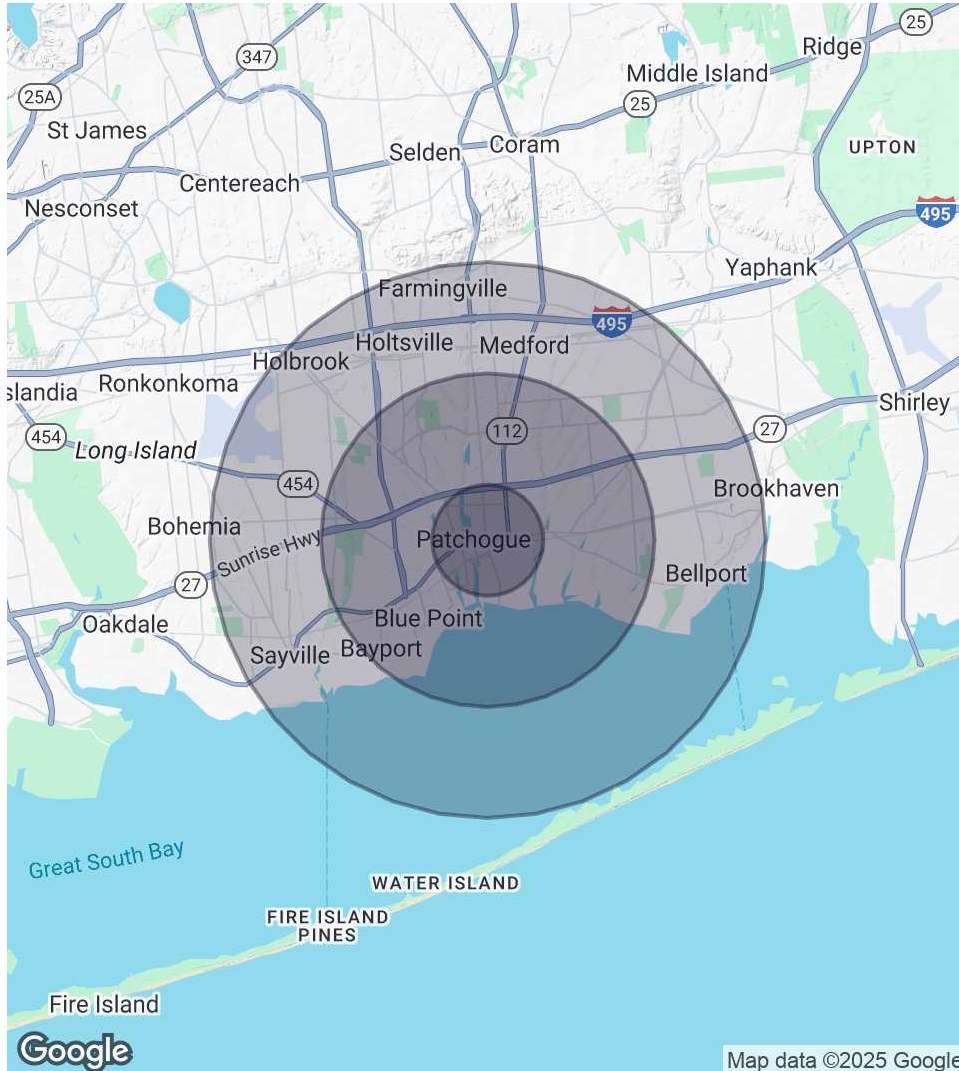
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DEMOGRAPHICS MAP & REPORT

33 East Main Street | Patchogue, New York 11772



1 Mile Radius

Population

14,850

Households

6,054

Average HH Income

\$132,751

3 Miles Radius

Population

67,832

Households

26,080

Average HH Income

\$149,265

5 Miles Radius

Population

154,168

Households

55,530

Average HH Income

\$155,523

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We Are Commercial Real Estate

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