



Island Associates Real Estate Inc.

We create value

Available for Lease

900 Station Road
Bellport, NY



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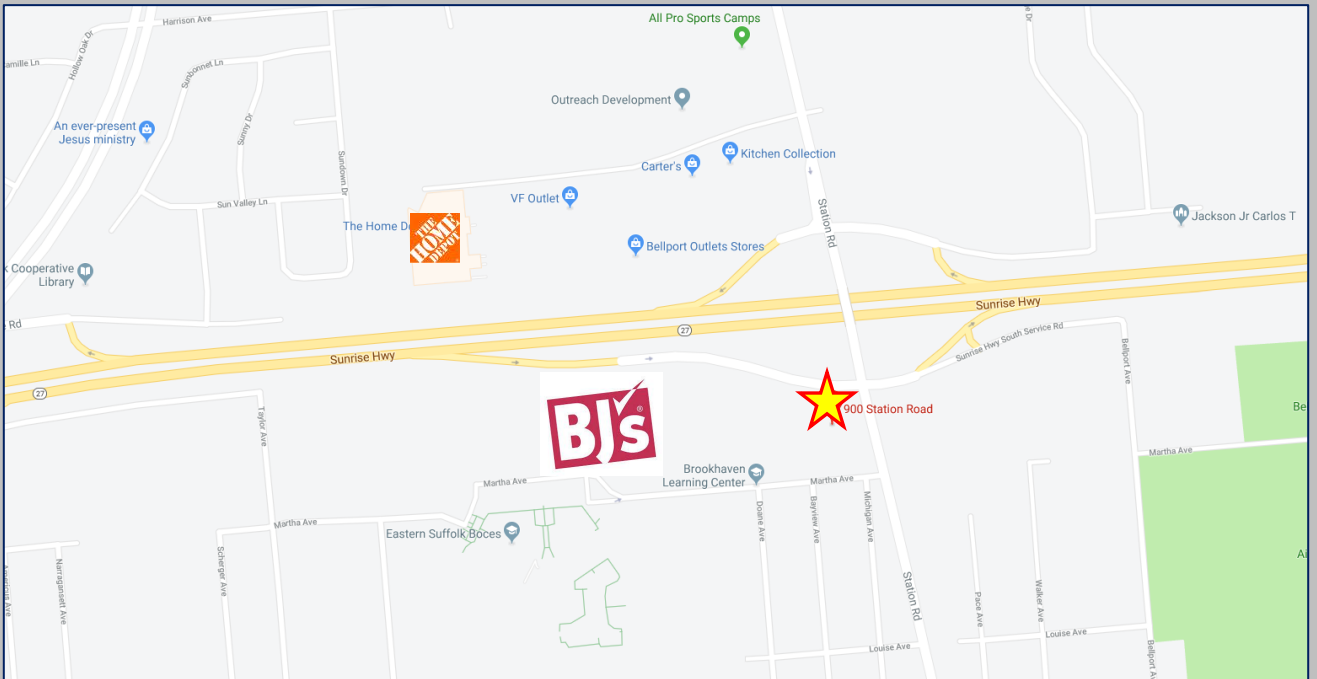
444 Rt. 111, Suite 1 Smithtown, NY 11787 . 631 982-2100

www.IslandAssociates.com

Property Information

+/- 6,000 SF Restaurant on 3.2 Acres Available
Ground Lease Pricing Upon Request

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|------------------|----------|----------|----------|
| Total Population | 6,994 | 42,904 | 116,611 |
| Median HH Income | \$58,508 | \$80,293 | \$85,323 |

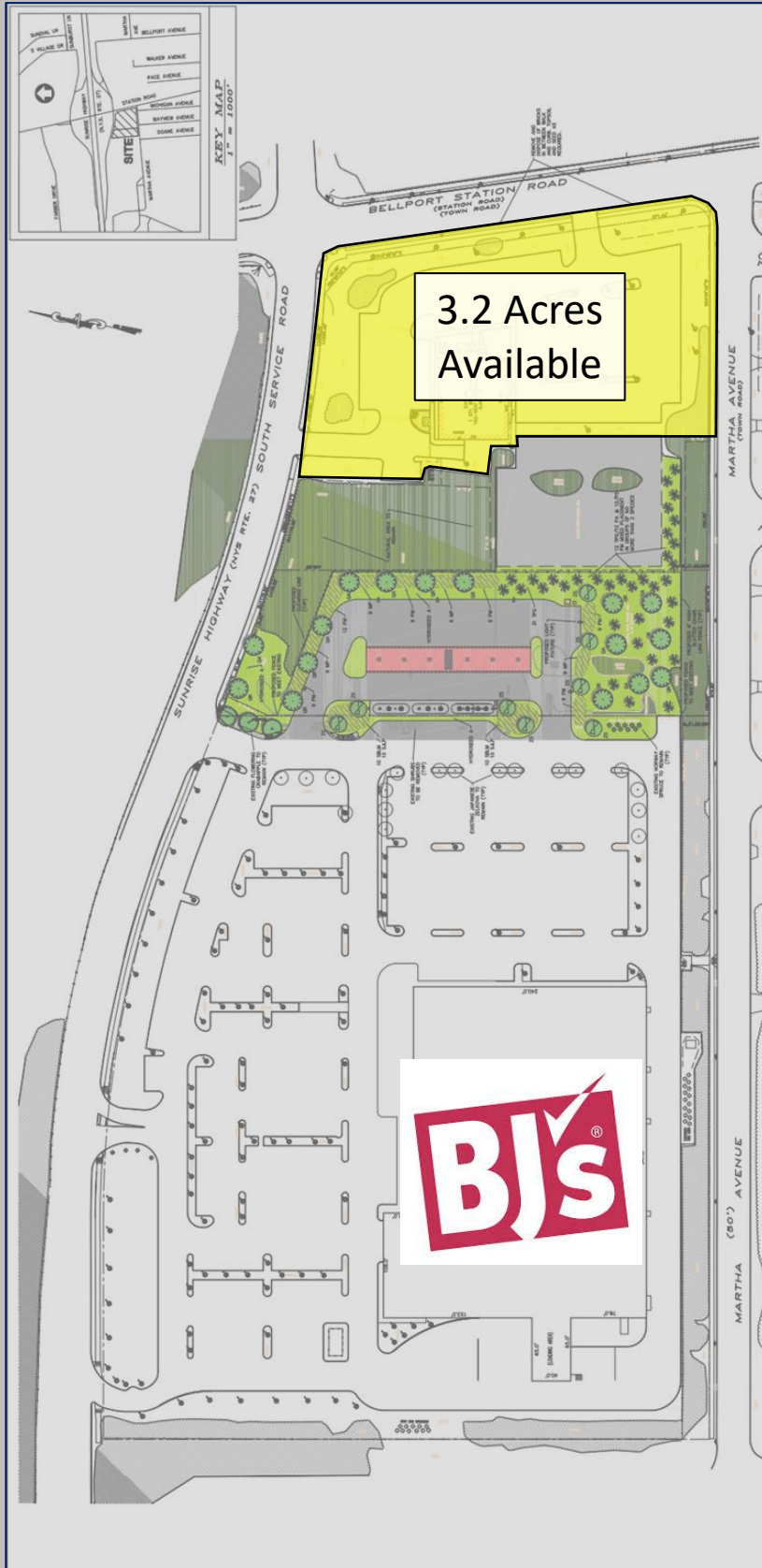


GROUND LEASE OPPORTUNITIES AVAILABLE

- ❖ Existing +/- 6,000 SF Building (Currently Operating as the Royal Oak Diner w/ Seating for 162)
 - ❖ Next to BJ's Wholesale Club w/ Gas
 - ❖ Corner Location
 - ❖ Over 12,700 Daily Traffic Counts
 - ❖ 75' of Frontage on Station Rd. w/ 1 Curb Cut
 - ❖ 75 Parking Spaces
 - ❖ Zoned J2

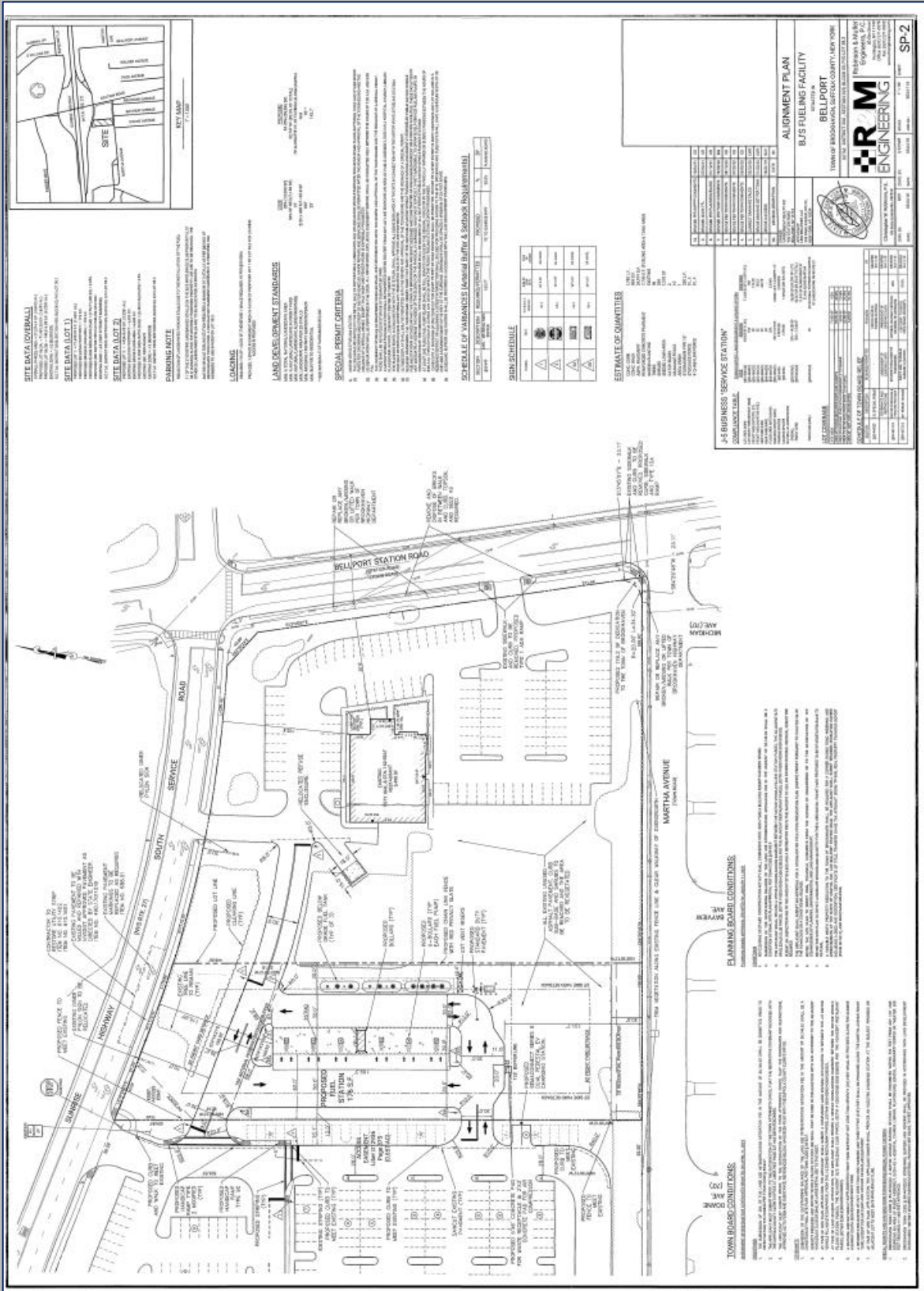
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