

OFFERING MEMORANDUM

1,100 SF End Cap Available | 1264 Waverly Avenue Farmingville, NY 11738

FOR LEASE



Commercial



EXECUTIVE SUMMARY



1,100 SF End Cap For Lease | 1264 Waverly Avenue Farmingville, NY 11738

Building Size:	5,500 SF	Lot Size:	0.55 Acres
Available SF:	1,100 SF	Parking:	+/- 30 Spaces
Zoning:	J2	Frontage:	194 Feet
Traffic Counts:	18,000 VPD	Lease Rate:	Price on Request

For more information or to schedule a tour, contact Exclusive Listing Agent, Mike Lightcap

Prime End-Cap Retail Opportunity | Farmingville, NY

Position your business for success in this highly visible 1,100 SF end-cap retail space located within a prominent neighborhood shopping center on heavily traveled Waverly Avenue in Farmingville, just moments from busy Portion Road. Benefiting from exceptional exposure, convenient access, and strong daily traffic, this location offers an outstanding opportunity for a wide variety of retail, service, medical, wellness, or specialty uses.

The property is strategically situated adjacent to a thriving retail corridor anchored by national and regional tenants including Fine Fare Foods, Family Dollar, Dollar Tree, Metro by T-Mobile, and other popular local businesses that generate consistent customer activity throughout the day. The center itself is home to several established businesses, including a busy martial arts studio, successful hair salon, and lash and brow studio, creating a steady flow of visitors and strong synergy among tenants.

As an end-cap unit, the space enjoys enhanced visibility, prominent signage opportunities, and convenient customer access. The surrounding residential neighborhoods and nearby commercial activity provide a strong customer base, while the location's proximity to Portion Road ensures excellent connectivity throughout the area.

With easy access to major transportation routes including the Long Island Expressway (I-495) and Sunrise Highway (NY-27), this well-positioned space offers outstanding convenience for customers and employees alike.

Whether expanding an existing business or launching a new concept, this versatile retail opportunity places your brand in the heart of one of Farmingville's most active retail destinations.

Exclusively represented by:

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

PROPERTY HIGHLIGHTS

1,100 SF End Cap For Lease | 1264 Waverly Avenue Farmingville, NY 11738



Property Highlights

- Prime End-Cap Exposure | 1,100 SF end-cap unit offering outstanding visibility, abundant storefront exposure, and prominent signage opportunities.
- High-Traffic Retail Corridor | Strategically located on heavily traveled Waverly Avenue, just off Portion Road in the heart of Farmingville.
- Established Retail Synergy | Positioned adjacent to Fine Fare Foods, Family Dollar, Dollar Tree, Metro by T-Mobile, and a strong mix of popular local retailers.
- Built-In Daily Customer Traffic | Join a thriving tenant mix including a busy martial arts studio, successful hair salon, and popular lash & brow business that drive consistent foot traffic.
- Exceptional Accessibility | Conveniently located near the Long Island Expressway and Sunrise Highway, providing easy access for customers from throughout Long Island.

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ADDITIONAL PHOTOS



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AERIAL PHOTO

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RETAILER MAP

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Exclusively represented by:

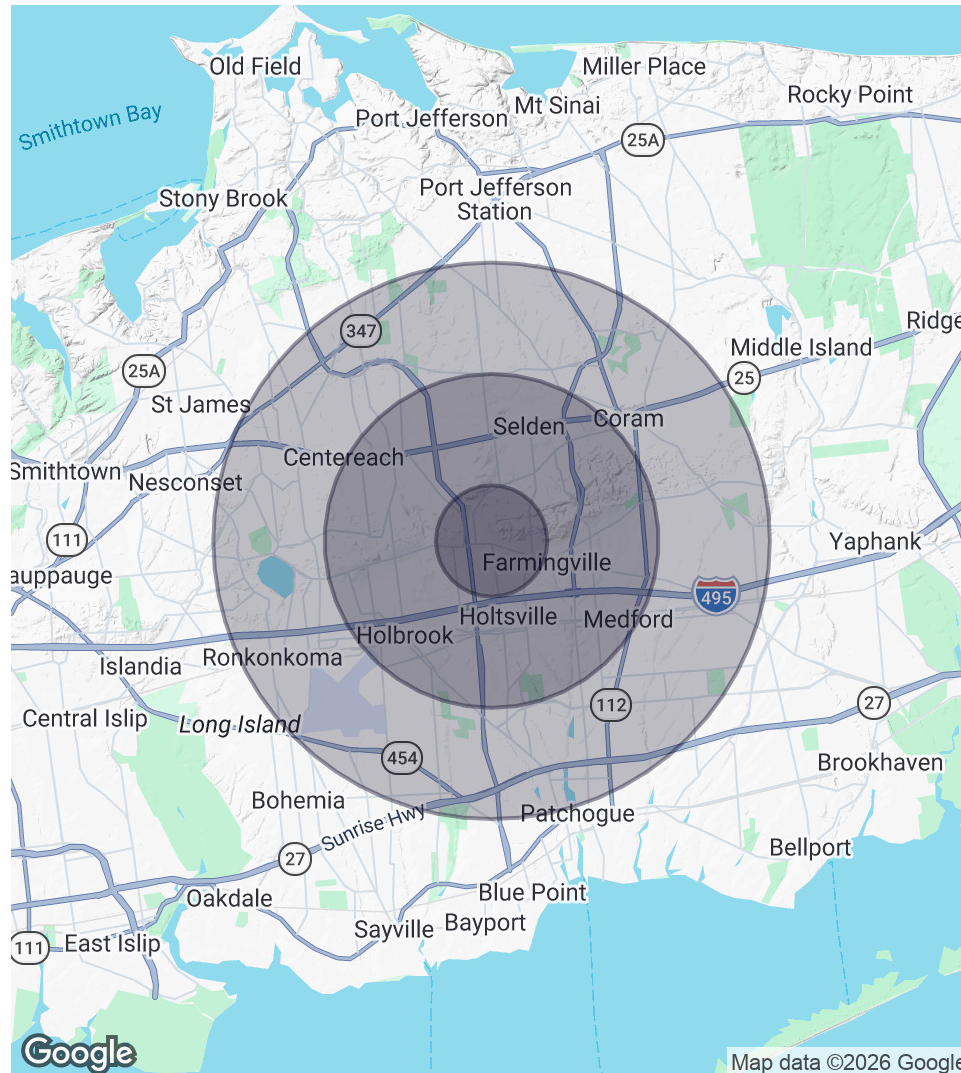
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

10,260

Households

2,903

Average HH Income

\$162,646

3 Miles Radius

Population

94,445

Households

30,707

Average HH Income

\$140,860

5 Miles Radius

Population

250,402

Households

83,614

Average HH Income

\$142,462

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We Are Commercial Real Estate

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