



### Property Description:

Excellent opportunity to lease retail space located directly on heavily traveled Main St. in the heart of Patchogue. This highly visible site features ample, convenient parking for you, your staff and clients/customers. With Rt. 112, the main north/south thoroughfare, a mere 2 blocks to the west accessing your business is efficient and convenient. This site consists of 2 units both featuring 1,500sf on the first floor with additional 1,500sf basements. May be leased together or individually. For full details and more information, please contact Ted Tierney.



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## Property Information

- Rental Rate: \$30.00 SF per year/\$3,750.00 per month
- Property Type: Retail
- Property Subtype: Freestanding
- Gross Leasable Area: 3,000 sf
- Year Built: 1982
- Parking Ratio: 4.00/1,000 sf

## Location Information:

- Vehicular Traffic Volume At Nearest Cross Street, E. Main St at Grove Ave: 21,897 per day
- Long Island Rail Road Patchogue Station: 1.0 miles away
- Nearby Major Retailers: Country Kitchen, TD Bank, Tim Horton, Capital One, Chase Bank, Jenny Craig, Rent-A-Center, Starbucks, McDonalds
- Walking Distance to Downtown Patchogue Village Shopping District



## Space Availability:

Space	Size	Term	Rental Rate	Rent Type
Unit #1	1,500 SF	Negotiable	\$30.00 SF per year / \$3,750.00 per month	Plus all utilities
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