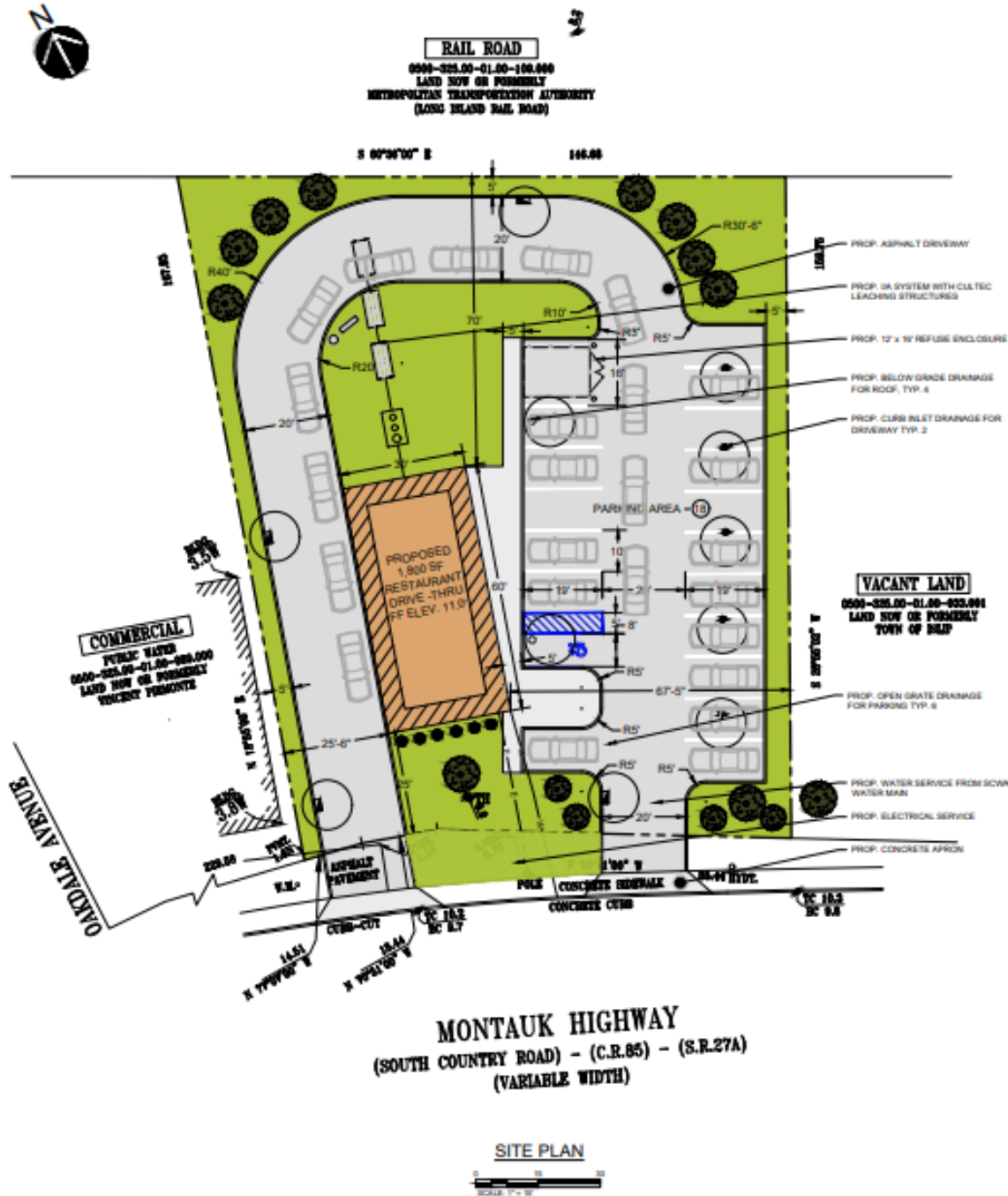


Main Street, Oakdale – DRIVE THRU CONCEPT



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Main Street, Oakdale Oakdale Vision Plan Proposed



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Main Street, Oakdale – Corner Property **Sale or Net Lease**



In The New Oakdale Downtown Development
“The Oakdale Vision Plan”

Property Ideal for:

- ❖ Financial Institution/Bank
- ❖ Veterinary
- ❖ Medical
- ❖ Franchise
- ❖ Fast Food
- ❖ School
- ❖ Office
- ❖ Laundromat
- ❖ Studio
- ❖ Deli, Coffee Shop
- ❖ Strip Center
- ❖ Day Care
- ❖ Church
- ❖ Gym/Health Club
- ❖ Funeral Home



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Main Street, Oakdale – Corner Property

Tax Map of Property



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Main Street, Oakdale – Corner Property

Demographics & Analytics

Land

Type	2 Star Industrial Land		
Zoning	B1		
Land AC - Gross	0.56 AC	Land SF - Gross	24,549 SF
Land AC - Net	0.44 AC	Land SF - Net	19,166 SF
		Dimensions	167'w x 147'd ...
Off Sites	Curb/Gutter/Sidewalk, Electricity, Gas, No Sewer, Streets, Water		
Current Use	Vacant Land		
Proposed Use	Community Center, Office, Retail		
Frontage	119' on Main St		
Parcel	0500-325-00-01-00-080-000		
Taxes	\$0.47/SF (2014)		
Walk Score®	Car-Dependent (33)		
Transit Score®	Some Transit (29)		

Public Transportation

Commuter Rail	Drive	Walk	Distance
Oakdale Station Commuter Rail (Montauk...	2 min	9 min	0.4 mi
Great River Station Commuter Rail	5 min		2.6 mi

Airport	Drive	Walk	Distance
Long Island MacArthur Airport	13 min		6.1 mi
John F. Kennedy International Airport	49 min		41.4 mi
La Guardia Airport	59 min		48.7 mi

Demographics

	1 Mi	3 Mi
Population	6,657	52,340
Households	2,605	18,323
Average Age	43.40	41.00
Median HH Income	\$97,032	\$98,408
Daytime Employees	3,697	26,784
Population Growth '15-'20	0.6%	0.7%
Household Growth '15-'20	0.4%	0.5%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Main St	Lincoln Dr	16,700	2014	0.07 mi
S Country Rd	Montauk Pl	19,000	2014	0.39 mi
Sunrise Hwy	Bayview Ave	33,085	2014	0.46 mi
Oakdale-Bohemia...	Wilshire Ln	11,586	2014	0.48 mi
Sunrise Hwy	S Country Rd	101,873	2014	0.75 mi

Made with TrafficMetrix® Products

Assessment

2014 Assessment		
Land	\$45,500	\$1.85/SF

Location

Zip	11769
Submarket	Central Suffolk
Submarket Cluster	Suffolk
Market	Long Island (New York)
County	Suffolk
State	New York
CBSA	Nassau County-Suffolk County, NY
DMA	New York, NY-NJ-PA-CT

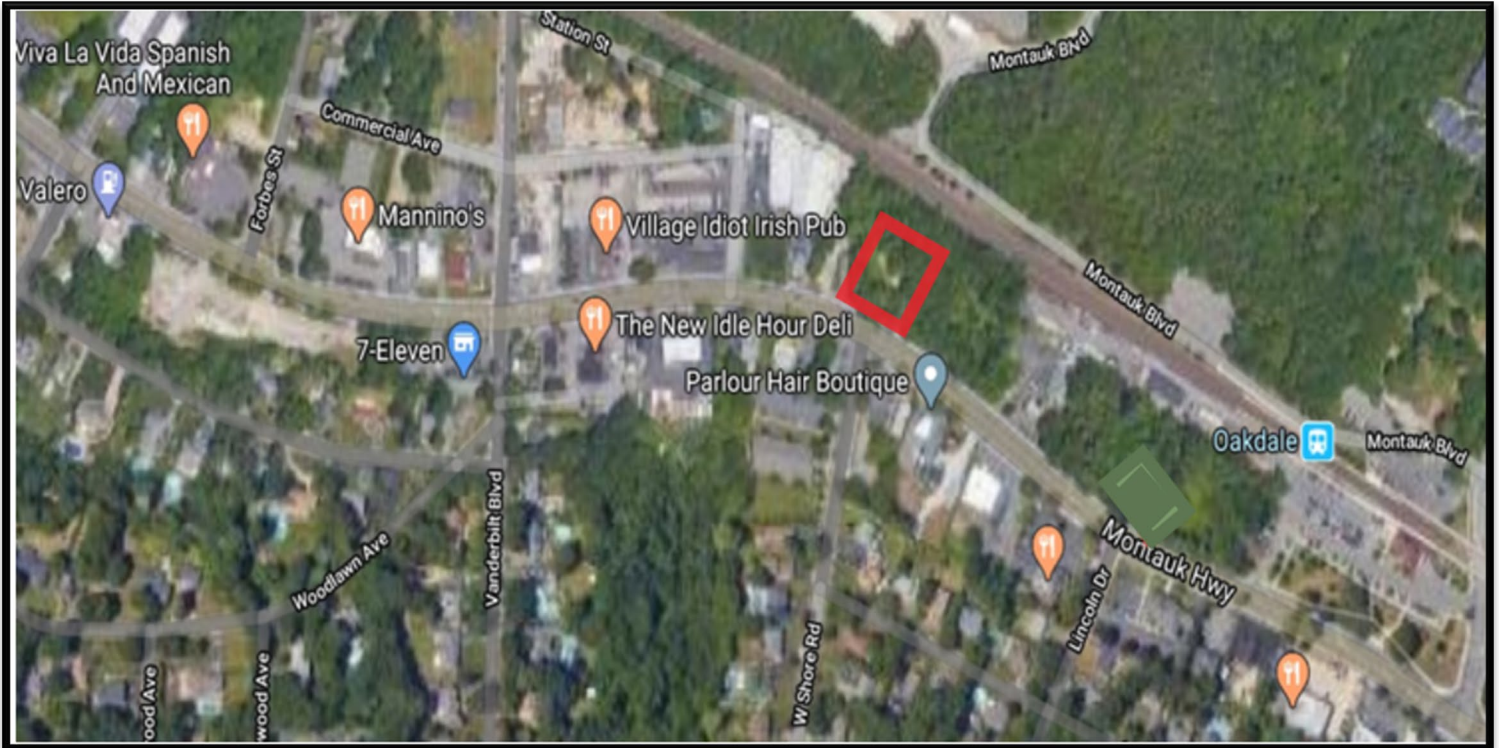


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Main Street, Oakdale – Corner Property



Restaurants

Bagels By The Bay
The New Idle Hour Deli
Ice Palace Italian Ices
Mama's Pizza Italian
Mannino's
Wild Side Organic Bistro & Bar
The Village Idiot Pub
Viva La Vida Mexican
Ichiban Sushi Japanese
Wendy's Burgers
Dunkin Donuts

Gas/Automotive

Valero Gas
Citgo Gas
Oakdale Tire & Auto

Services/ Misc.

Oz The Salon
Action Sports
Ace Hardware
Arts Center
Oakdale Flower Shop
Oakdale Fire Dept
LIRR
Tutor Time
US Post Office
7-11 C-Store



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