

**3,252 SF | FORMER ICONIC MCDONALD'S**

3850 Veterans Memorial Hwy Bohemia, NY 11716

**FOR LEASE**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)



# EXECUTIVE SUMMARY

FOR LEASE | 3850 Veterans Memorial Hwy Bohemia, NY 11716

Building Size:	3,252 SF	Lot Size:	0.2 Acres
Curb Cuts:	2	Parking:	+ 20 Dedicated Spaces
Frontage:	260 Feet on Vets Hwy	Zoning:	ICD (Industrial Corridor) District)
Annual Taxes:	\$40,107.00	Lease Price:	On Request

*\*enter disclaimer here...*

## Property Overview

Incredible Opportunity to Lease this iconic former McDonald's! 3,250 SF Freestanding Building strategically located on highly visible corner of Veterans Memorial Highway (454) and Smithtown Avenue. This 0.20 Acre lot offers one curb cut on each street and ample parking for 20+ vehicles. Situated in the ICD (Industrial Corridor) District) in Bohemia, Town of Islip, New York this unique offering allows for a multitude of uses including but not limited to retail use, food use, or office use. 38,000 + Vehicles pass this site each day. Just minutes to Islip MacArthur Airport, convenient to the Long Island Expressway and surrounded by Local and national Retailers! A Do Not Miss Opportunity!

## Property Highlights

- Ideal Corner Location with 38K Cars Passing Each Day
- Former McDonald's is Ideal for a Restaurant or Any Retail Use
- Two Curb Cuts and Ample Frontage on Highly Visible Corner

*Exclusively represented by:*

**Michael G. Murphy**

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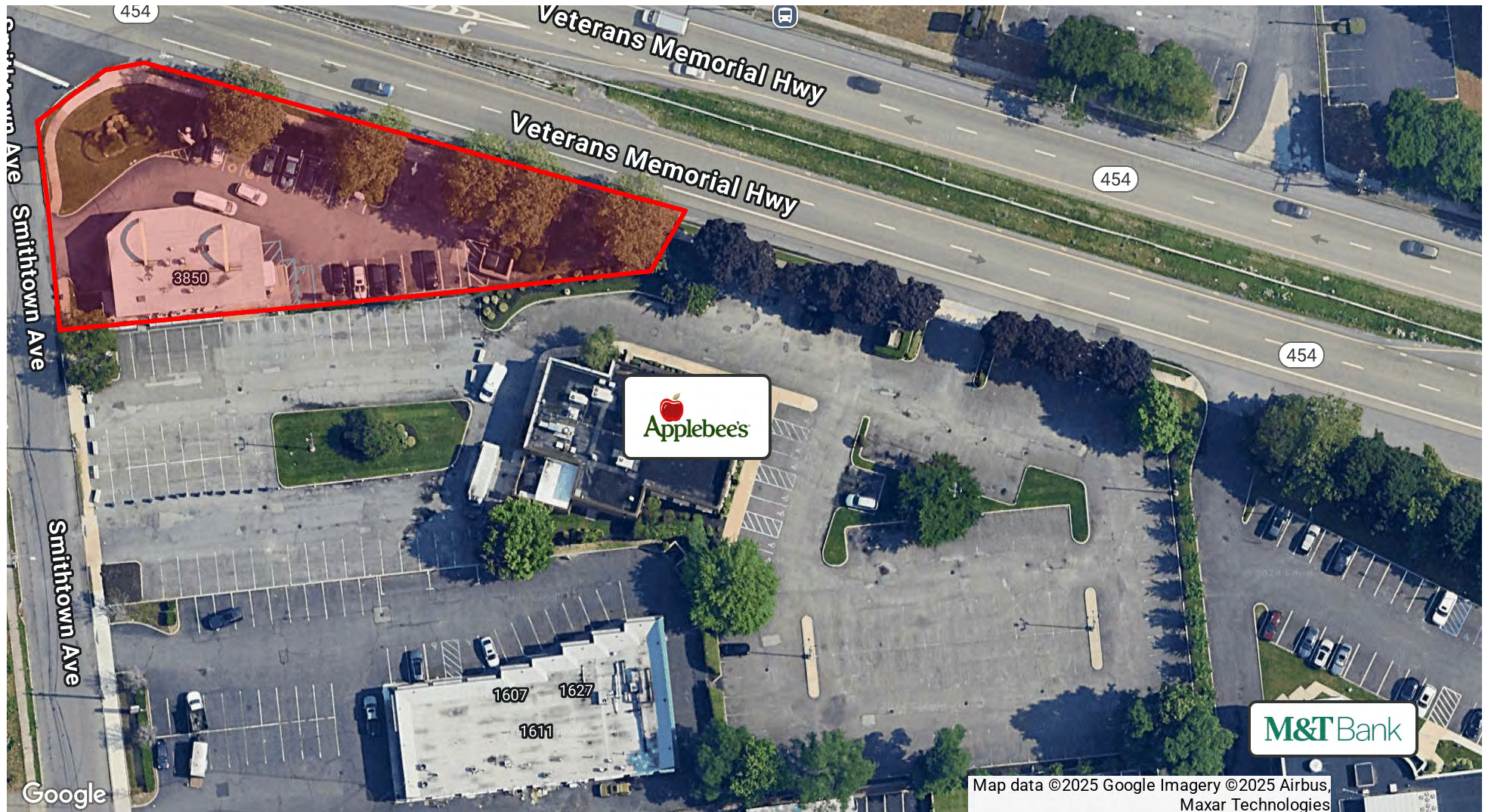
**Devang Patel**

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# AERIAL VIEW OF PROPERTY

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# ADDITIONAL PHOTOS

3850 Veterans Memorial Hwy Bohemia, NY 11716



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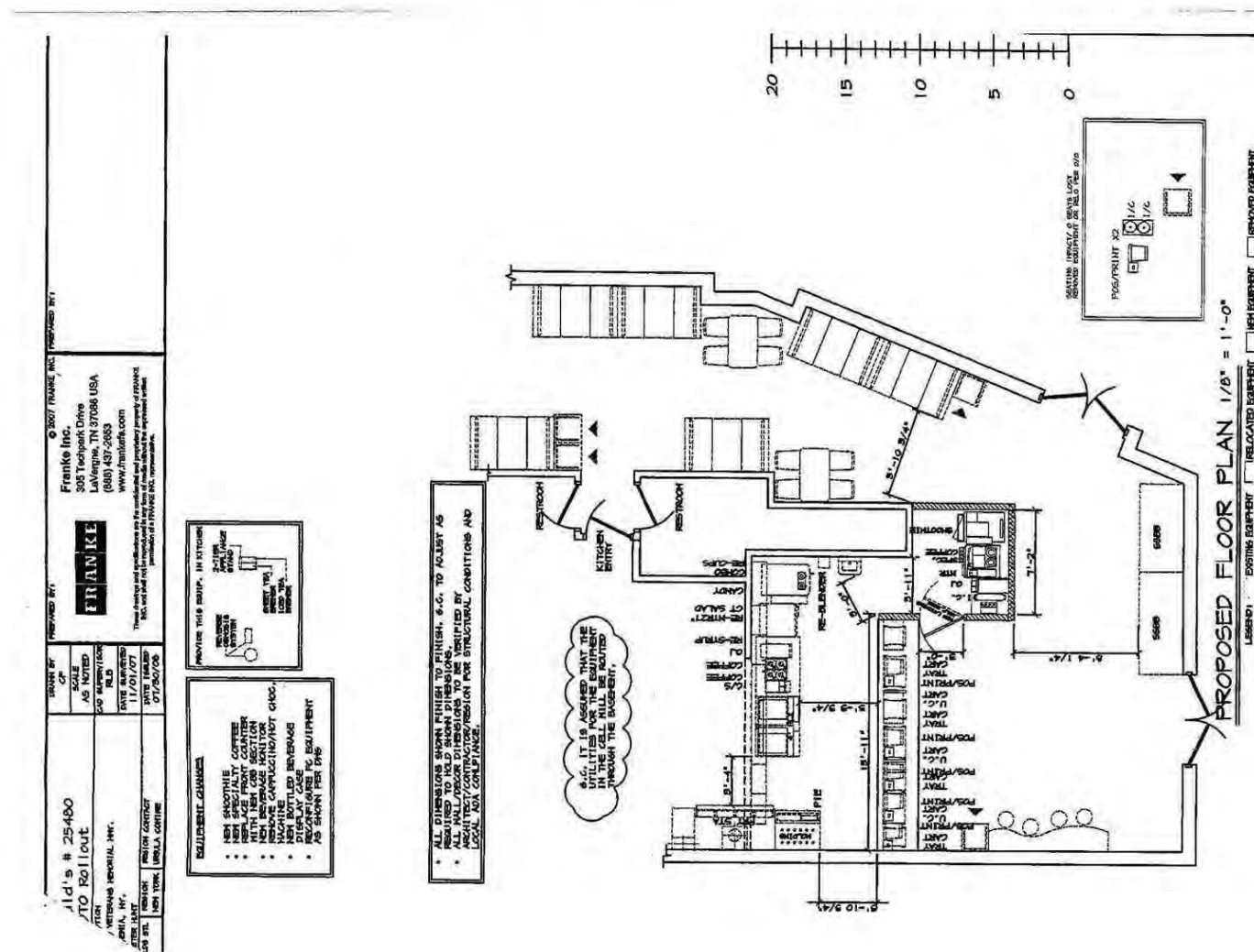
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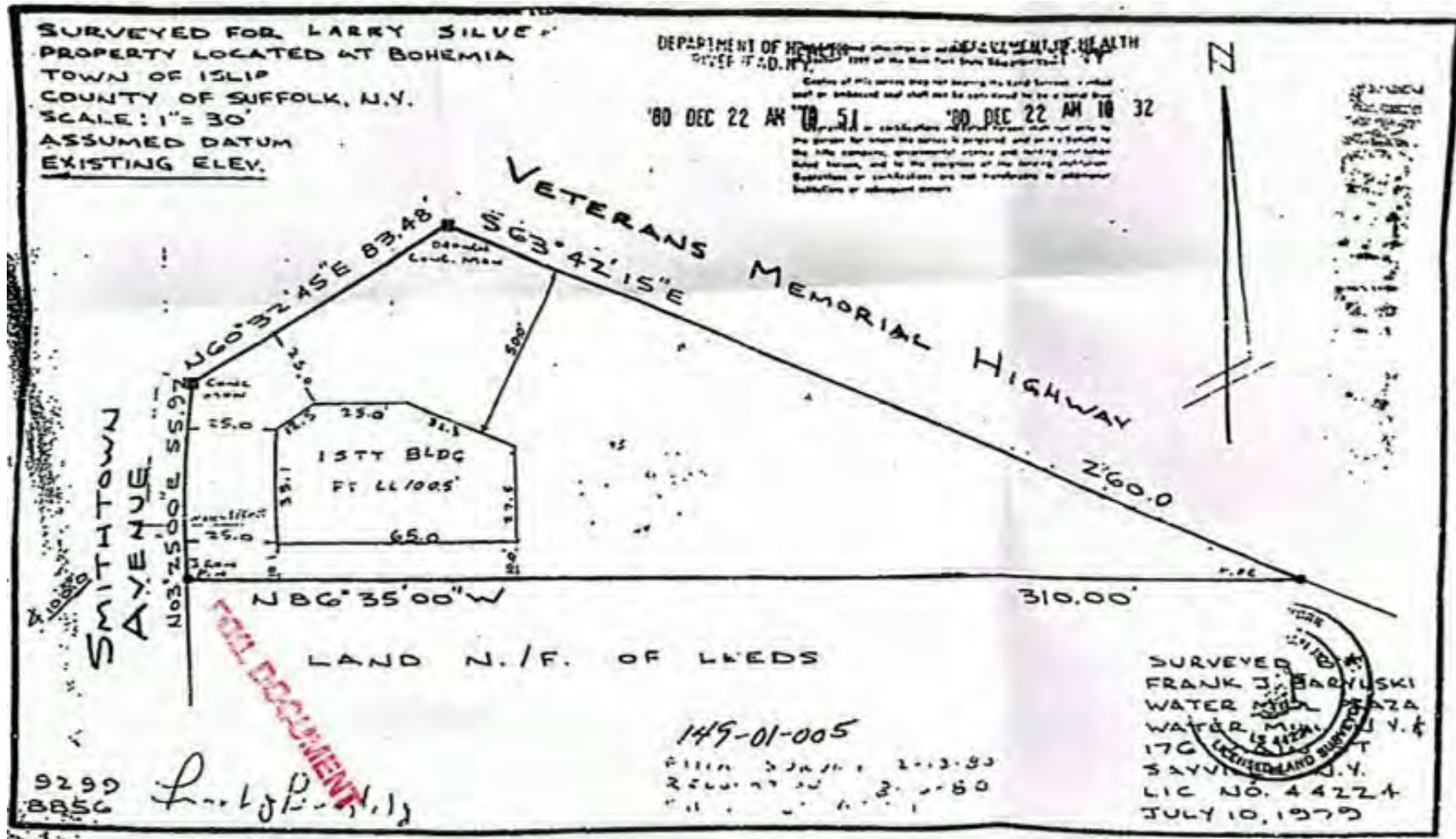
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# PROPERTY SURVEY

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# RETAIL MAP

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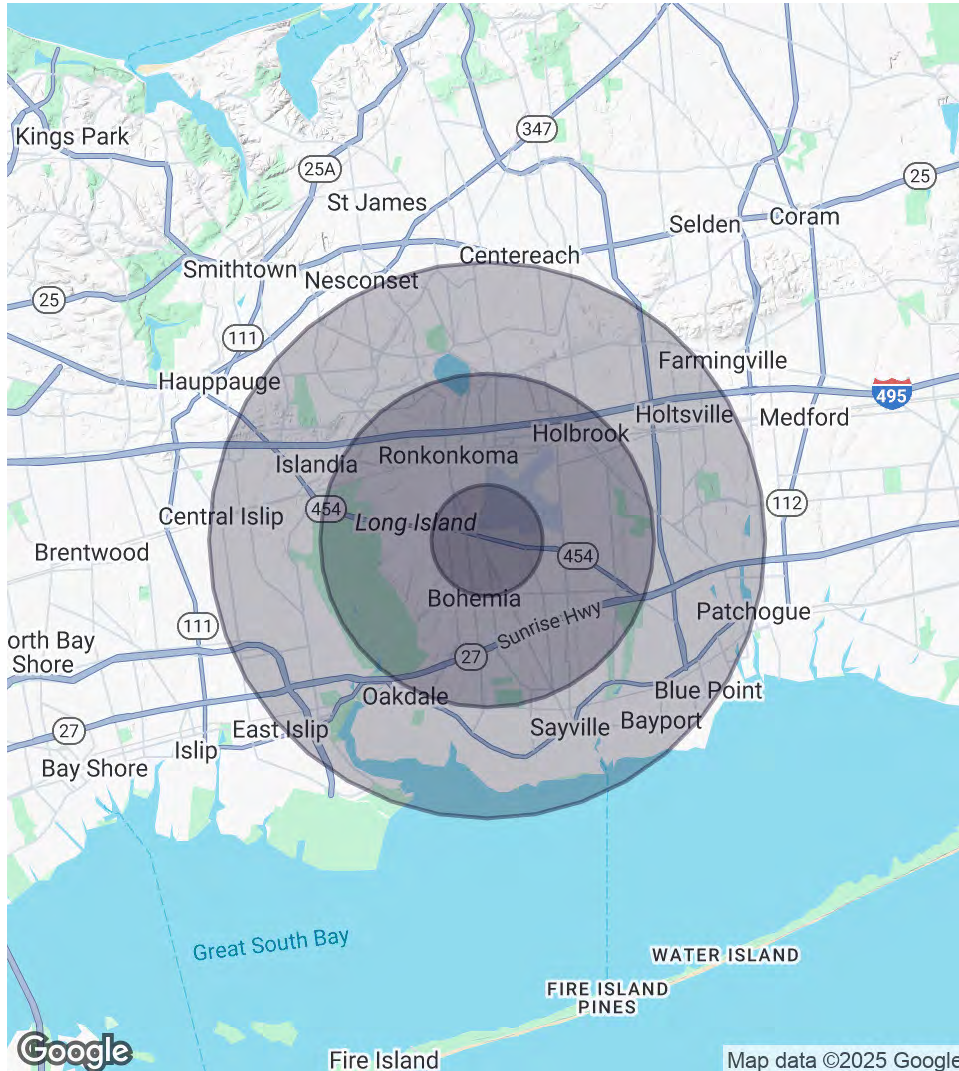
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# DEMOGRAPHICS MAP & REPORT

3850 Veterans Memorial Hwy Bohemia, NY 11716



## 1 Mile Radius

**Population**

4,255

**Households**

1,316

**Average HH Income**

\$117,932

## 3 Miles Radius

**Population**

65,805

**Households**

23,315

**Average HH Income**

\$120,527

## 5 Miles Radius

**Population**

211,790

**Households**

75,646

**Average HH Income**

\$120,190

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## **We Are Commercial Real Estate**

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