

Property For Sale

900 Rt-109

900 New York 109 Lindenhurst, NY 11757



For More Information:

Devang Patel

Licensed Real Estate Salesperson

Douglas Elliman Commercial - Long Island

631.220.2860

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 **Douglas Elliman**
Commercial

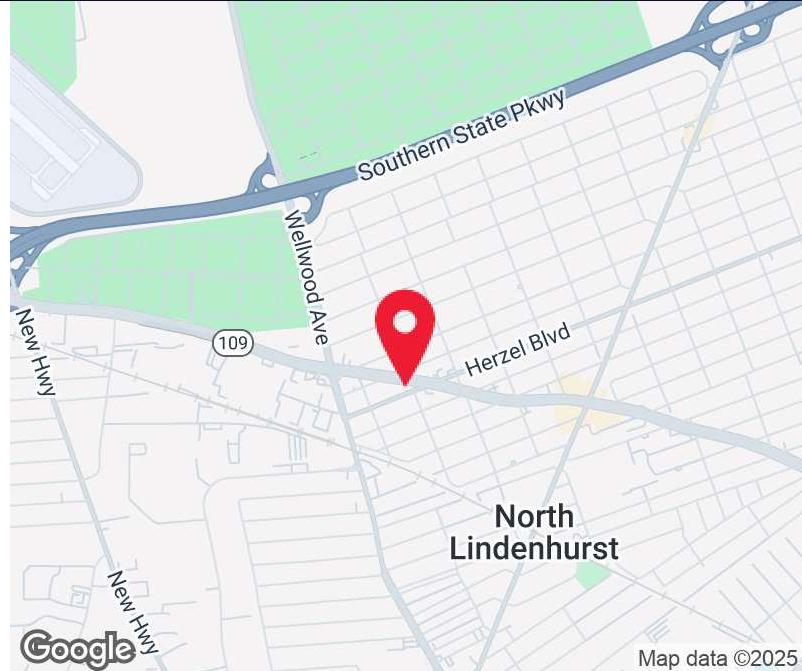
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Offering Summary

Sale Price:	Subject To Offer
Building Size:	2,321 SF
Available SF:	
Lot Size:	0.11 Acres
Price / SF:	-
Year Built:	1960
Zoning:	e Business
Market:	Long Island (New York)
Submarket:	Southwestern Suffolk

Property Overview

Presenting a prime commercial opportunity at 900 Route 109 in West Babylon, NY — a freestanding retail or office building located in the high-visibility Southwestern Suffolk corridor. This single-story masonry building offers approximately 2,321 square feet of interior space on a 4,792 square foot lot and is ideal for retail, office, or medical use. Built in 1960, the property is zoned E and features 14 surface parking spaces with a strong parking ratio of 6.03 spaces per 1,000 square feet.

Strategically positioned on Babylon Farmingdale Road (Route 109), this property sits among some of the area's highest traffic intersections, with daily volumes exceeding 42,000 vehicles within just a quarter mile. The location provides easy access to both the Pinelawn and Lindenhurst LIRR stations, each only a five-minute drive away, and is within close proximity to major regional airports including JFK, MacArthur, and LaGuardia.

The surrounding area boasts strong demographics, including over 135,000 residents and 67,000 daytime employees within a 3-mile radius, with a median household income above \$105,000. The building benefits from a Walk Score of 63, making it somewhat

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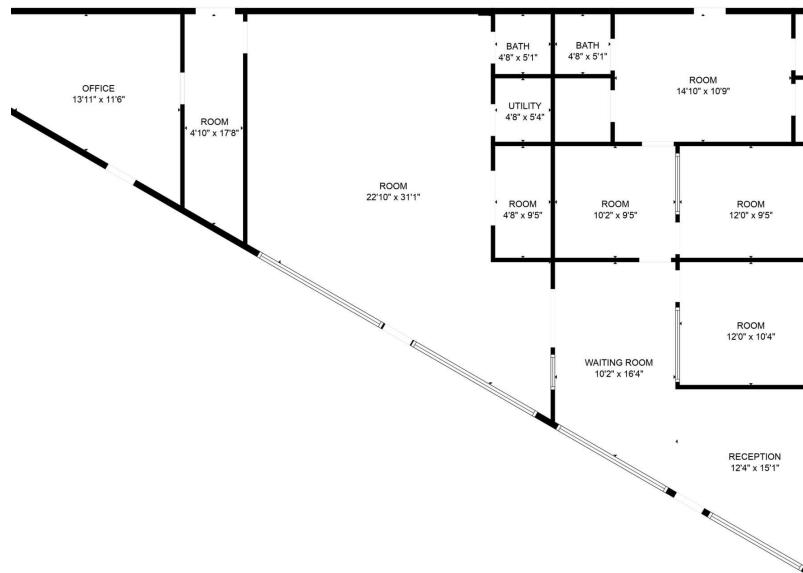
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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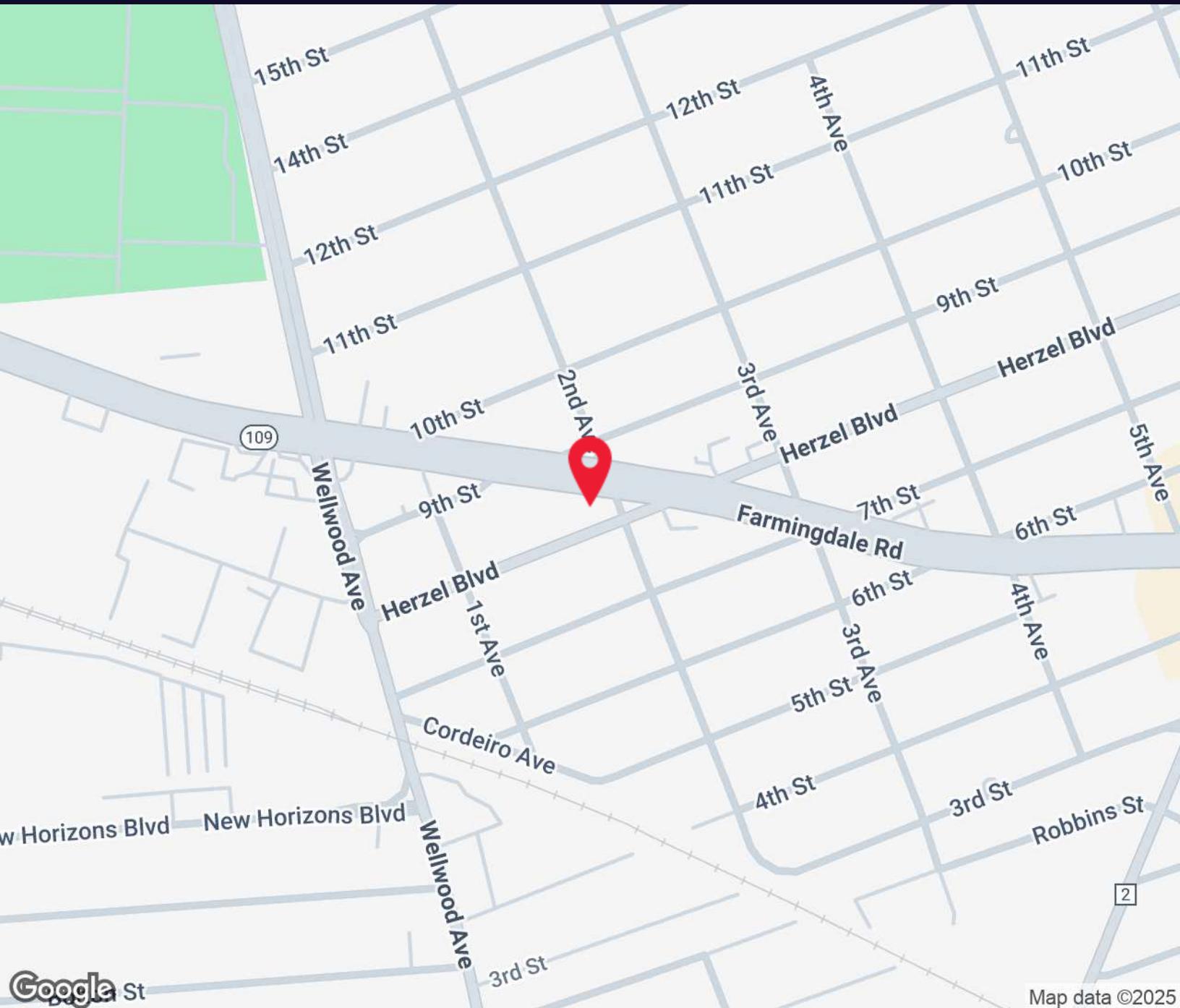
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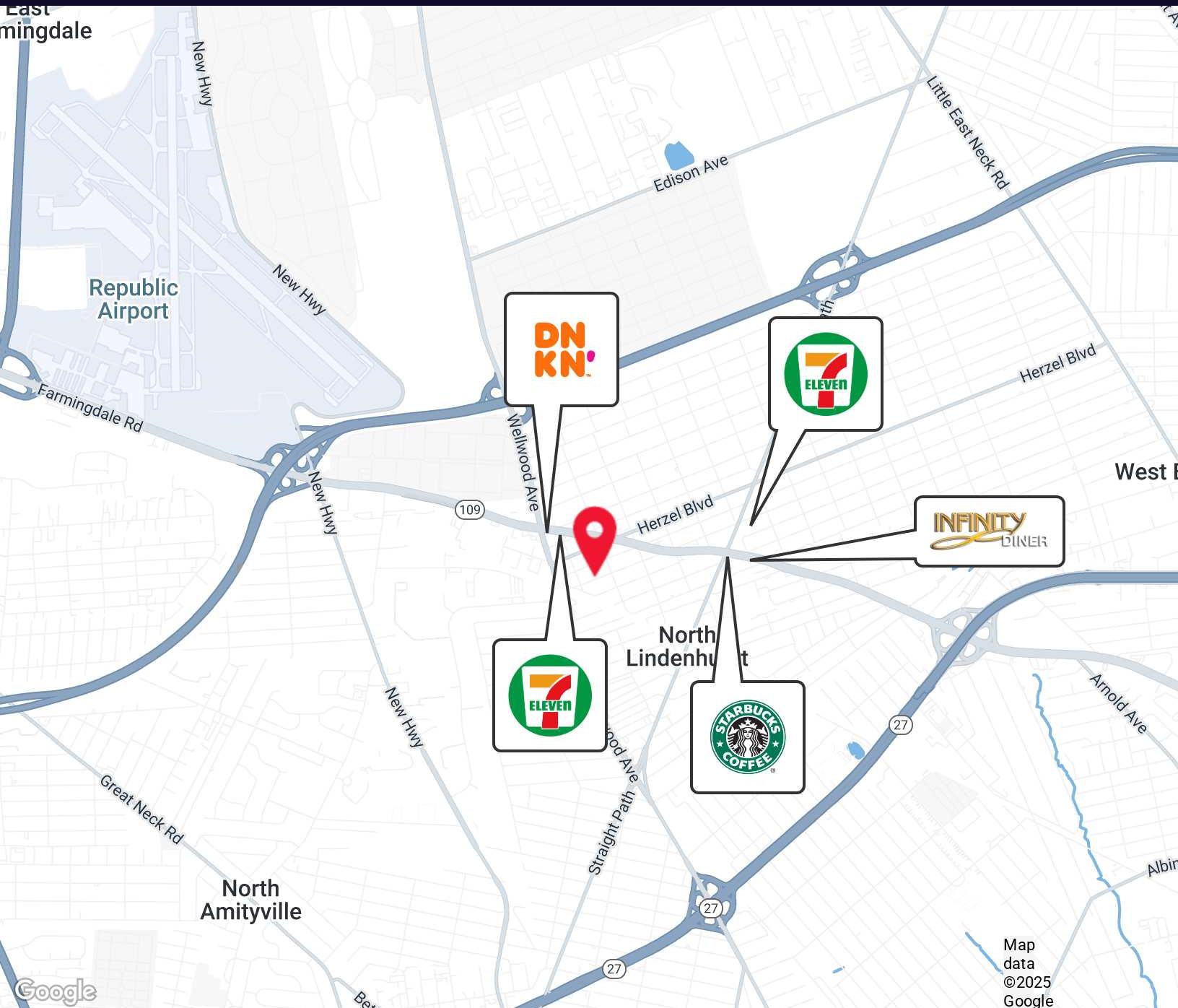
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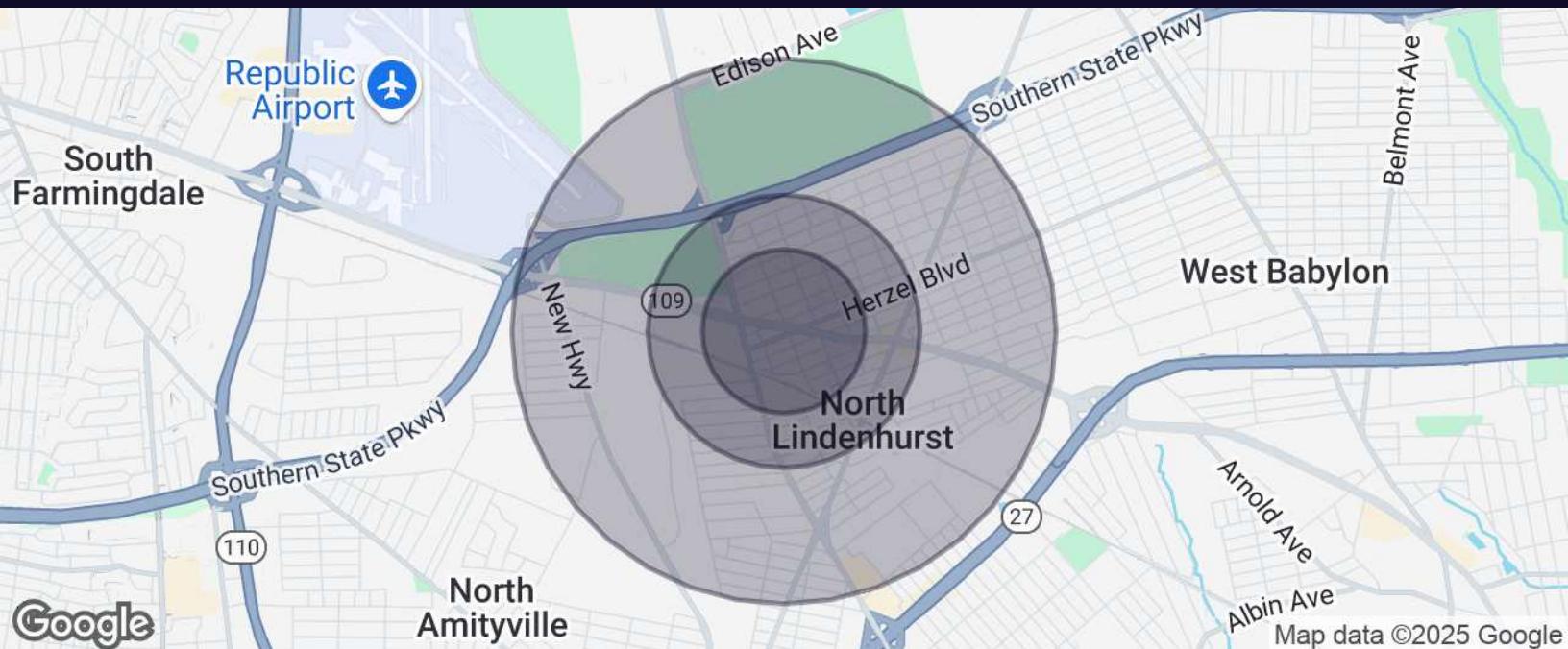
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,354	4,574	16,023
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	40	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	390	1,369	5,040
# of Persons per HH	3.5	3.3	3.2
Average HH Income	\$151,182	\$152,786	\$143,197
Average House Value	\$604,035	\$565,768	\$527,657

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