

**Pad Site Available**  
**2,244 SF For Lease/Sale**  
**Office/Medical/Retail/Bank**



**500 Main Street (Montauk Highway)**  
**Center Moriches, NY**

<b>BUILDING SIZE:</b>	2,244
<b>LOT SIZE:</b>	0.52 ACRES
<b>ASKING RENT:</b>	\$40.00 NNN
<b>SALE PRICE:</b>	\$1,895,000
<b>REAL ESTATE TAXES:</b>	\$27,000
<b>ZONING:</b>	J2 BUSINESS
<b>PARKING:</b>	15 CARS

**HIGHLIGHTS**

- Usable basement
- Corner Signalized Intersection
- Excellent for Office/Medical/Retail/Bank
- I4,I4I Vehicles Per Day on Main Street/Montauk Highway
- Located across the Street from Clayton Huey Elementary School
- Co-Tenants are CVS, King Kullen, H&R Block, Carvel, True Value Hardware

For Further Information Please Contact:

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**Managing Director**  
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**Real Estate Strategies, Ltd.**

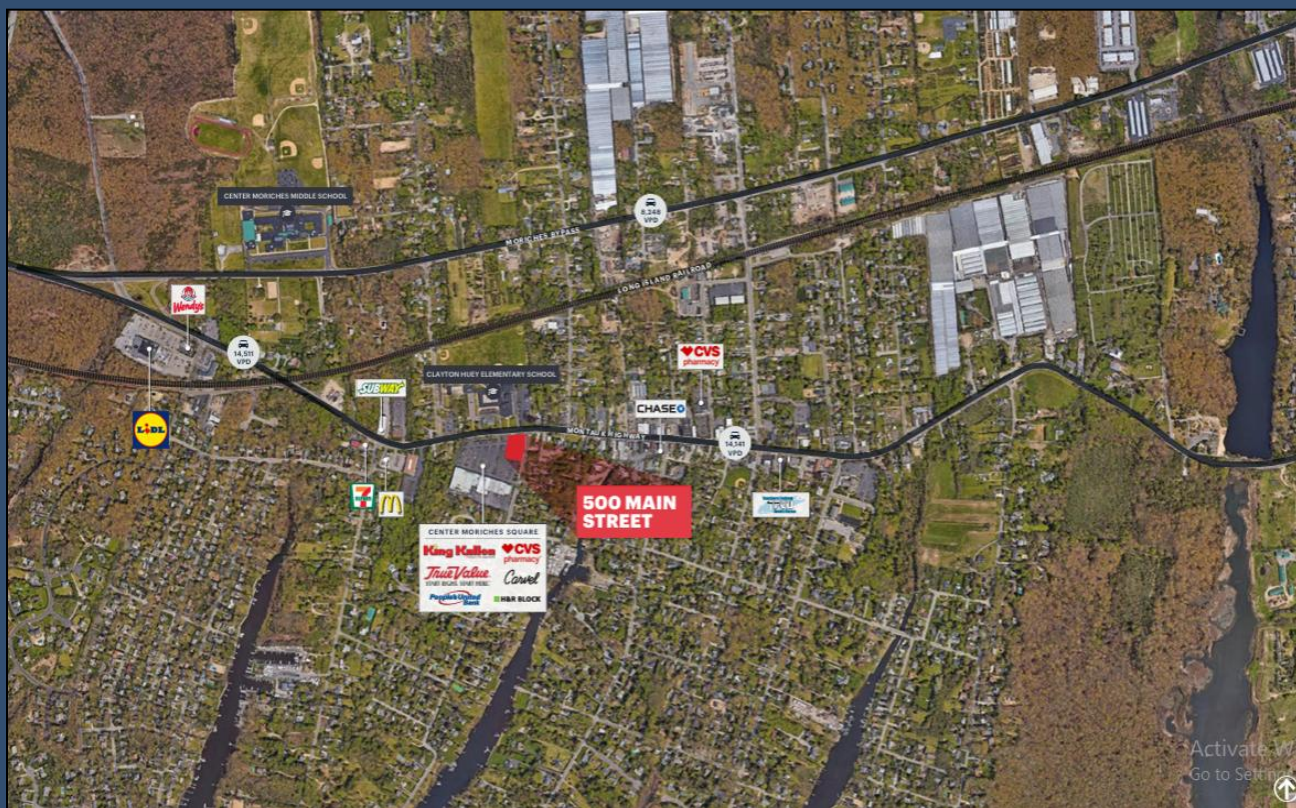
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500 North Broadway • Suite 165 • Jericho • New York • 11753 • P: 516-942-8300 • F: 516-942-8311

All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.



# Aerial



## Area Demographics

<b><u>DEMOGRAPHICS</u></b>	<b><u>1 MILE</u></b>	<b><u>3 MILE</u></b>	<b><u>5 MILE</u></b>
HOUSEHOLDS	1,919	12,661	28,094
AVG. HOUSEHOLD INCOME	\$147,819	\$117,643	\$118,791
DAYTIME POPULATION (W/ 16 YR+)	3,531	20,917	44,239



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