

OFFERING MEMORANDUM

197-199 N Main St, Freeport, New York 11520

2 UNIT RETAIL BUILDING FOR SALE



Commercial



EXECUTIVE SUMMARY

197-199 N Main St, Freeport, New York 11520

Building Size:	1,500 SF	Lot Size:	+/- 2,400 SF
Available SF:	750 SF	Zoning:	Service Business
Number of Units:	2	Property Tax:	+/- 12,800.00
Municipality:	Village of Freeport	Sale Price:	\$595,000

Property Overview

Explore an exceptional investment / owner user opportunity with this 1,500 SF building located at 197 - 199 N Main St, Freeport, NY. Zoned Service Business, it presents a versatile canvas for retail or street retail endeavors. The prime location in the bustling Freeport area ensures high visibility and accessibility for clientele.

197 N Main:
Jerkman Takeout Restaurant
750 sf + basement
10 year term 09/15/20 - 09/14/30 with one (1) 10 year option
Current rent is \$2,087 per month
3% annual increases

Property Highlights

- 1,500 SF building
- 2 individual units - Separately metered
- 50% occupancy- Owner User / Investment Opportunity

Exclusively represented by:

JT Famularo

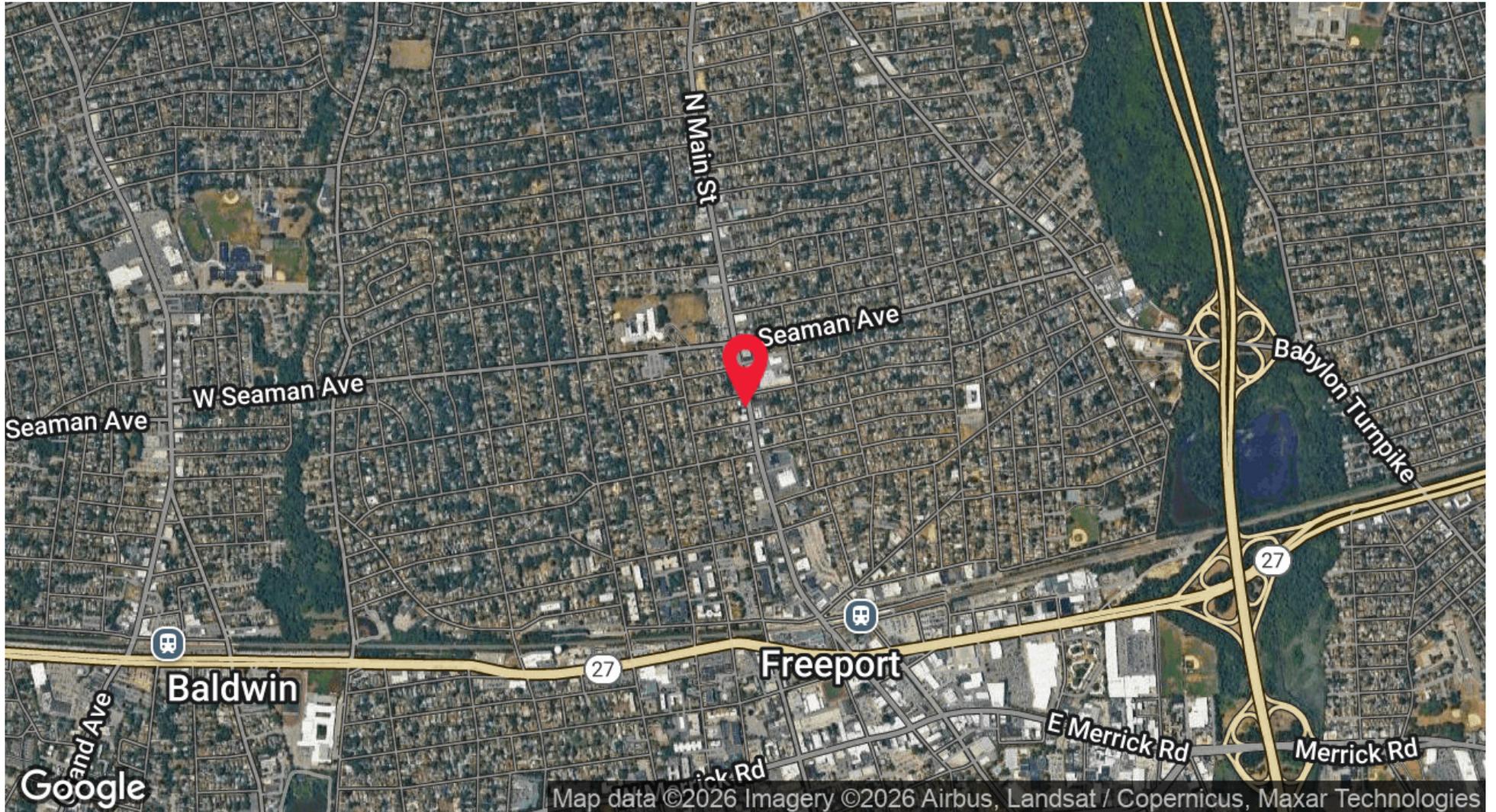
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Michael Gronenthal

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LOCATION MAP

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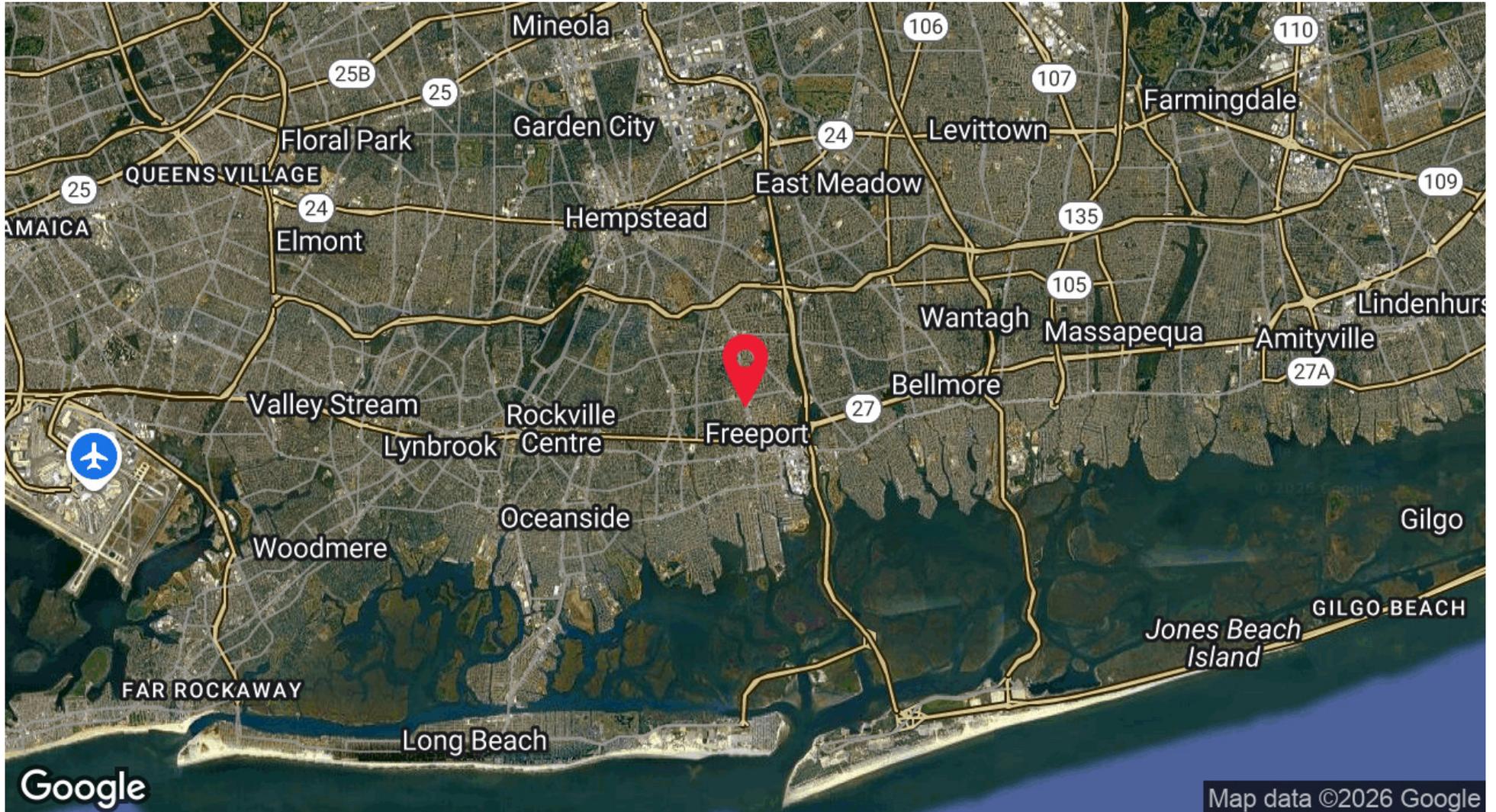
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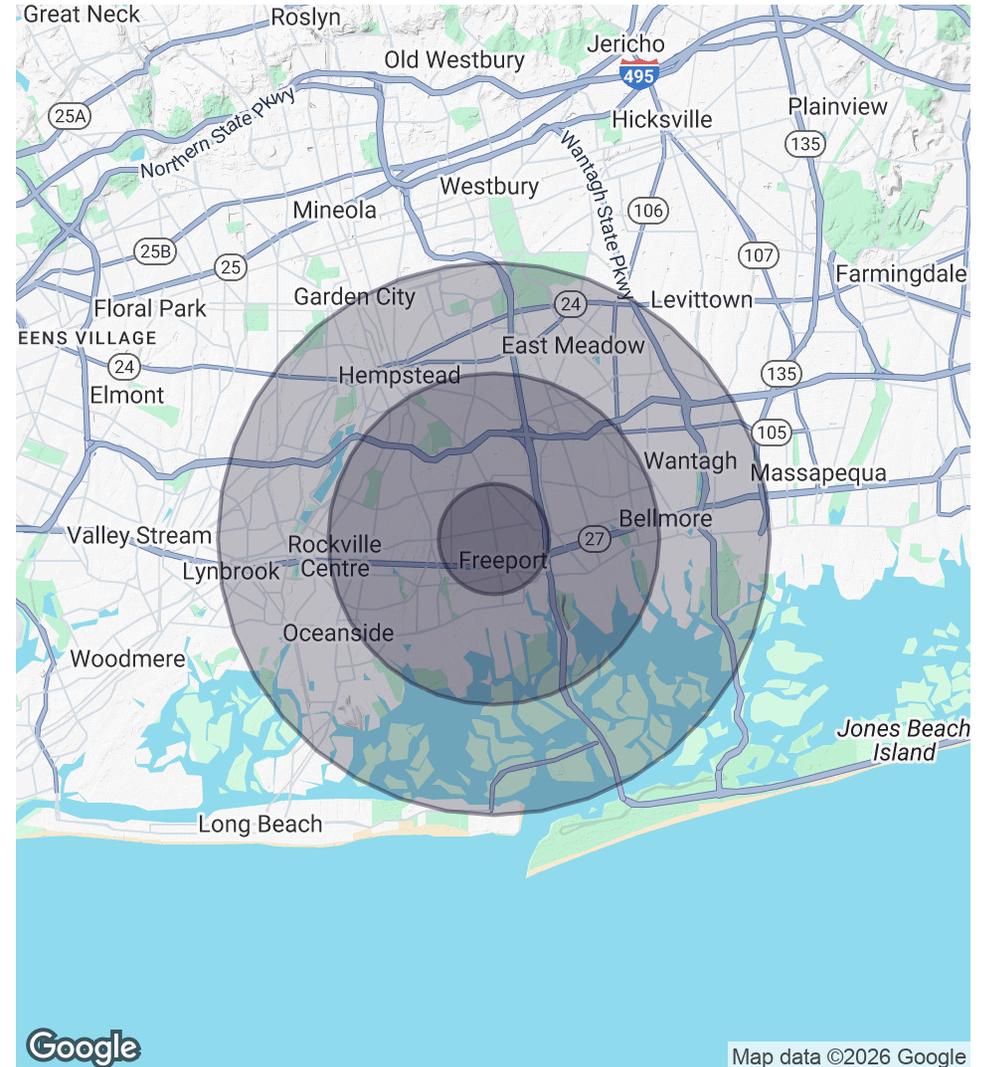
DEMOGRAPHICS MAP & REPORT

197-199 N Main St | Freeport, New York 11520

Population	1 Mile	3 Miles	5 Miles
Total Population	35,018	210,636	461,711
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	41	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,617	63,566	143,835
# of Persons per HH	3.6	3.3	3.2
Average HH Income	\$138,221	\$176,466	\$169,150
Average House Value	\$495,107	\$635,105	\$644,368

Demographics data derived from AlphaMap



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We Are Commercial Real Estate

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