



OFFERING MEMORANDUM

Rare Waterfront commercial- Long Island South Shore

24 Cottage Avenue
Bay Shore, NY 11706

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Bay Shore, NY 11706

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Executive Summary

24 Cottage Avenue
Bay Shore, NY 11706

Positioned directly across from the Bay Shore Marina, and just a 2 minute drive to Bay Shores thriving main street, this iconic waterfront property overlooks the Great South Bay with sweeping picturesque views of Fire Island. This Property Gives you Direct Water Access to Fire Island with waterfront bulkhead, dock spaces with travel lift slip for hauling and loading! The main facility features high ceilings, a grand showroom, large workshop with 220 power, private office with bath, newly renovated restrooms, radiant in-floor heat, and a new roof. The property enjoys exceptional visibility, high foot and vehicle traffic.


6800

BUILDING SF


1934

YEAR BUILT

PROPERTY DATA

Building SqFt	6800
Year Built	1934
Lot Size (Acres)	0.230
Parcel ID	0500441000200055000
Zoning	BUS1
County	Suffolk
Frontage	100
Coordinates	40.710709,-73.244752
Subdivision	MAP PROPERTY WILLIAM H MOFFITT
Property Type	Recreation/Entertainment
Lot Size (SF)	10,019
Half Bathrooms	2

Investment Highlights

Situated in Bay Shore, New York, the property is located in a walkable, amenity-rich historic downtown district that supports the live-work-play lifestyle today's tenants demand. Dock Slips and Travellift Slip for Hauling.

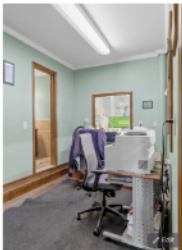
KEY METRICS

 Building SF	6800
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 Year Built	1934
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Inside/Floor Plan



Market Overview

Market Overview: Bay Shore, NY

Bay Shore is a hamlet and census-designated place (CDP) in the Town of Islip, New York, United States. It is situated on the South Shore of Long Island, adjoining the Great South Bay. The population of the CDP was 29,244 at the time of the 2020 census.



KEY FACTS

Population	29,337
Area	5.6 sq mi
Elevation	16 ft
Time Zone	Eastern Time Zone
County	Suffolk County
State	New York

DEMOGRAPHIC SNAPSHOT

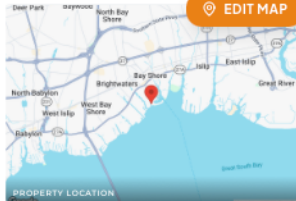
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	70,739	200,239
Median HH Income	\$134,001	\$133,688
Households	24,459	64,268

Source: ESRI / ArcGIS Business Analyst

Location Highlights

The property occupies a central location, just 50 minutes to Manhattan, and 40 Minutes to the Hamptons! It's surrounded boutique shops and high end restaurants.

24 Cottage Avenue benefits from a transit-oriented location that maximizes pedestrian foot traffic and supports the synergy between the property's residential and commercial components. This property is situated right across from famous Bay Shore Marina, which has been featured in numerous TV & Netflix Shows.



LOCATION

Address	24 Cottage Avenue
City	Bay Shore
State	New York
Zip Code	11706
Country	Suffolk
APN / Parcel #	0500441000200055000
Coordinates	40.710709, -73.244752

TRANSIT

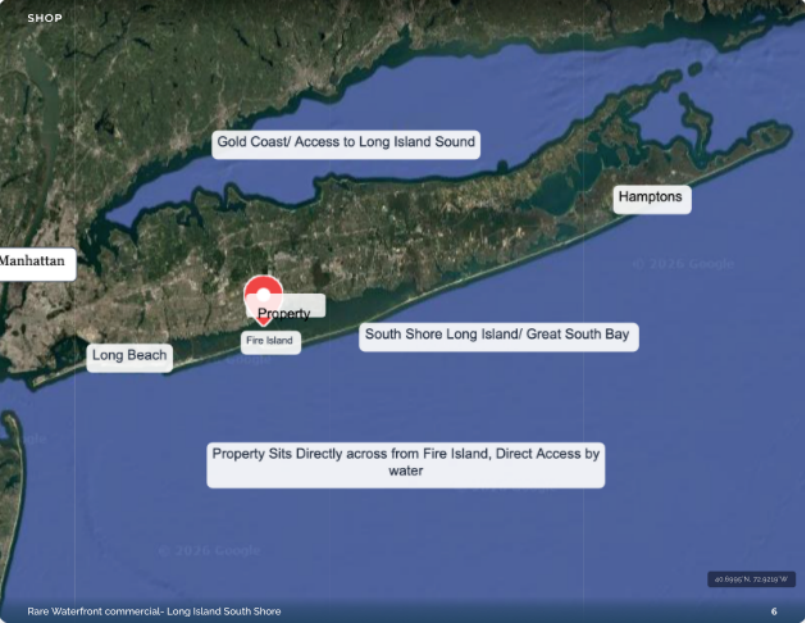
Montauk Hwy/5 Clinton Ave	0.7 mi
Montauk Hwy/Lawrence Ln	0.7 mi
Montauk Hwy/Clinton Ave	0.7 mi

AIRPORTS

Long Island MacArthur Airport	9.6 mi
John F. Kennedy International Airport	28.4 mi
Republic Airport	9.1 mi

HIGHWAYS

Sunrise Highway	1.7 mi
Robert Moses Causeway	2.3 mi
Southern State Parkway	2.7 mi
Great South Bay Bridge	3.0 mi



Gold Coast/ Access to Long Island Sound

Hamptons

Manhattan



Property

Fire Island

Long Beach

South Shore Long Island/ Great South Bay

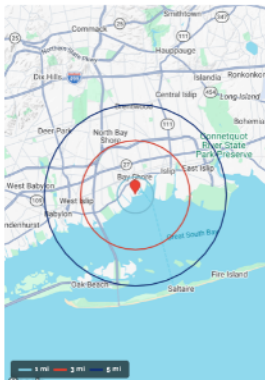
Property Sits Directly across from Fire Island, Direct Access by water

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40.6995° N, 72.9219° W

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	5,430	68,555	154,077
2010 Population	5,719	69,463	157,140
2025 Population	6,995	70,739	200,239
2031 Population	7,405	75,641	225,072
2025-2031 Growth Rate	1.15 %	-0.03 %	-0.12 %
2025 Daytime Population	7,215	59,353	100,545
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2001 Total Households	2,145	27,753	66,193
2010 Total Households	2,357	29,344	61,332
2020 Total Households	2,519	34,426	64,741
2025 Total Households	3,159	24,519	54,933
2025 Avg. Household Size	2.35	2.85	3.08
2025 Owner Occupied Housing	1,347	10,207	40,428
2025 Renter Occupied Housing	1,395	18,405	45,660
2025 Vacant Housing	1,090	6,770	15,730
2025 Total Housing	1,776	25,377	61,818
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
Less than \$15,000	255	1,255	2,808
\$15,000-\$24,999	191	493	1,506
\$25,000-\$34,999	149	257	1,852
\$35,000-\$49,999	135	1,150	1,497
\$50,000-\$74,999	204	2,505	5,790
\$75,000-\$99,999	301	3,350	6,460
\$100,000-\$149,999	397	4,937	12,844
\$150,000-\$199,999	481	2,735	10,068
\$200,000 or greater	821	7,285	35,252
Median HH Income	\$121,332	\$124,001	\$133,600
Average HH Income	\$127,955	\$121,776	\$140,550



\$121,332
MEDIAN HH INCOME (1-MI)

45.6%
OWNER OCCUPIED (1-MI)

5.0%
VACANCY RATE (1-MI)

\$167,555
AVG HH INCOME (1-MI)

54.4%
RENTER OCCUPIED (1-MI)

1.1%
VACANCY RATE (1-MI)

[EDIT MAP](#)

Source: ESRI / ArcGIS Business Analyst

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