



Island Associates Real Estate Inc.

We create value

## For Sale

361 Main Street (Montauk Hwy.)

Center Moriches, NY



**Chris Mayor**

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**(631) 513-2000**

**Larry Densen**

[Larry@IslandAssociates.com](mailto:Larry@IslandAssociates.com)

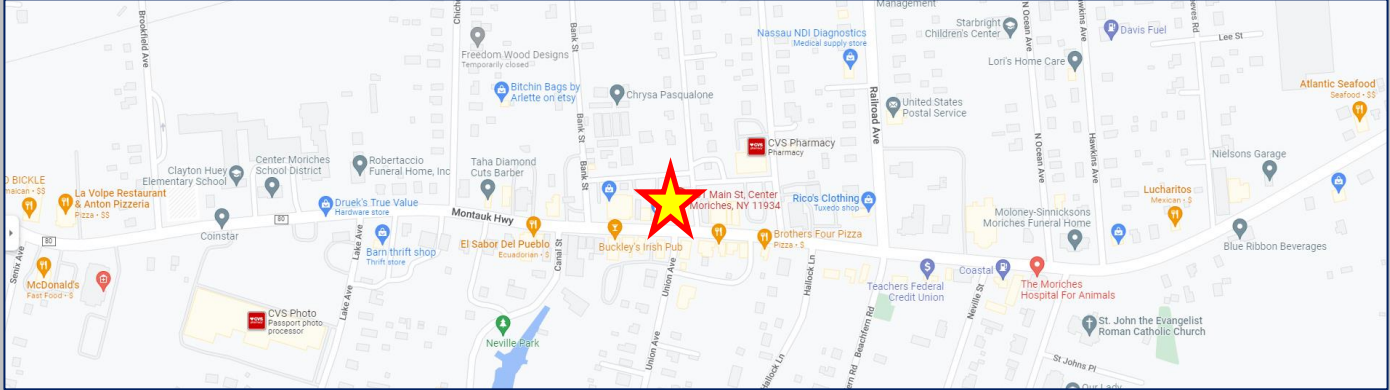
**(516) 857-5564**

# Property Information

**12,045 SF on 1/2 Acres**

**Price: \$3,900,000**

**Taxes: +/- \$23,886.35**

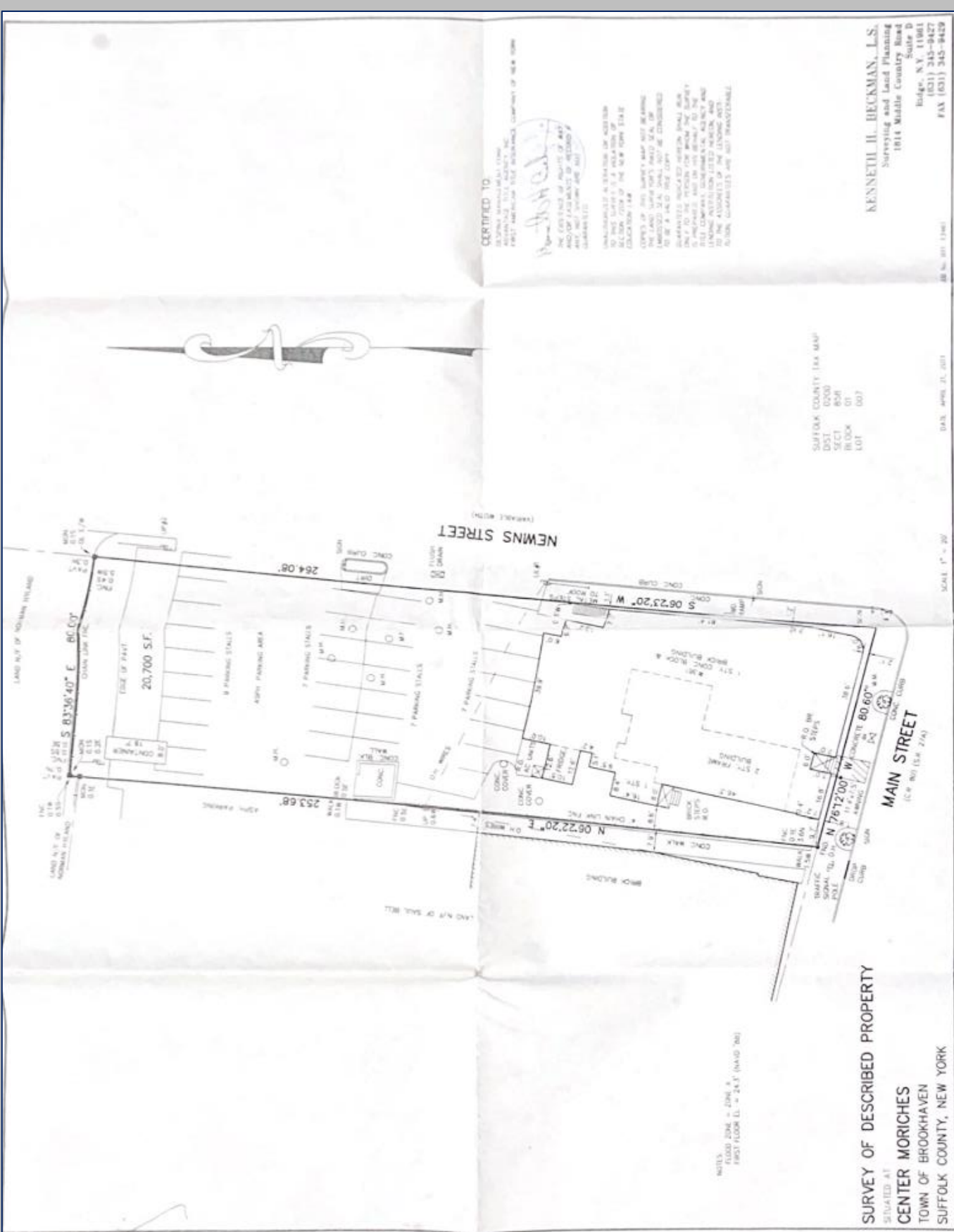


- ❖ Located on a signalized corner location on busy Montauk Hwy.
- ❖ Daily Traffic Count of 14,361
- ❖ +/- 80' Frontage on Main St. (Montauk Hwy.) & +/- 131 Frontage on Newins St.
- ❖ 25 Parking Spaces

Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,726	78,619	163,648
Average HH Income	\$127,758	\$118,248	\$116,405



All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.



**SURVEY OF DESCRIBED PROPERTY**  
 SITUATED AT  
**CENTER MORICHES**  
 TOWN OF BROOKHAVEN  
 SUFFOLK COUNTY, NEW YORK

NOTES:  
 FLOOD ZONE - ZONE A  
 FIRST FLOOR EL. = 24.5' (NAVD 80)

SUFFOLK COUNTY 18A MAP  
 DIST. 1000  
 SECT. 80  
 TOWNSHIP 01  
 RANGE 01  
 LOT 007

SCALE 1" = 20'  
 DATE APRIL 21, 2011

**CERTIFIED TO**  
 BEING A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF NEW YORK IN SUFFOLK COUNTY, NEW YORK, ON APRIL 21, 2011.

*Kenneth H. Beckman*  
 Surveyor and Land Planner  
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UNLAWFUL TO REPRODUCE OR ALTER THIS SURVEY MAP WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. ANY REPRODUCTION OR ALTERATION OF THIS SURVEY MAP WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXTENT OF THE LITIGANT'S AND ACTION, DAMAGES ARE NOT WAIVABLE.



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