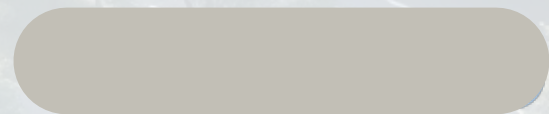


An aerial photograph of a city highway interchange during sunrise. The scene is hazy and backlit by the sun, creating a warm, golden glow. The highway has multiple lanes with several cars visible. In the background, a city skyline with various skyscrapers is visible under a clear sky. The overall atmosphere is bright and clear.

173 Waverly Avenue

Patchogue, NY 11772 | Pad Site / Build-to-Suit – Up to ±7,500 SF

# High-Traffic Corner on Sunrise Highway

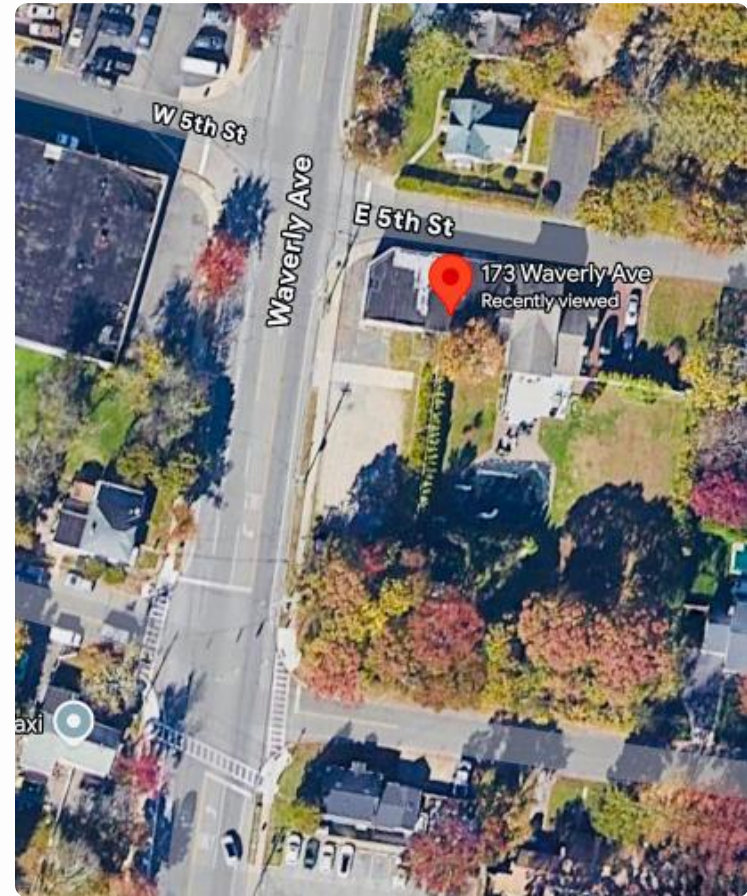


# Property Overview

173 Waverly Avenue offers a **prime Pad opportunity on approximately 0.75 acres** at one of Patchogue's busiest intersections. The site sits just off **Sunrise Highway (NY-27)** with excellent visibility, strong traffic counts, and direct access from multiple arterials.

The landlord is open to **ground lease** or **build-to-suit**, and is willing to **deliver a shell with a TI allowance** or **structure a pure land lease**, depending on the tenant's needs. Current zoning and site configuration can support **up to ±7,200 SF**, with the ability to go to **±7,500 SF with a variance**.

This location is an ideal fit for auto service, tyre, drive-thru QSR, coffee, or other daily-needs users looking for high exposure and easy access along Sunrise Highway.



# Property Details



## Site Size

Approx. 0.75 acres



## Buildable Area

Up to  $\pm 7,200$  SF ( $\pm 7,500$  SF with variance)



## Delivery

Ground lease or landlord-built shell with TI allowance

## Configuration

Pad site with excellent street presence

## Parking

Field-parked, flexible layout based on final building plan

## Zoning

Commercial / auto-friendly and QSR-friendly uses (subject to approvals)

## Access

Full movement access from Waverly Avenue with immediate connection to Sunrise Highway

# Location & Access

The property sits just north of **Sunrise Highway (NY-27)** at the intersection of **Waverly Avenue (CR-19)** and **Holbrook Road (CR-19)** – a key local gateway feeding traffic between Patchogue, Holbrook, Holtsville, and surrounding south-shore communities.



Sunrise Highway

NY-27 – Major regional arterial



Waverly Avenue

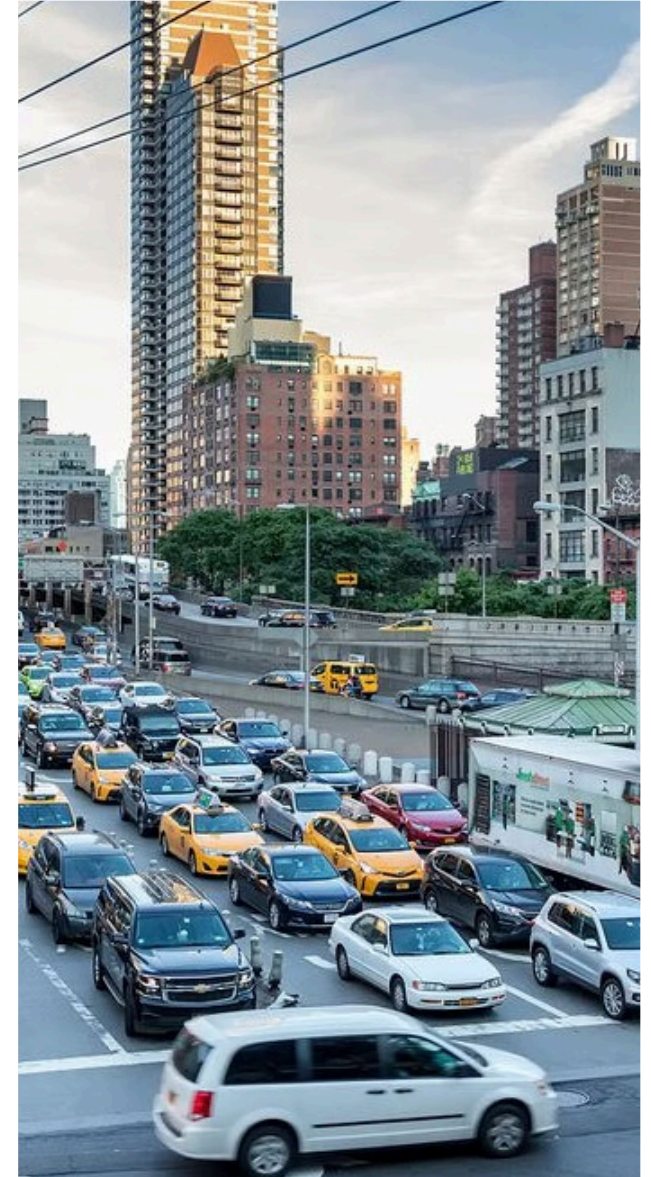
CR-19 – Primary local connector



Holbrook Road

CR-19 – Direct neighbourhood access

The corner location, multiple kerb cuts, and strong traffic volumes make this a highly efficient and visible pad for both drive-by and destination traffic.



# Traffic Counts

2024 traffic data demonstrates exceptional daily exposure across all three primary corridors serving this high-visibility corner location.




Sunrise Highway  
NY-27 – Cars per day



Waverly Avenue  
CR-19 – Cars per day



Holbrook Road  
CR-19 – Cars per day

 **These corridors combine regional commuter flow with strong local daily-needs traffic** – creating consistent visibility throughout the day for high-frequency retail and service uses.

# Demographics

Placer.ai – 2023 ACS, 1 / 3 / 5 Miles

## 1 Mile Radius

Population: **14,261**

Households: **5,945**

Avg HH Income: **\$121,252**

## 3 Miles Radius

Population: **79,658**

Households: **29,536**

Avg HH Income: **\$148,945**

## 5 Miles Radius

Population: **168,604**

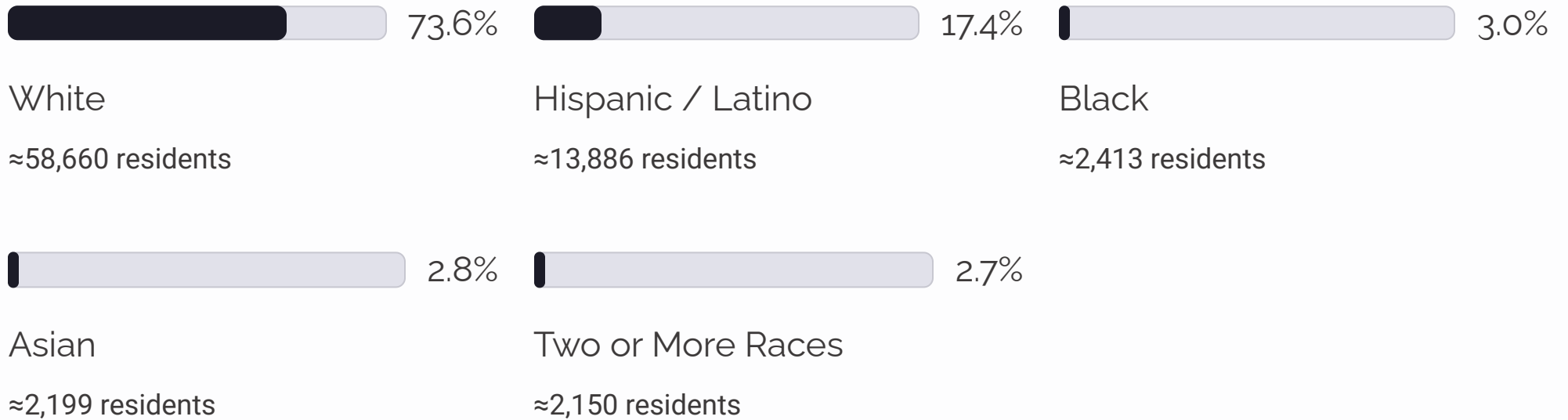
Households: **59,538**

Avg HH Income: **\$147,790**

The trade area is a solid, middle-to-upper-income suburban market with strong spending power and stable housing. Within 5 miles, nearly **170,000 residents** and **60,000 households** generate significant demand for daily-needs retail and auto services.

# Ethnicity Snapshot

## 3-Mile Radius Overview



Overall, it's a predominantly white, family-orientated suburban base with meaningful Hispanic representation and a small but growing mix of other ethnic groups.

# Highlights

## Prime Corner Location

Pad site on a 0.75-acre corner directly off Sunrise Highway



## Excellent Traffic Counts

Over 50,000 CPD on Sunrise Highway plus nearly 20,000 CPD on Waverly Avenue

## Flexible Size

Up to  $\pm 7,500$  SF



## Strong Suburban Incomes

Average household income nearly \$150,000 within 3–5 miles

## Deal Structure

Ground lease or landlord-built shell with TI allowance



## Perfect for Auto & QSR

Ideal for auto service, quick-lube, tyre, car wash (where allowed), drive-thru QSR, coffee, or other high-frequency uses

# Summary

173 Waverly Avenue is a rare, high-exposure pad opportunity on the Sunrise Highway corridor. With flexible deal structures (ground lease or build-to-suit), strong traffic, and solid surrounding demographics, the site checks all the boxes for regional and national operators looking to plant a flag in a high-performing Long Island trade area.



# Contact Information

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