

PORTFOLIO OF 3 FREESTANDING BUILDINGS

1504-1516 Sunrise Highway Bay Shore NY

FOR SALE OR LEASE



Commercial



EXECUTIVE SUMMARY

1504-1516 Sunrise Highway Bay Shore NY | FOR SALE OR LEASE

# of Buildings:	Three (3)	Total Lot Size:	0.46 Acres
#1504 Sizing:	1,060 SF	Parking:	+/- 22 Spaces
#1512 Sizing:	1,237 SF	Zoning:	BD (Business District)
#1516 Sizing:	3,615 SF	Total Frontage:	+/-200 Feet
Projected Annual Income:	+/- \$200,000.00	Curb Cuts:	3
Total Annual Taxes:	\$39,884.00	Sale Price:	\$1,449,000.00

**Projected Income based on rental rate of \$34.00 per sq. ft. (For lease rate, call Michael Murphy)*

Property Overview | Excellent Value-Add/End User Opportunity!

Incredibly Rare Opportunity on Sunrise Highway! This Portfolio Sale includes 3 (Three) Retail Storefronts spanning across 200+ Feet of heavily visible frontage along the South Service Road of Sunrise Highway spanning to the corner of Ross Avenue in the heart of Bay Shore. Located across from the popular and busy South Shore Mall, this is the ideal value add opportunity with tenants in place and the opportunity to renegotiate lease terms. Corner Building #1504 is fully leased at \$2800/month NNN with 3% per annum increases. Large 2 Story Tall Marquee is Grandfathered in and stays on site and is visible from all sides of the highway! Ideal for Value-Add Investor or an End User (can be delivered vacant)! Surrounded by National Retailers and Local Businesses with tremendous traffic counts! Multitude of Possibilities! Also available For Lease!

Property Highlights

- #1504 is Fully Leased at \$2,800 per month (NNN) with 3% Per Annum Increases.
- Over 200 Feet of Combined Frontage
- Tremendous Traffic Counts- Over 90K cars Pass Each Day
- Enormous Marquee Signage Visible from All Angles
- Ideal for End User (May be delivered vacant) or Value-Add Investor

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

ADDITIONAL PHOTOS

1504-1516 Sunrise Highway Bay Shore NY | FOR SALE OR LEASE



Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

AERIAL VIEW

1504-1516 Sunrise Highway Bay Shore NY | INCREDIBLE LOCATION!



Exclusively represented by:

Michael G. Murphy

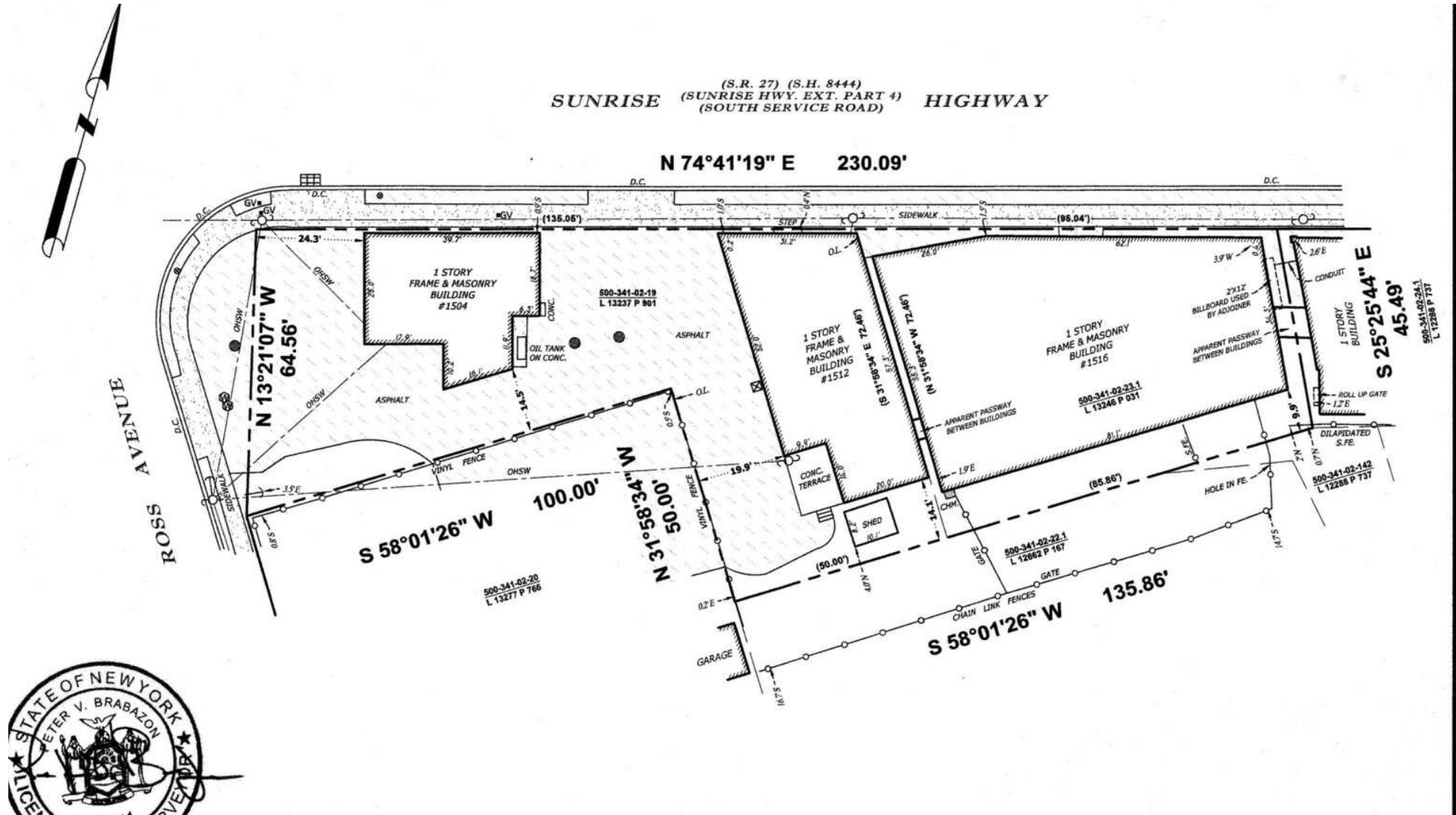
President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

SITE PLANS



1504-1516 Sunrise Highway Bay Shore NY | FOR SALE OR LEASE



Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

1504-1516 Sunrise Highway Bay Shore NY | FOR SALE OR LEASE

Town of Islip, NY
Friday, August 30, 2024

Chapter 68. Zoning

Article XX. Use District Regulations: Business 1 District

§ 68-271. Permitted uses.

[Amended 3-6-1973; 7-3-1973; 4-15-1975; 8-19-1980; 3-15-1983; 1-7-1986; 2-25-1992; 11-17-1992; 4-8-1997]
In a Business 1 District, no building, structure or premises shall be used or occupied, and no building or part thereof or other structure shall be so erected or altered, except for one or more of the following purposes:

- A. Museum.
[Amended 4-5-2005; 6-8-2010]
- B. Craft trade shop.^[1]
[Added 12-17-2019]
^[1] *Editor's Note: Former Subsection B, which designated two-family detached dwellings as permitted uses, was repealed 6-8-2010. See now § 68-272.1P.*
- C. Public school.
[Added 3-23-1999]
- D. Store, office, medical offices, delicatessen, bank, broadcasting studio, and community building.
[Amended 7-20-2021; 3-14-2023]
- E. Private or parochial school, including preschool programs, elementary and secondary schools, vocational schools and other non-degree-granting schools including self-defense, dance, swimming, gymnastics and similar instruction/programs, except those associated with manufacturing or truck driving.
[Added 3-23-1999]
- F. Personal service establishment, including but not limited to barbershop, beauty parlor, shoe repair shop.
- G. Retail dry-cleaning establishment using New York Board of Fire Underwriters' Class I liquids.
- H. The operation of any retail business if the same is confined to the interior of the building, except as otherwise provided herein.
- I. Nonprofit fraternity or lodge.

- J. Historical or memorial monument.
- K. Church or other similar place of worship or parish house, provided that a minimum buffer area of 25 feet in accordance with Town standards is maintained adjacent to any residential use or zone and a site plan is submitted to and approved by the Planning Board, or its designee, indicating compliance with all applicable land development standards.
- L. Collateral loan broker.^[2]
[Added 6-23-2009]
^[2] *Editor's Note: Former Subsection L, regarding the outdoor sale and display of holiday plants, was repealed 8-14-2007. See now § 68-271.1A.*
- M. Mini-storage warehouse, provided that the lot on which the use is located has frontage along Sunrise Highway or the Long Island Expressway.
[Added 5-15-2018]
- N. Child or adult day-care center.
[Amended 5-14-2024]
- O. Public school, public library or municipal facility.
[Added 3-9-2021^[3]]
^[3] *Editor's Note: Former Subsection O, which listed elementary and secondary schools, colleges, correspondence and vocational schools and other non-degree-granting schools, was repealed 3-23-1999.*
- P. Funeral parlor/home. (Note: Funeral parlors/homes and child day-care centers were previously permitted in BD and Business I Districts by virtue of being permitted in General Service Districts and will continue to be permitted.)
- Q. (Reserved)
[Added 3-9-2021^[4]]
^[4] *Editor's Note: Former Subsection Q, listing dental clinic, was repealed 4-8-1997.*
- R. Health club.
- S. Veterinarian, provided that all activities take place within the building.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

RETAILER MAP

1504-1516 Sunrise Highway Bay Shore NY | FOR SALE OR LEASE



Exclusively represented by:

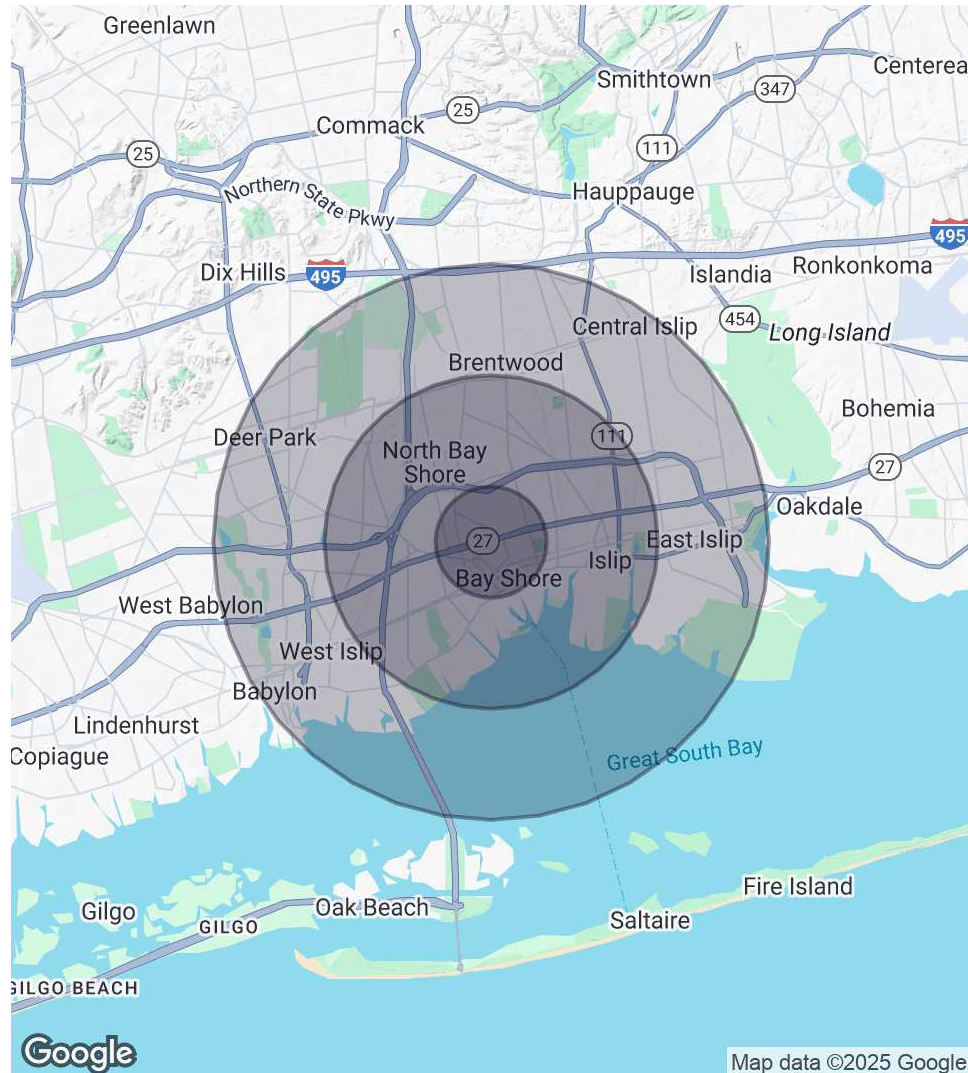
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

DEMOGRAPHICS MAP & REPORT

1504-1516 Sunrise Highway Bay Shore NY | FOR SALE OR LEASE



1 Mile Radius

Population

18,597

Households

5,914

Average HH Income

\$137,505

3 Miles Radius

Population

114,443

Households

34,307

Average HH Income

\$157,404

5 Miles Radius

Population

280,901

Households

82,864

Average HH Income

\$161,035

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

1504-1516 SUNRISE HIGHWAY BAY SHORE



Exclusively Represented by:



Michael G. Murphy

President | Commercial Division

michael.murphy@elliman.com

Direct: 631.858.2460 | Cell: 631.834.2626

Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.