

FOR LEASE

164 Waverly Ave, Patchogue, NY 11772

20,000 SF Build To Suit Opportunity



Property Highlights

- Redevelopment opportunity poised for retail, medical, or industrial use.
- Steps away from Blue Point Brewery and Main Street Patchogue.
- Abundance of parking with 100+ spots.
- Situated at a traffic light on Waverly Ave, the gateway of Patchogue Village.
- 100' of building frontage on Waverly Ave.

Property Specifications

Lot Size	+/- 1.63 Acres
Building Size	20,000 SF
Asking Rent	Available Upon Request
RE Taxes	\$2.63 PSF
Divisible	5,000 SF
Parking	+/- 110 Spaces
Ceiling Height	Currently 13'; Up To 21'

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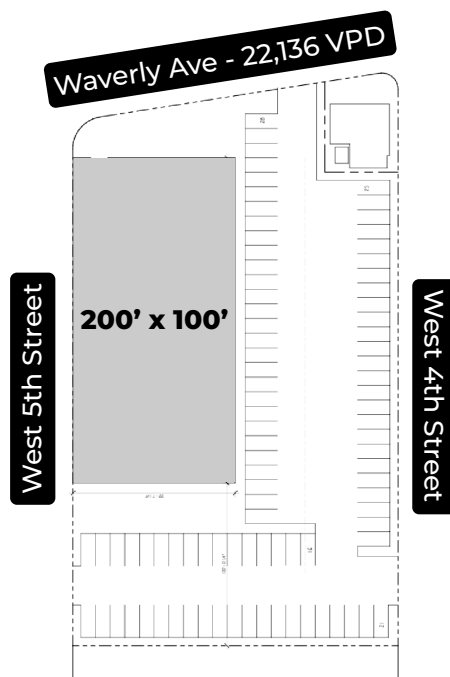
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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2024 Estimate	13,096	75,080	169,040
Average Age	43.2	42.2	41.8
Households			
2029 Projection	5,451	27,495	58,687
2024 Estimate	5,579	27,947	59,471
2020 Census	5,829	28,636	60,395
2020 Housing Units	6,122	30,531	64,741
Household Income			
2024 Avg HHI	\$122,234	\$136,578	\$136,016
Consumer Spending			
2024	\$199.4 M	\$1.1 B	\$2.4 B

Site Plan



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