



# FOR LEASE

835 MONTAUK HWY, BAYPORT, NY 11705

ASKING PRICE: UPON REQUEST

## EXECUTIVE SUMMARY

Island Associates Real Estate is pleased to present 835 Montauk Highway in Bayport, NY, a 2,646 SF freestanding retail/office building available for lease along the highly visible Montauk Highway corridor. Formerly occupied by Citi Bank, the property offers an excellent opportunity for a retailer, professional office user, or service-oriented business seeking a standalone presence in a strong South Shore market.

The property benefits from outstanding frontage, strong daily traffic counts, and convenient access to surrounding residential neighborhoods and major roadways. The existing layout and infrastructure make it well suited for a variety of uses including retail, medical, financial services, or professional office.

## Freestanding Retail / Office Building With Existing Drive-Thru

- **Ideal for retail, medical, financial services, or office use**
- **Former Citi Bank branch with professional interior layout**
- **Highly visible location on Montauk Highway**
  - **Traffic counts of over 15,000 VPD**
  - **Just minutes from Sunrise Hwy and Sayville LIRR Station**
  - **On site Parking for 26 cars**
    - **1 Acre lot**
  - **Signalized Corner**

### Jason Merrell

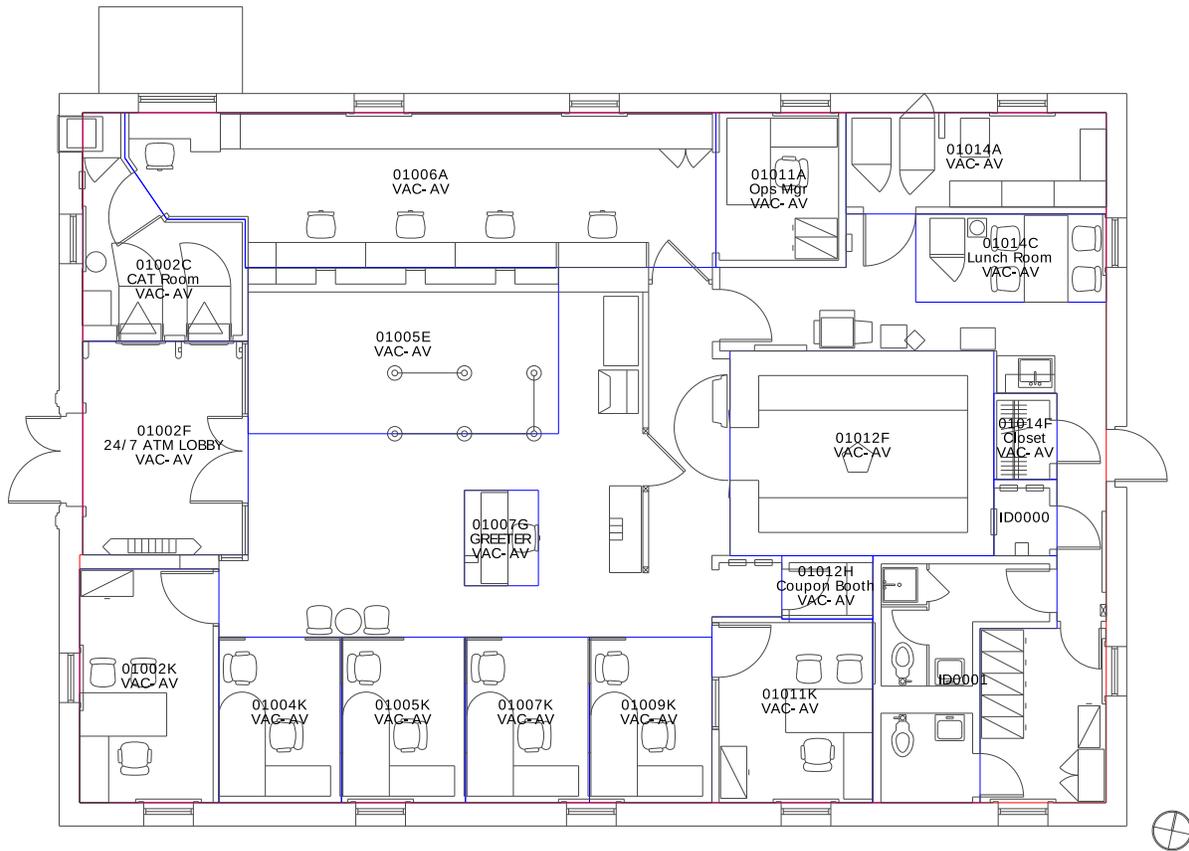
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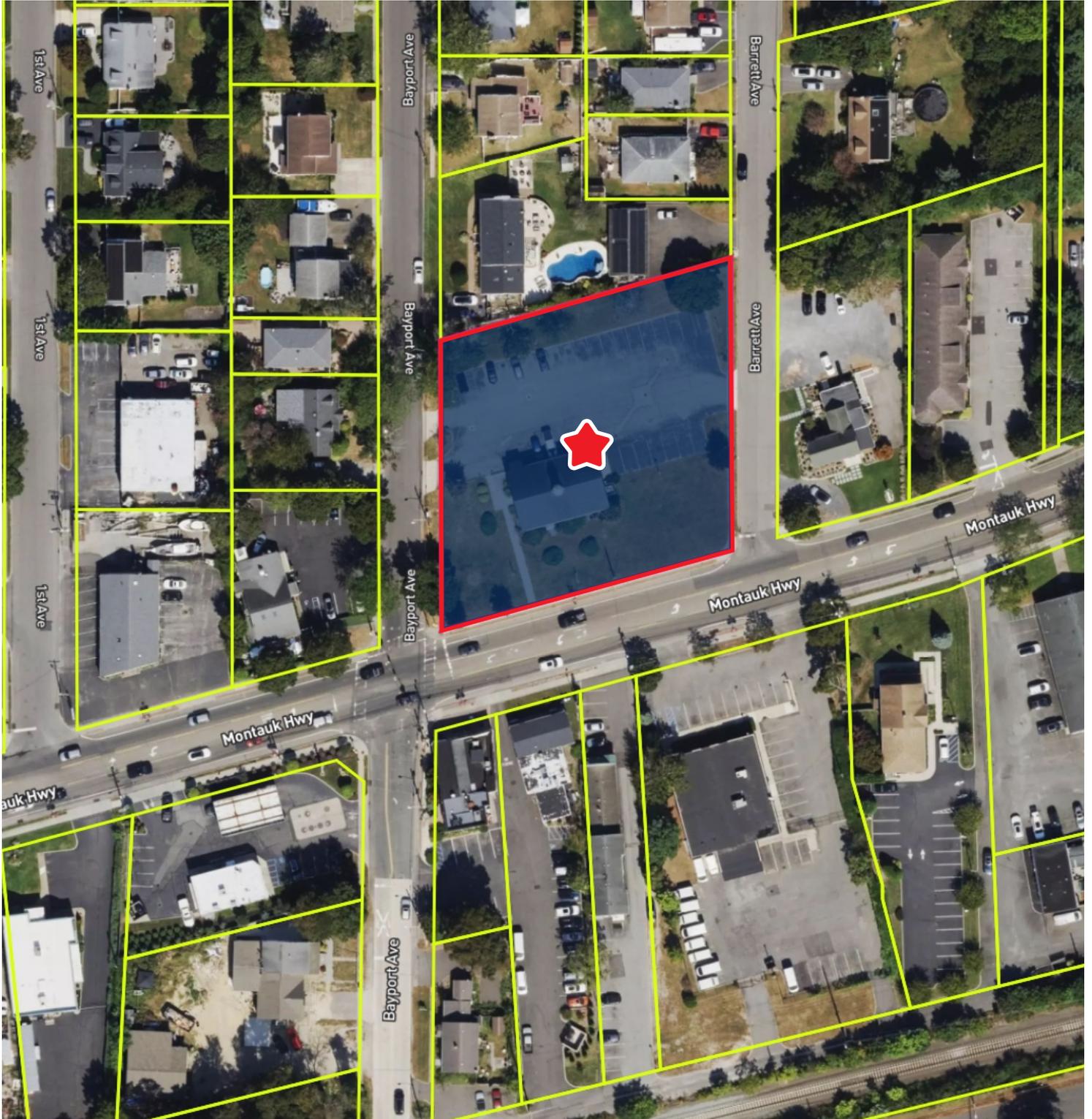


### Island Associates Real Estate Inc.

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# PHOTO & FLOOR PLAN





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# RETAILER MAP

