

OFFERING MEMORANDUM

475 E. Main Street Patchogue NY 11772 | SECOND STORY OFFICE SPACE

1,000 SF OFFICE FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

475 E. Main Street Patchogue NY 11772 | SECOND STORY OFFICE SPACE

Building Size:	40,000 SF	Lot Size:	1.19 Acres
Available SF:	1,000 SF	Parking:	200 Spaces
Number of Units:	32	Lease Rate:	\$25.00 PSF

Property Overview

Unit 214 — 1,000 SF Available for Lease. Located on the second floor, Unit 214 offers approximately 1,000 square feet of professional or medical office space. The suite benefits from strong building infrastructure, ample parking, and a highly visible East Main Street location—ideal for a professional user seeking efficient, well-managed space in a prime Long Island corridor.

The suite is located within a well-maintained ±40,000 SF professional office building situated on 1.9 acres along East Main Street (Montauk Highway) in East Patchogue. The two-story property features a mix of medical and professional tenants and remains approximately 95% occupied. Offers ample parking in large lot for 200 vehicles.

Convenient to Patchogue Village and all of its amenities with easy access to LIE, Sunrise Highway and other major thoroughfares.

Exclusively represented by:

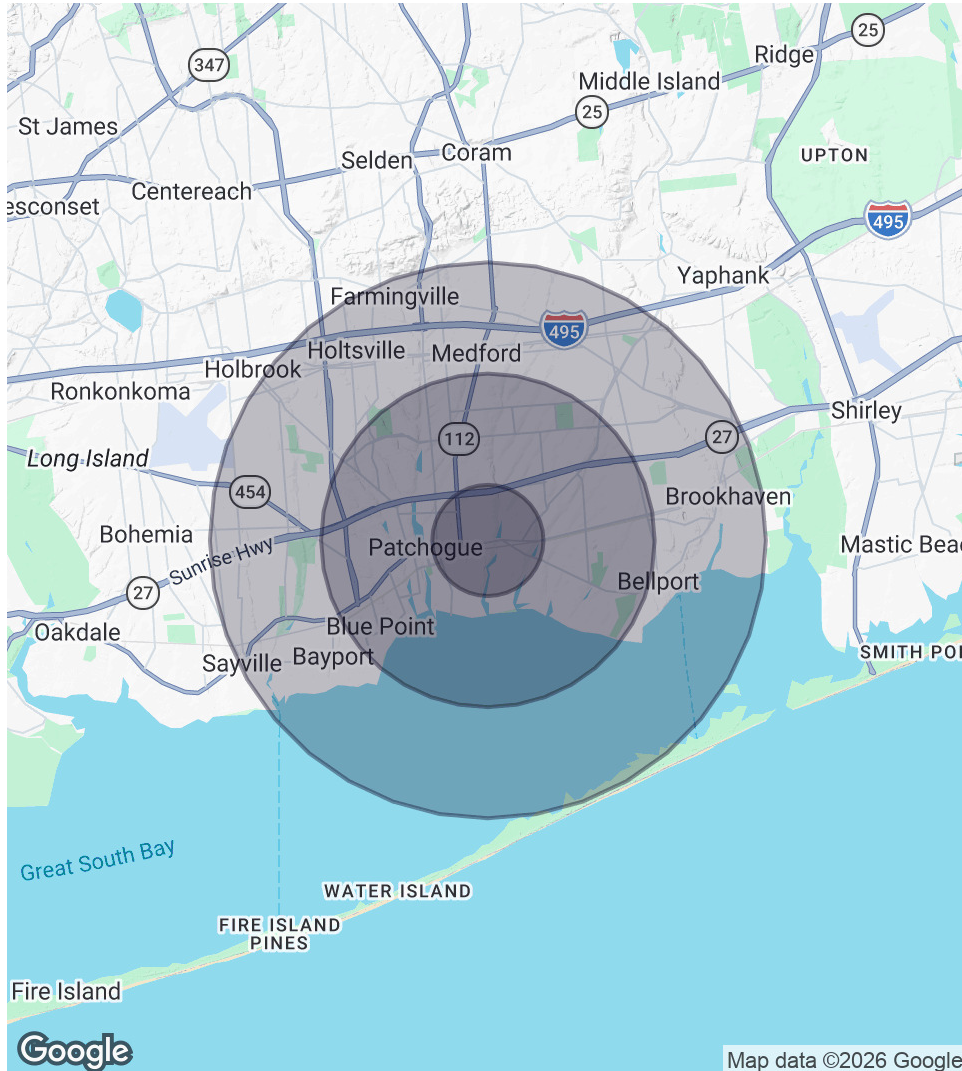
Michael G. Murphy

President | Commercial Division

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DEMOGRAPHICS MAP & REPORT

475 E. Main Street Patchogue NY 11772 | 475 E Main St Patchogue, NY 11772



1 Mile Radius

Population
10,756
Households
4,545
Average HH Income
\$91,251

3 Miles Radius

Population
68,116
Households
26,350
Average HH Income
\$106,442

5 Miles Radius

Population
141,216
Households
53,021
Average HH Income
\$113,425

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We Are Commercial Real Estate

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