

OFFERING MEMORANDUM

333 Main St #7 | Center Moriches, New York 11934

2,000 SF FOR LEASE



Commercial



EXECUTIVE SUMMARY

333 Main St #7 | Center Moriches, New York 11934

Building Size:	3,000 SF	Parking:	4+ Municipal
Available SF:	2,000 SF	Zoning:	J2
Lot Size	.12 Acres	Lease Rate:	\$30.00 Per Sq. Foot + Taxes
Number of Units:	2	Taxes	+/- \$5.50 Per Sq. Foot

**enter disclaimer here...*

Location Overview

Explore the vibrant opportunities surrounding the property in Center Moriches, NY. Located in the heart of Long Island's South Shore, this charming community offers a conducive environment for Retail and Street Retail tenants seeking a prime location. Nearby, you'll find the picturesque Moriches Bay, bustling Main Street with its quaint shops and eateries, and the Center Moriches Library. The area also hosts popular events like the St. John's Annual Bazaar and the Center Moriches Fall Festival, attracting a steady flow of locals and visitors. With its bustling atmosphere and strong sense of community, your retail venture is destined for success in this thriving location.

Property Highlights

- High visibility corner on Main Street
- Large display windows
- Versatile layout
- Strong community engagement
- Ideal for retail or street retail use

Exclusively represented by:

Michael Gronenthal

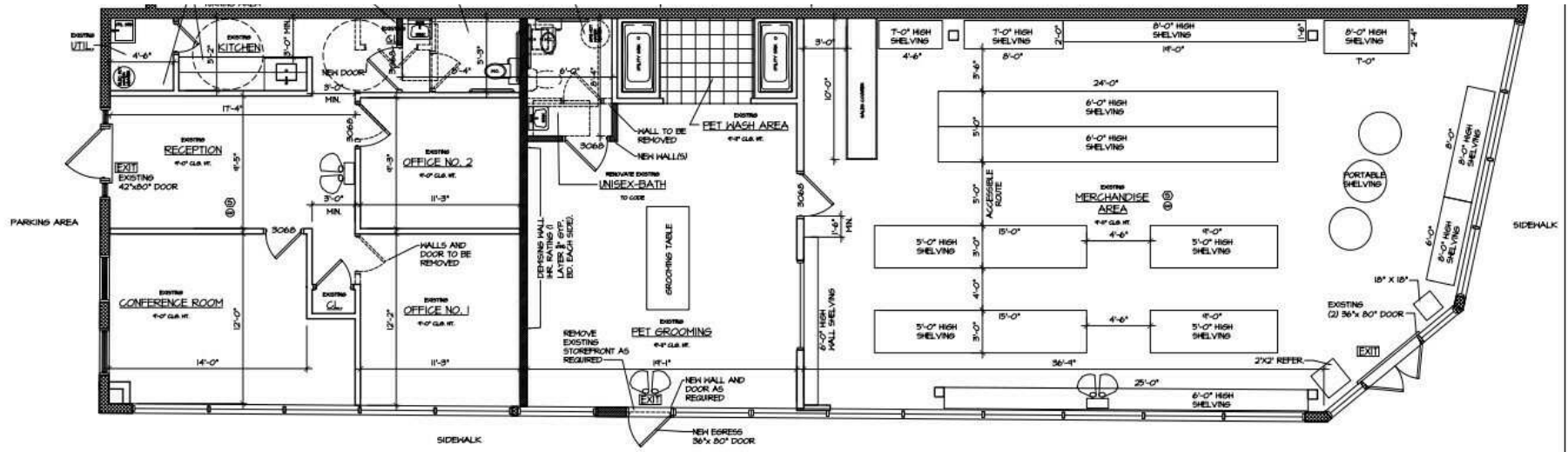
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Dennis Gandley

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LEASE SPACES

333 Main St #7 | Center Moriches, New York 11934



Lease Information

Lease Term:	Negotiable	Lease Rate:	\$30.00 Per Sq. Foot + Taxes
Total Space:	2,000 SF	Taxes:	+/- \$5.50 Per Sq. Foot

Available Spaces

Suite	Tenant	Size (SF)
333 main St #7	Available	2,000 SF

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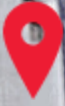
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Clinton St



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ADDITIONAL PHOTOS

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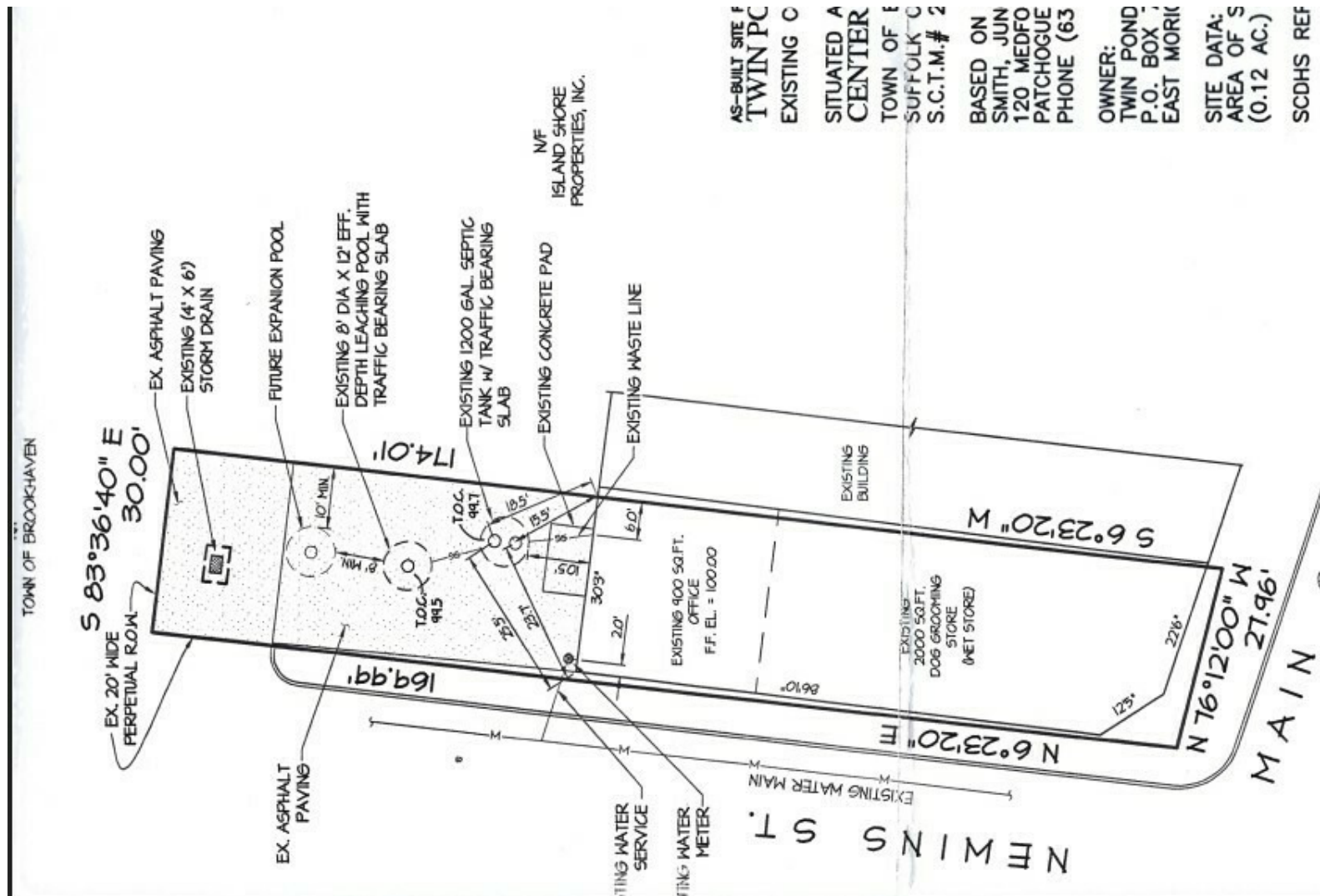
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SITE PLANS



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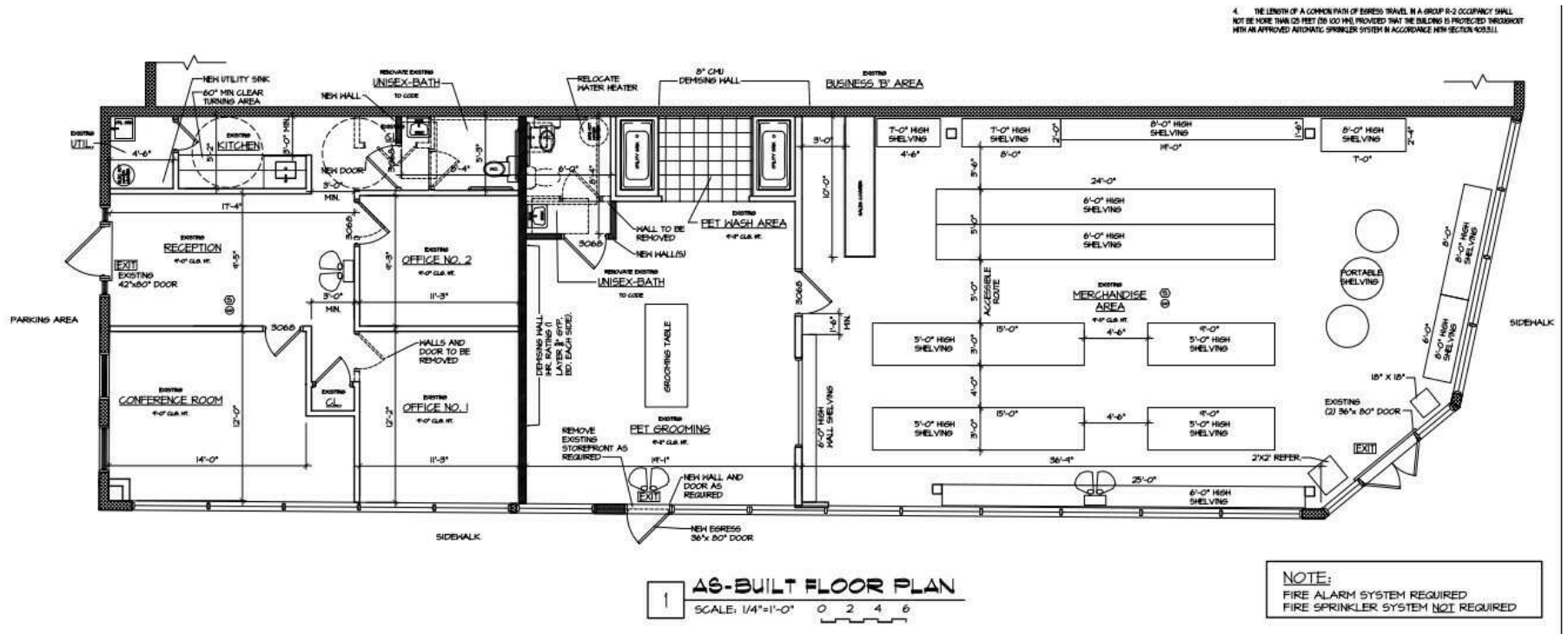
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FLOOR PLANS

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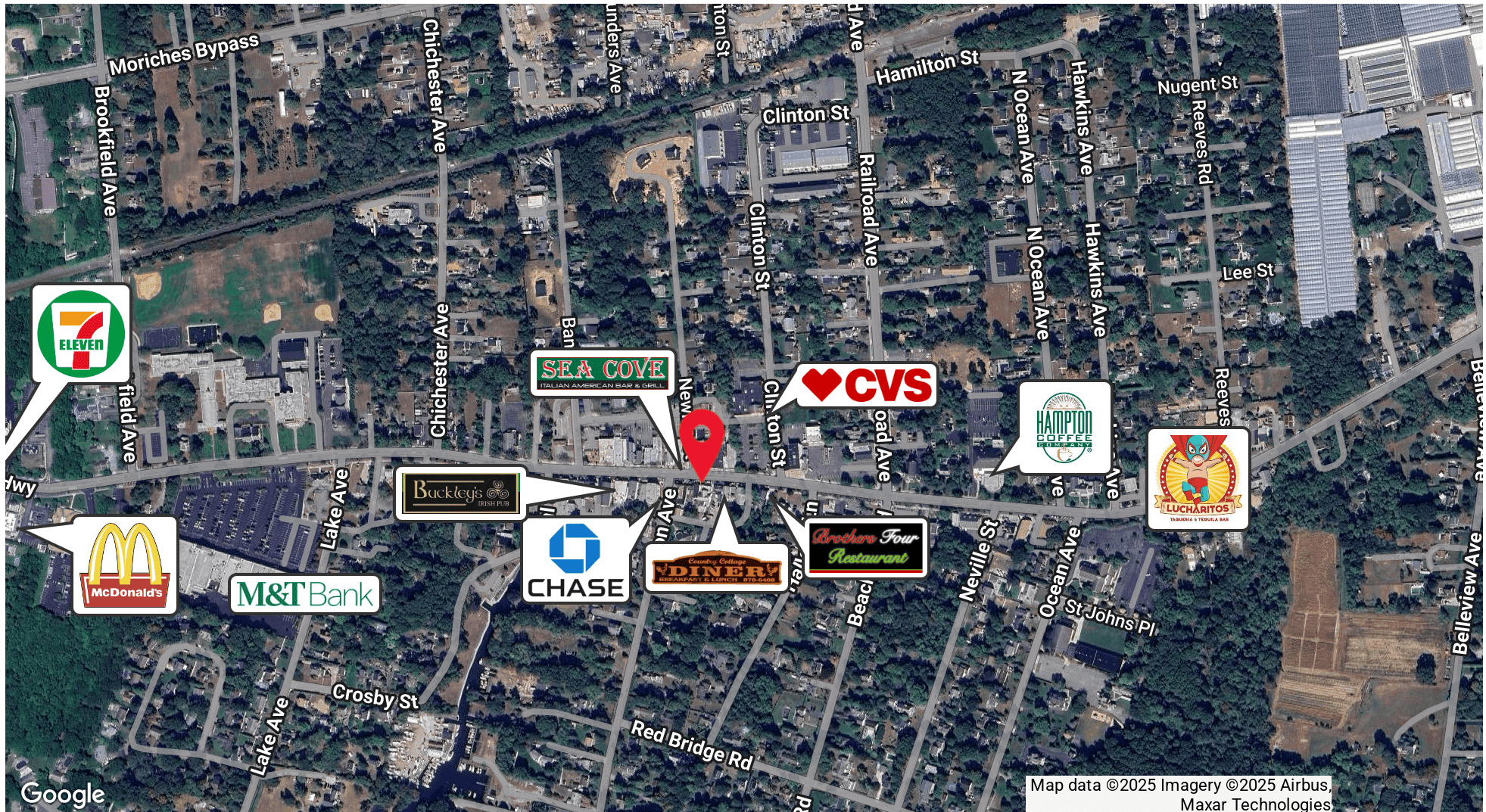
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RETAILER MAP

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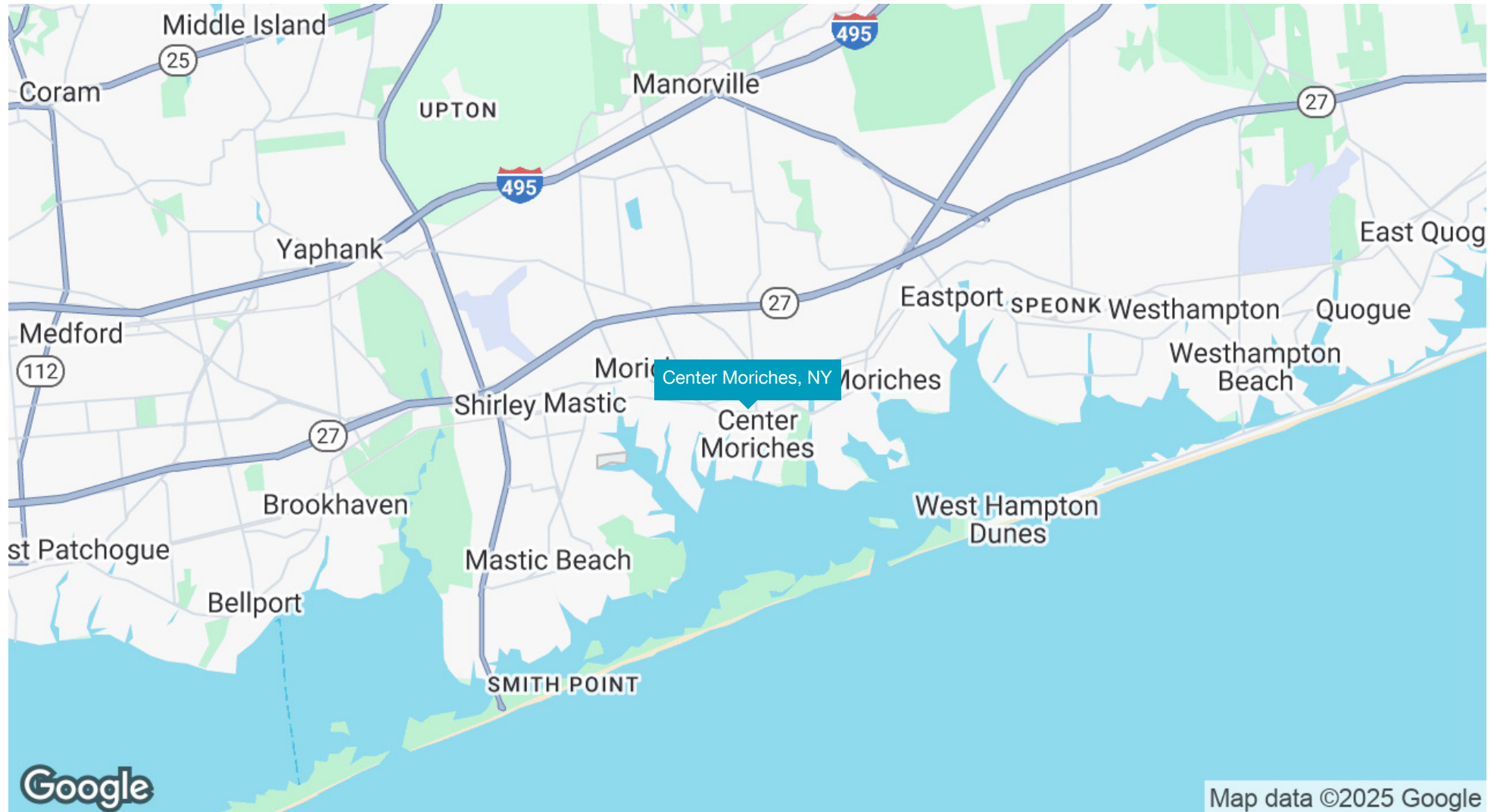
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REGIONAL MAP

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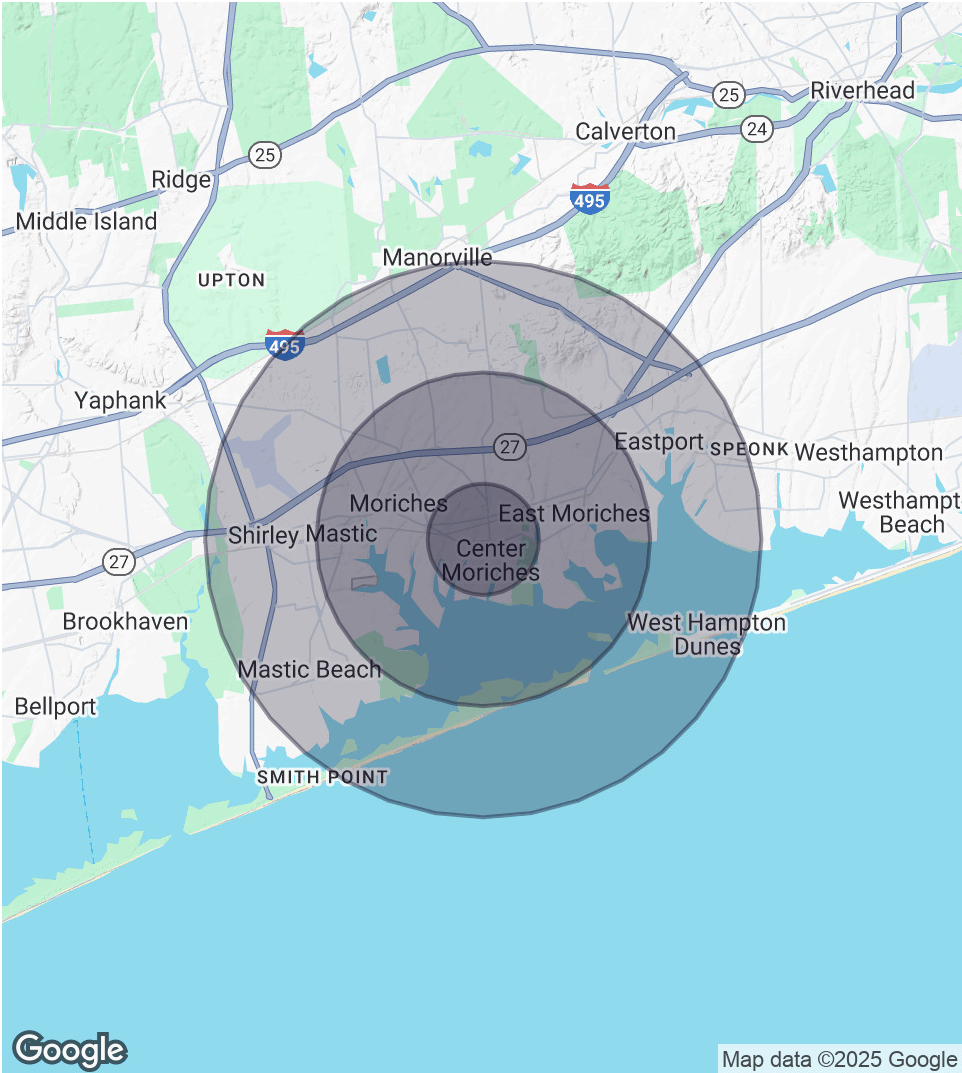
DEMOGRAPHICS MAP & REPORT

333 Main St #7 | Center Moriches, New York 11934

Population	1 Mile	3 Miles	5 Miles
Total Population	4,892	33,908	78,154
Average Age	41	42	41
Average Age (Male)	41	41	40
Average Age (Female)	42	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,710	11,785	26,421
# of Persons per HH	2.9	2.9	3
Average HH Income	\$177,084	\$142,458	\$143,804
Average House Value	\$677,882	\$543,385	\$524,503

Demographics data derived from AlphaMap



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We Are Commercial Real Estate

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