

271–279 S. Wellwood Ave  
Lindenhurst, NY

|| PARALLEL



Building & Land Assemblage  
Development / Retail Opportunity

**For Sale: \$4,250,000**

Preliminary AI Rendering for Illustrative Purposes Only



## **A Rare Downtown Assemblage on Long Island's South Shore**

20,000 SF combined footprint — a 10,000 SF existing retail structure and a 10,000 SF dedicated parking lot — offering the scale, zoning flexibility, and municipal support for transformative redevelopment in the heart of the Village of Lindenhurst.



**Prime Village Center Location**

Steps from Memorial Village Hall, the Lindenhurst LIRR Station, and two dedicated municipal parking lots — Firehouse Lot & 1st Street Lot South — providing exceptional foot traffic and convenient customer access for any future tenant or development program.



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## PROPERTY HIGHLIGHTS

- 10,000 SF existing retail/commercial structure
- 10,000 SF dedicated surface parking lot
- 20,000 SF combined assemblage footprint
- Business (B) District zoning
- Village revitalization corridor
- Adjacent to two municipal parking lots
- Annual taxes: \$84,140 (both lots combined)
- High-visibility location

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## DEVELOPMENT PATHS

- Mixed-use: retail + residential or office
- National or regional retail repositioning
- Fitness, wellness, or medical operators
- Food & beverage or specialty grocer
- Ground-up redevelopment to maximize FAR
- Adaptive reuse of existing structure
- Structured parking or plaza integration



Separate  
Owner  
Potentially  
Willing to Sell

**\$136,349**

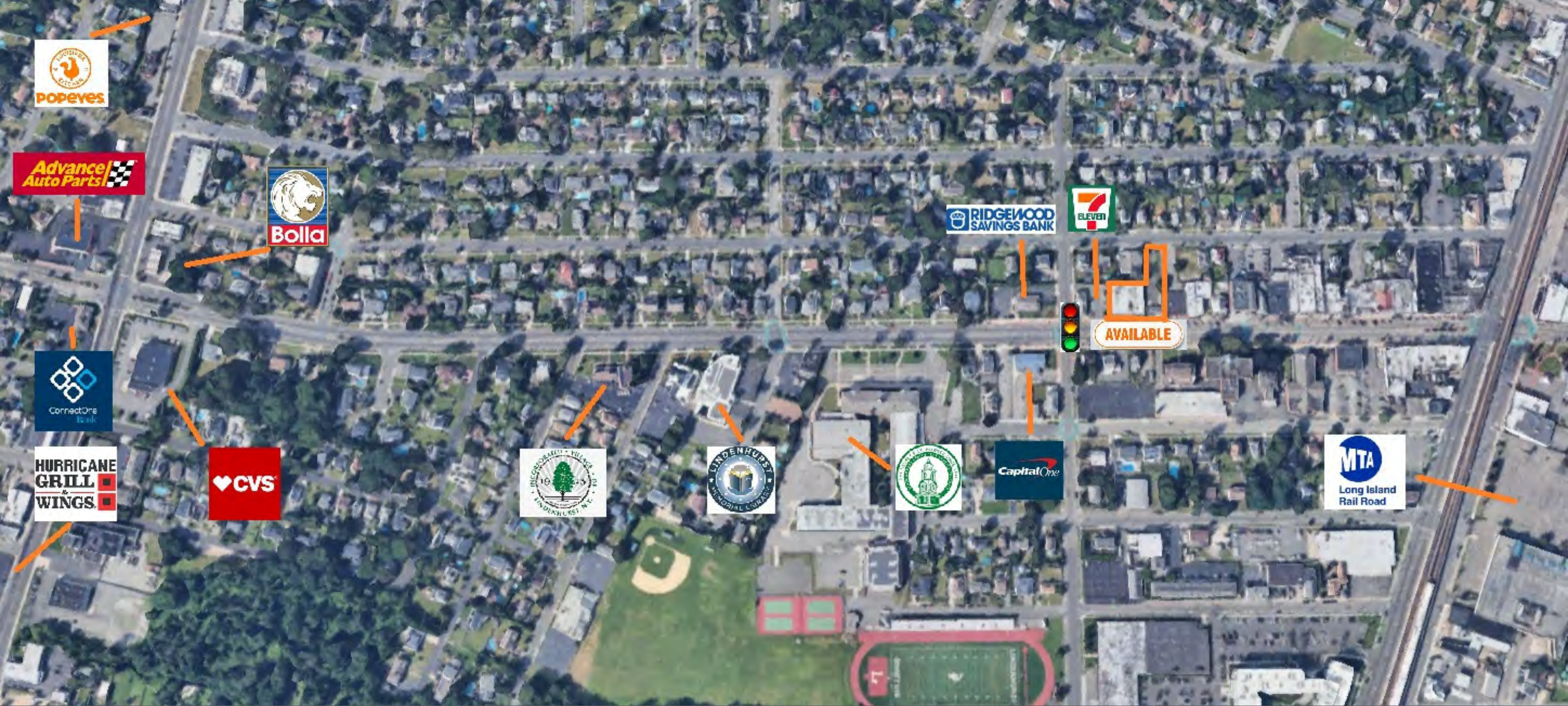
Avg. Household Income

**797,338**

Population (10-Mile Radius)

**12,345 VPD**

Traffic Count



**KEY LANDMARKS**

Popeyes

Advance Auto Parts

Bolla Gas / Convenience

Ridgewood Savings Bank

7-Eleven

Capital One Bank

CVS Pharmacy

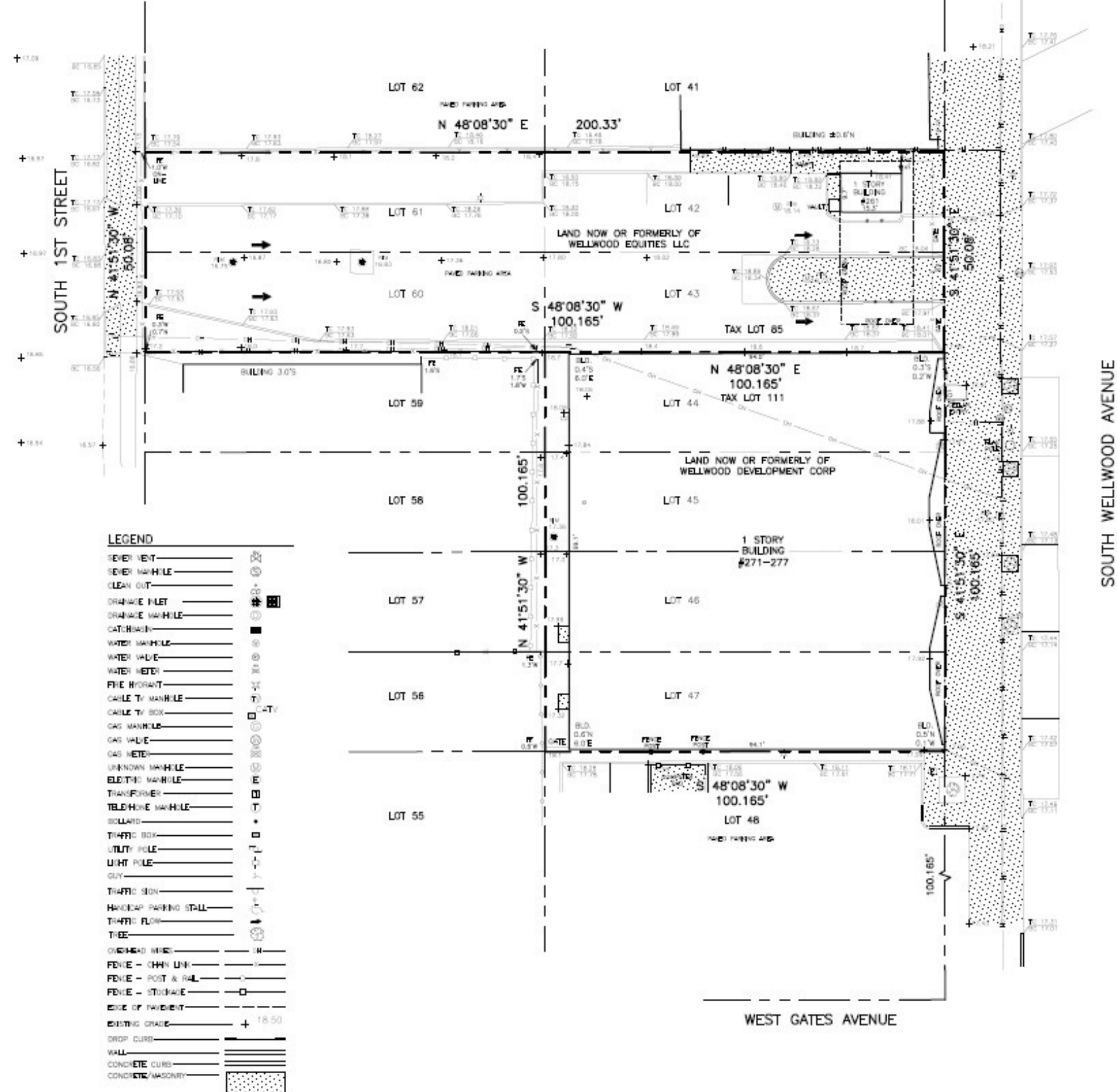
Hurricane Grill & Wings

Connect One Bank

Lindenhurst Memorial Library

Lindenhurst Village Hall

MTA Long Island Rail Road



# FOR SALE / DEVELOPMENT OPPORTUNITY

FOR INQUIRIES, PLEASE CONTACT BROKERS

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