

620 Montauk Highway, West Babylon, NY



## A PREMIER SHOPPING CENTER PLANNED FOR WEST BABYLON'S CORE - EXCITING OUTPARCEL OPPORTUNITIES AWAIT

### ADDRESS

620 Montauk Highway, West Babylon,  
Township of Babylon, Suffolk County, NY  
SEC Montauk Highway & Great East Neck Road

### AVAILABLE

3,850 SF Drive Thru Outparcel

3,150 SF Outparcel

2,000 - 16,640 SF to Suit

2,000 - 13,695 SF to Suit

- Boasting nearly 300 feet of prime frontage along Montauk Highway, this site is set to transform into a premier shopping destination
- Alongside prime pad opportunities, carefully designed inline spaces will include an inviting outdoor promenade, creating an ideal setting for al fresco dining
- Adding to its allure, the introduction of 240 apartment units across the street will further elevate the appeal of this outstanding opportunity.
- Parking - 232 Cars



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## SITE PLAN: OPTION 1

BERGEN AVENUE

## CONCEPT PLAN



Demographics	1 mile	3 miles	5 miles
Population	14,654	114,552	238,249
Median HHI	\$106,532	\$106,602	\$104,312
Daytime Population	4,581	31,334	75,921



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FOR LEASE

620 Montauk Highway, West Babylon, NY



SABRE

For More Information, Please Email - [Westbabylon@sabre.life](mailto:Westbabylon@sabre.life)

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