

**733 MIDDLE COUNTRY RD, SELDEN, NY 11784**

733 Middle Country Road



## Liquor Store & Property For Sale

### PROPERTY DESCRIPTION

Established Suffolk County liquor store and real estate opportunity located on heavily traveled Middle Country Road in Selden, New York. Suffolk Liquors has operated successfully for decades with strong community presence, repeat clientele, and excellent visibility. The offering includes both the operating business and the underlying real estate, creating an ideal opportunity for an owner-operator, investor, or family business acquisition. The property consists of a  $\pm 1,050$  SF freestanding building situated on  $\pm 0.18$  AC with onsite parking and strong daily traffic exposure. Taxes = \$7,461

### PROPERTY HIGHLIGHTS

- Established liquor store and loyal customer base
- Freestanding  $\pm 1,050$  SF building on  $\pm 0.18$  AC parcel with 6 onsite parking spaces
- Prime Middle Country Road location with high traffic counts and excellent visibility in Suffolk County



**HedgeStone**  
COMMERCIAL  
REAL ESTATE

#### **STEVEN BEZMEN**

Licensed Associate Real Estate Broker

516.419.2752

steven.bezmen@hedgestone.com

#### **VINCENT GEBBIA**

President

516.695.4898

vincent.gebbia@hedgestone.com

#### **ANDREW STEINBERG**

Business Advisor

631.379.8596

andrew.steinberg@hedgestone.com

# Property Summary

**LIQUOR STORE & PROPERTY FOR SALE**  
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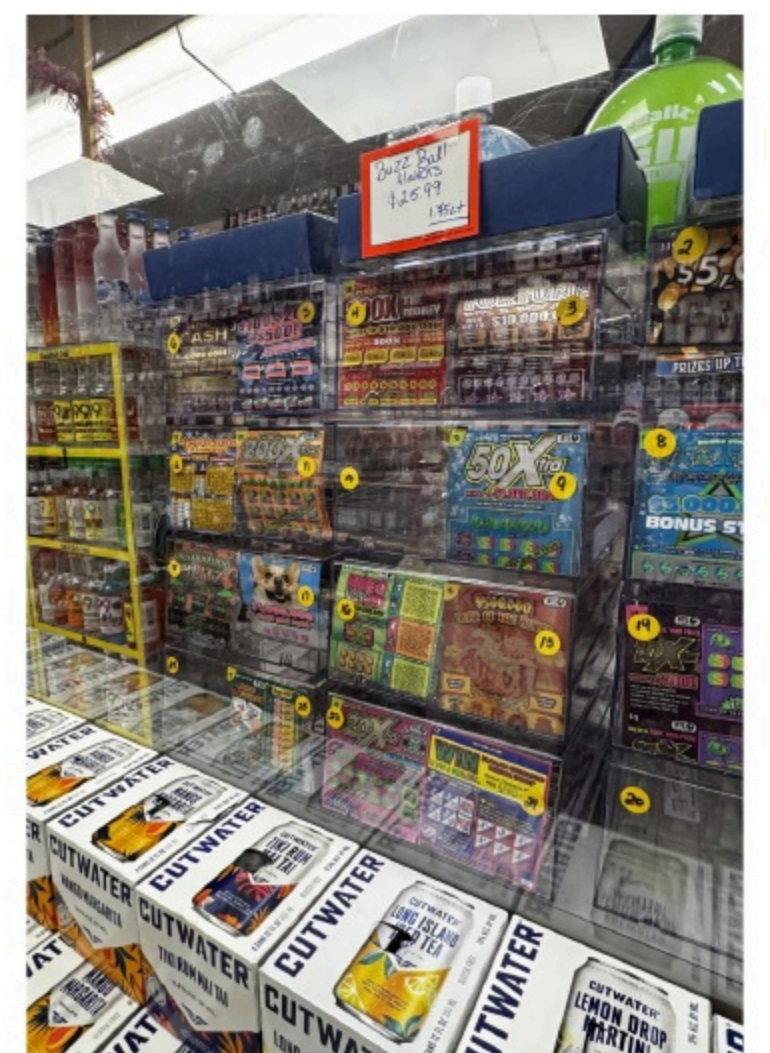
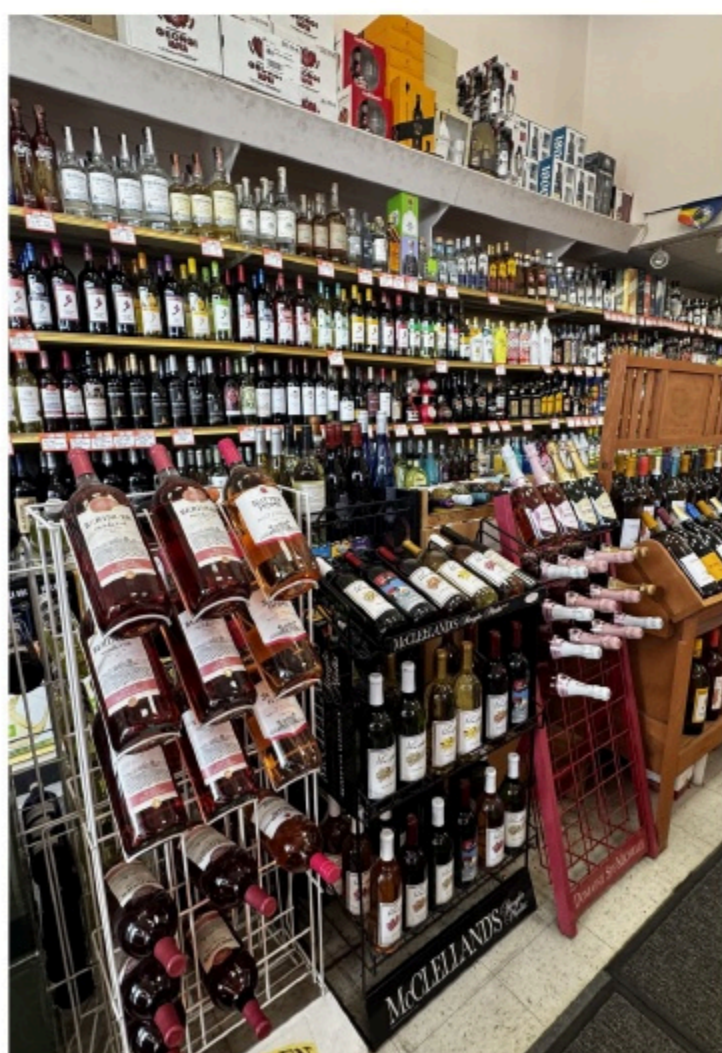
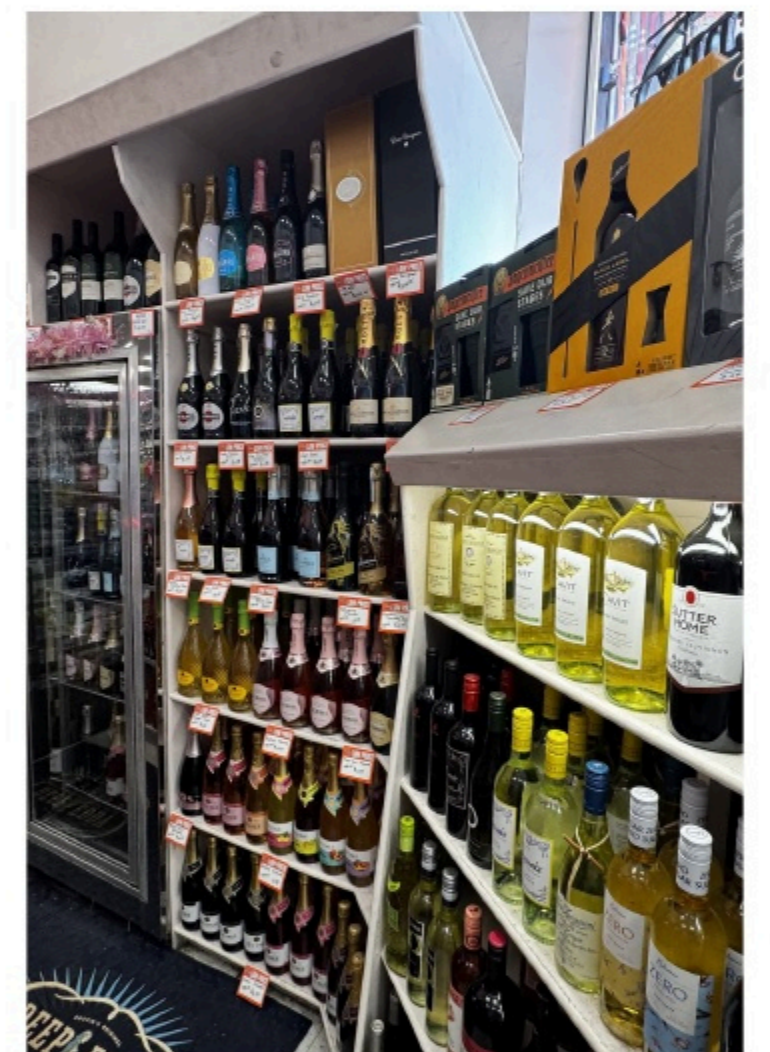
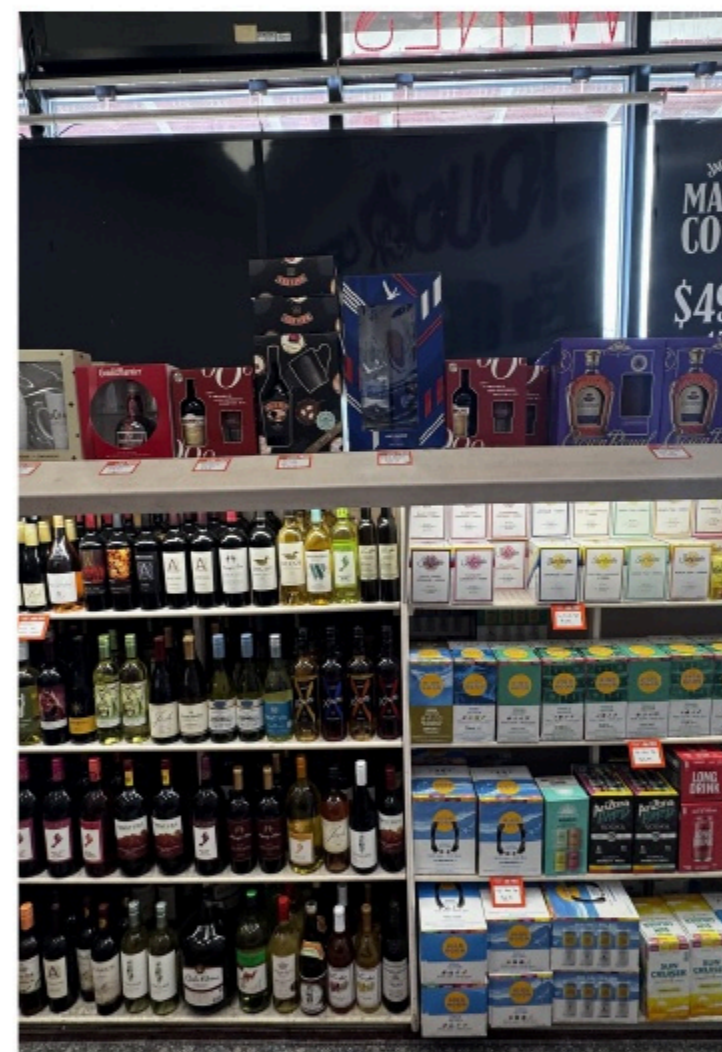
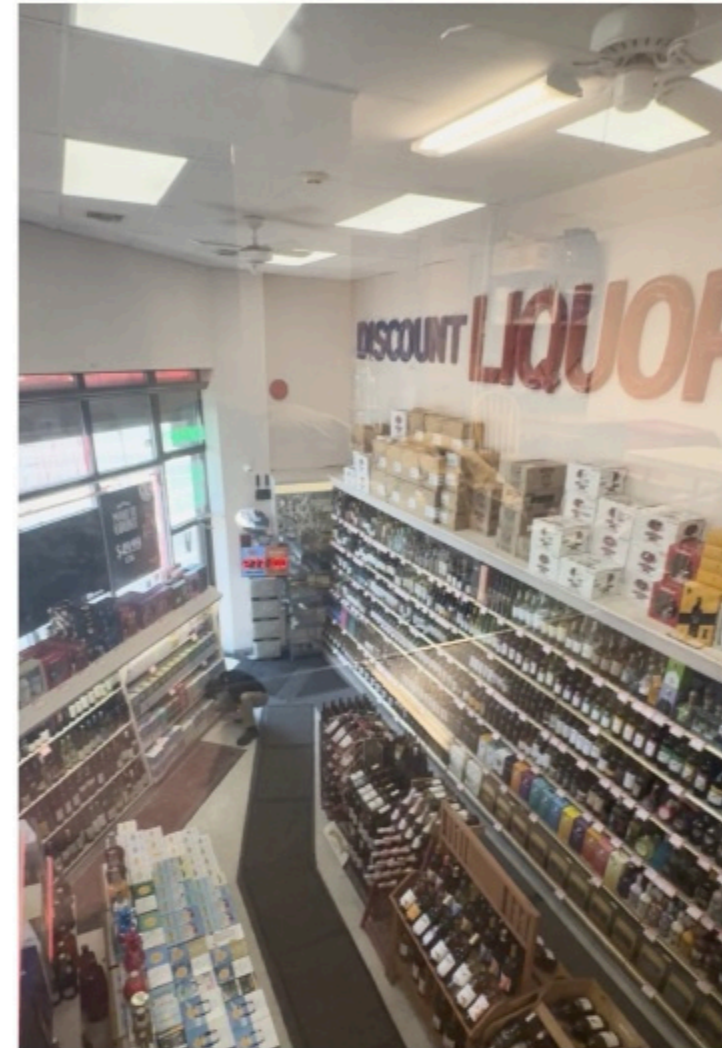
## OFFERING SUMMARY

Sale Price:	Upon Request
Taxes	\$7,461
Lot Size:	6,098 SF
Building Size:	1,050 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,561	34,038	77,246
Total Population	14,653	102,968	232,455
Average HH Income	\$121,533	\$137,341	\$143,251

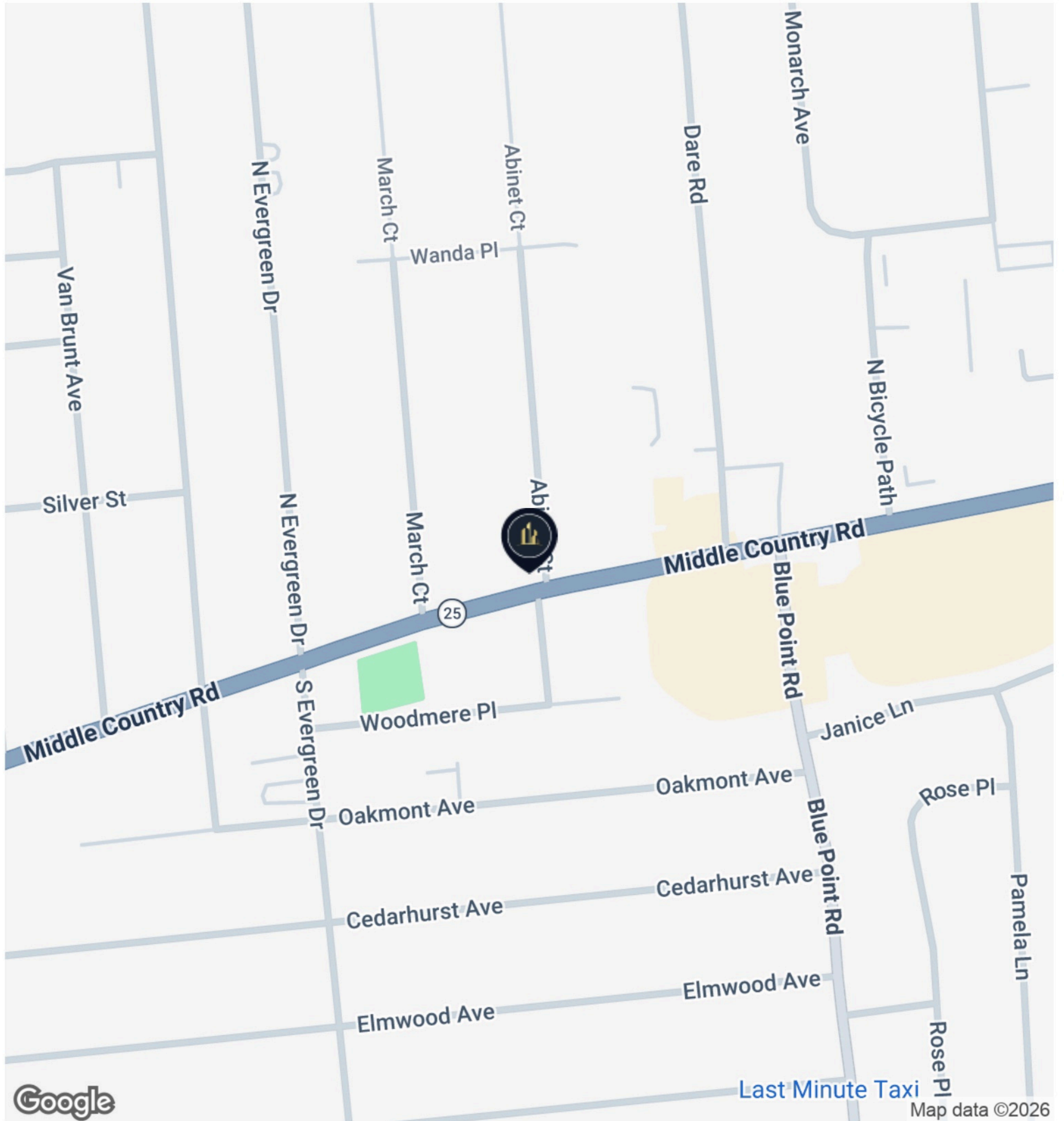
# Additional Photos

733 MIDDLE COUNTRY RD, SELDEN, NY 11784  
LIQUOR STORE & PROPERTY FOR SALE



# Location Map

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**LIQUOR STORE & PROPERTY FOR SALE**



**STEVEN BEZMEN**

516.419.2752 steven.bezmen@hedgestone.com

**VINCENT GEBBIA**

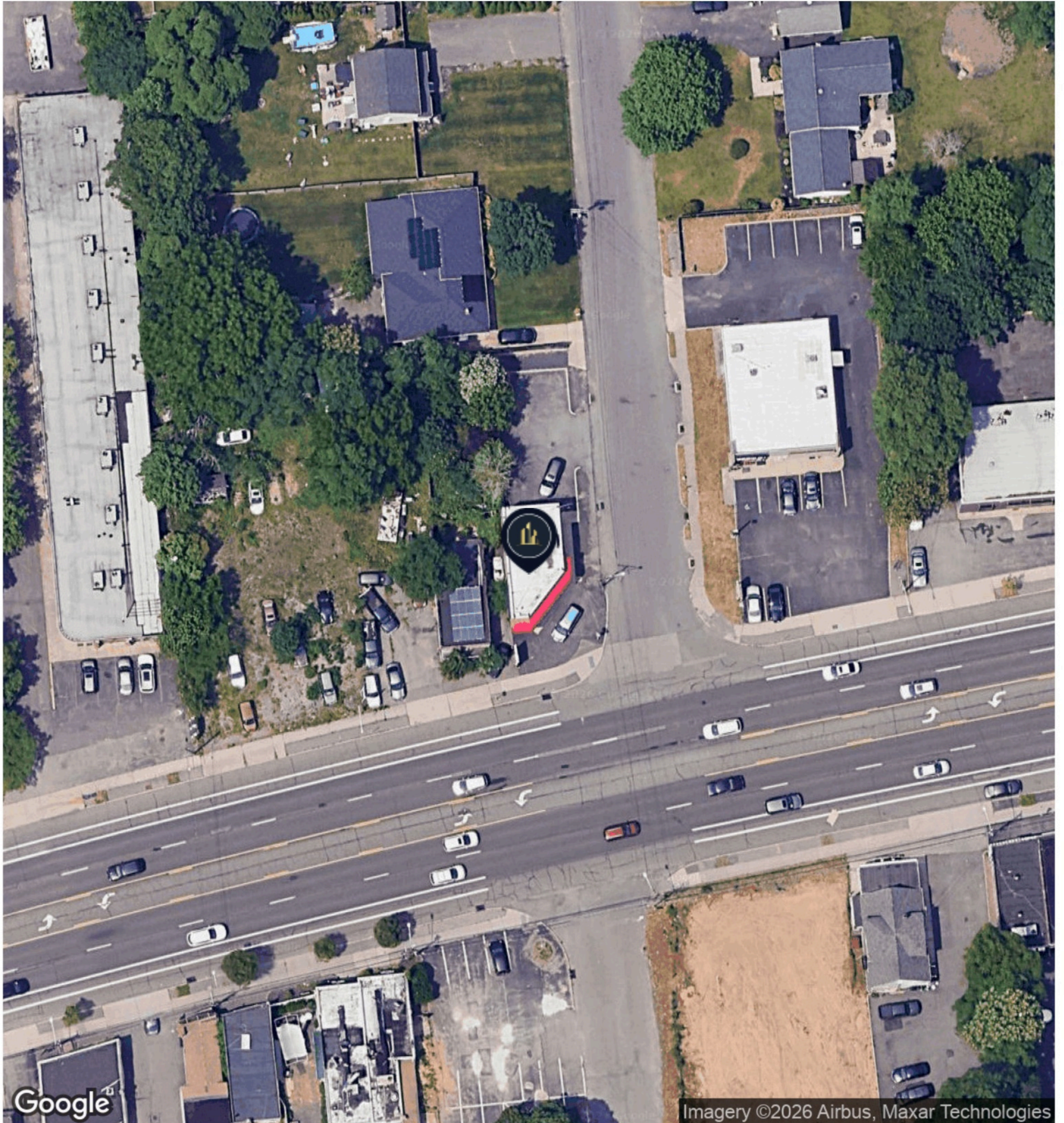
516.695.4898 vincent.gebbia@hedgestone.com

**ANDREW STEINBERG**

631.379-8596 andrew.steinberg@hedgestone.com

# Aerial Map

**733 MIDDLE COUNTRY RD, SELDEN, NY 11784**  
**LIQUOR STORE & RETAIL PROPERTY FOR SALE**



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516.419.2752 steven.bezmen@hedgestone.com

**VINCENT GEBBIA**

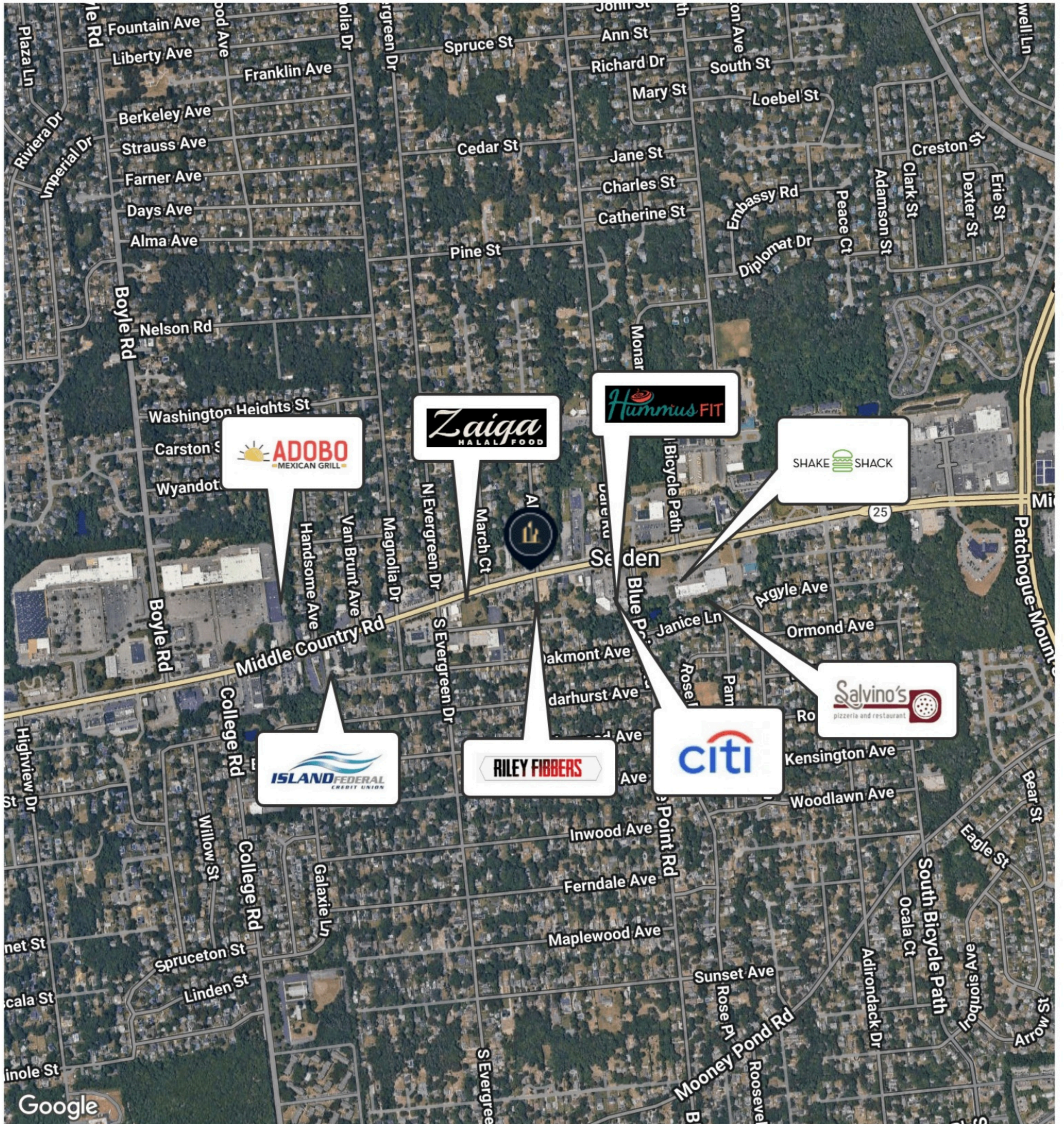
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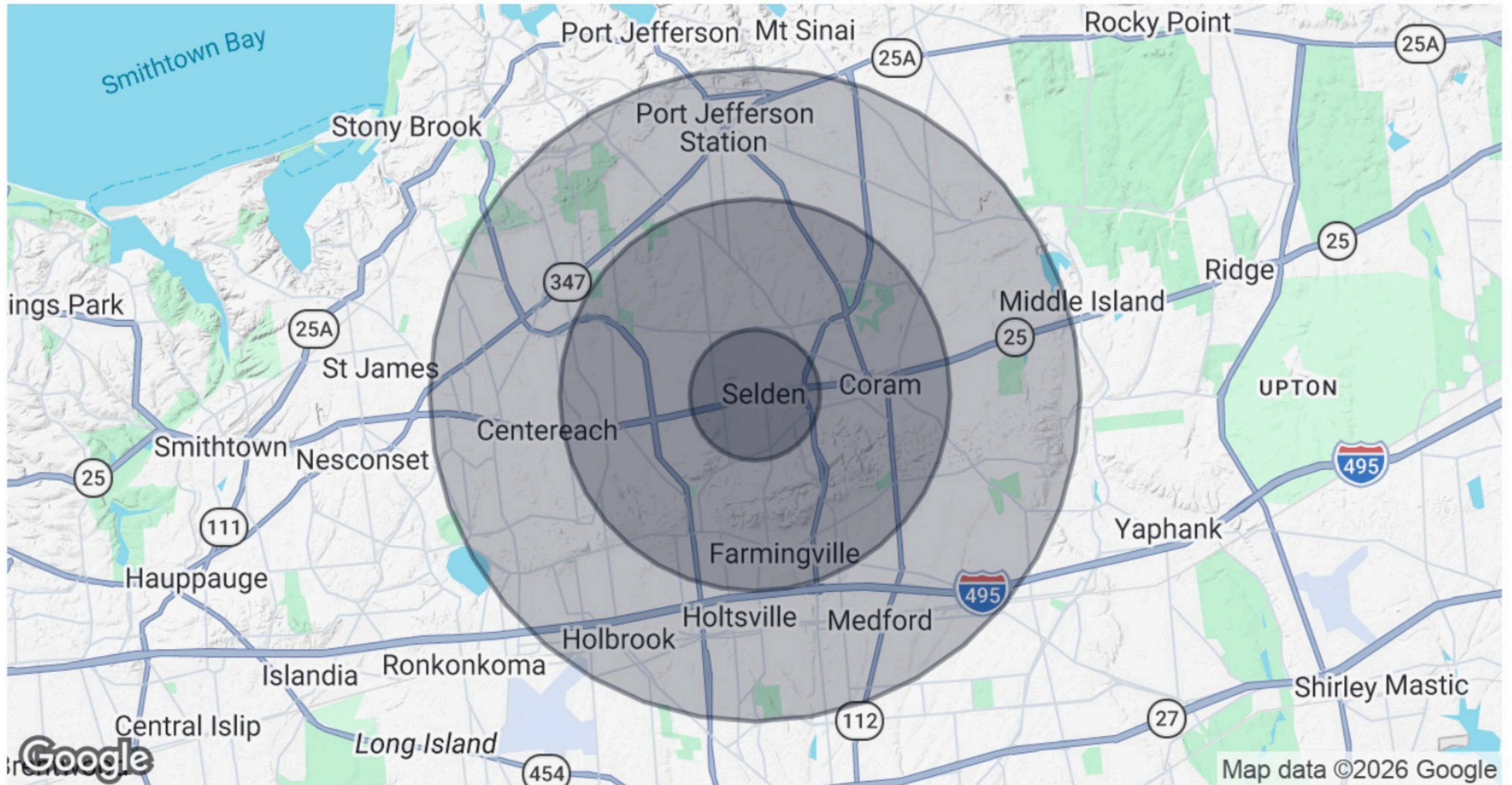
# Retailer Map

733 MIDDLE COUNTRY RD, SELDEN, NY 11784  
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# Demographics Map & Report

**733 MIDDLE COUNTRY RD, SELDEN, NY 11784**  
**LIQUOR STORE & PROPERTY FOR SALE**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,653	102,968	232,455
Average Age	37.0	39.3	40.4
Average Age (Male)	36.4	38.5	40.0
Average Age (Female)	37.9	40.3	41.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,561	34,038	77,246
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$121,533	\$137,341	\$143,251
Average House Value	\$438,164	\$447,163	\$478,608

2023 American Community Survey (ACS)

# Meet The Team

733 MIDDLE COUNTRY RD, SELDEN, NY 11784  
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**Direct:** 516.419.2752  
steven.bezmen@hedgestone.com

NY #10301219256



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President

**Direct:** 516.695.4898  
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