

# +/- 2,029 SF RETAIL/SERVICE STATION

445 E Main St | Patchogue, New York 11772

## FOR SALE OR LEASE



Commercial



# EXECUTIVE SUMMARY

445 E Main St | Patchogue, New York 11772

<b>Building Size:</b>	2,029 SF	<b>Lot Size:</b>	0.37 Acres
<b>Frontage:</b>	105 Feet	<b>Zoning:</b>	J6
<b>Corner Lot:</b>	Yes	<b>Sale Price:</b>	\$850,000.00
<b>Annual Taxes:</b>	\$14,243.69	<b>Lease Price:</b>	\$7,000.00 per month (NNN)

*Annual Taxes Reflected for 2025.*

## FOR SALE OR LEASE

Prime 2,029 ± SF Retail/Service Station positioned on a highly visible, signalized corner in the heart of Patchogue. Located at a 4-way traffic light along heavily traveled Montauk Highway, this property offers exceptional exposure with traffic counts exceeding 25,000 vehicles per day.

Situated on a 0.37-acre lot with 105 feet of frontage and three curb cuts, the site provides unmatched accessibility and flexibility for a variety of retail or service-based users. The existing building is currently configured as an auto service center with three drive-ins, and zoning permits continued use as a service station. Sewer line is accessible, further enhancing redevelopment potential.

This is an ideal opportunity for an owner-user, investor, or national retailer seeking a high-traffic corner location surrounded by popular retailers, restaurants, and just minutes from the revitalized Patchogue Village.

A true value-add or redevelopment opportunity in one of Suffolk County's most active commercial corridors.

## Property Highlights

- Prime corner location at a 4-way traffic light on heavily traveled Montauk Highway with over 25,000 vehicles passing daily
- 2,029 ± SF retail/service station on a 0.37-acre lot with 105 feet of frontage and three curb cuts
- Currently set up as auto service center with three drive-ins; zoning permits continued service station use
- Exceptional visibility and accessibility, ideal for national retailers, owner-users, or redevelopment
- Surrounded by major retailers and restaurants, minutes from the revitalized Patchogue Village, with sewer line accessible

*Exclusively represented by:*

**Michael G. Murphy**

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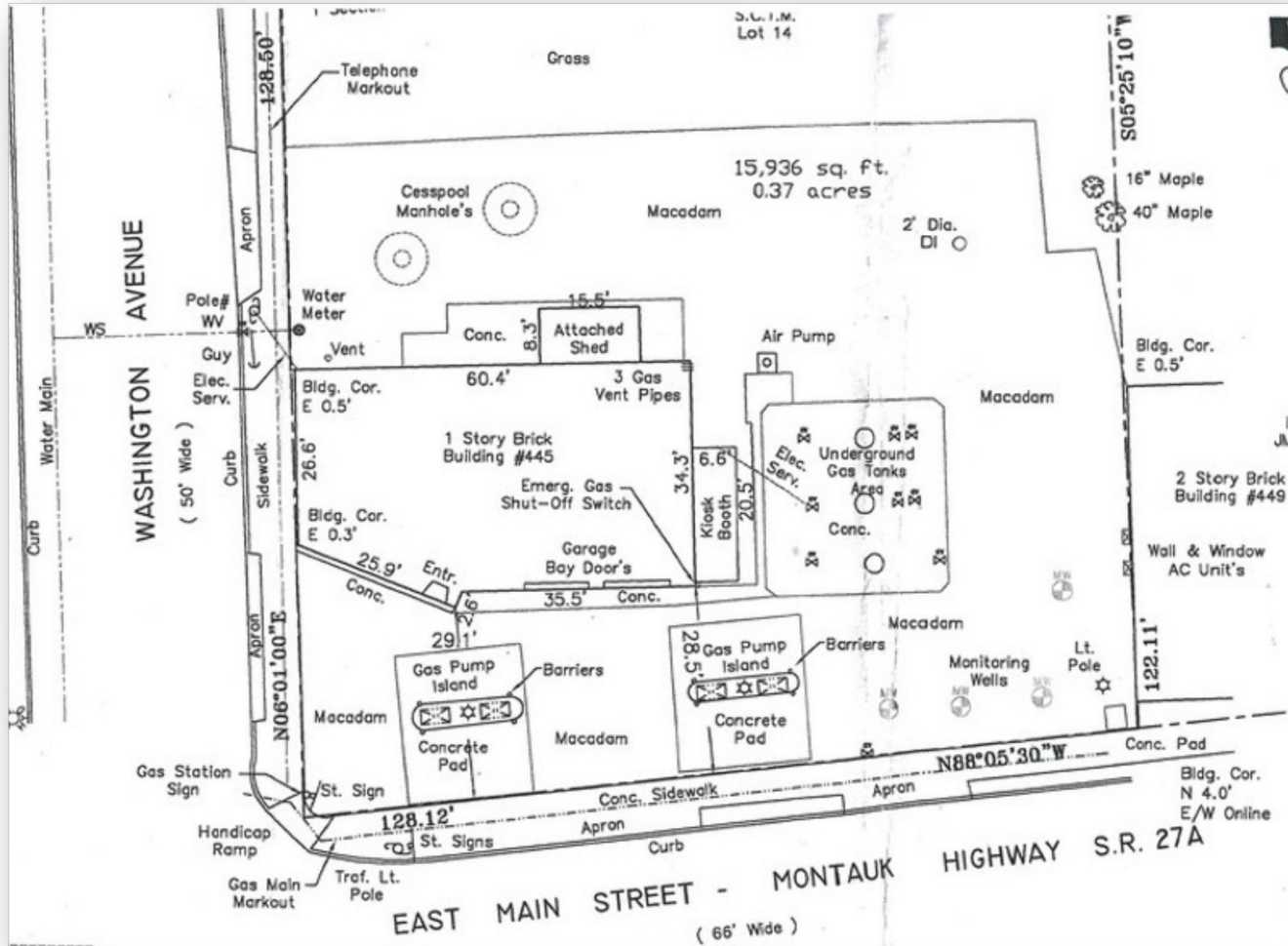
**Christopher Mauriello**

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# SITE PLANS

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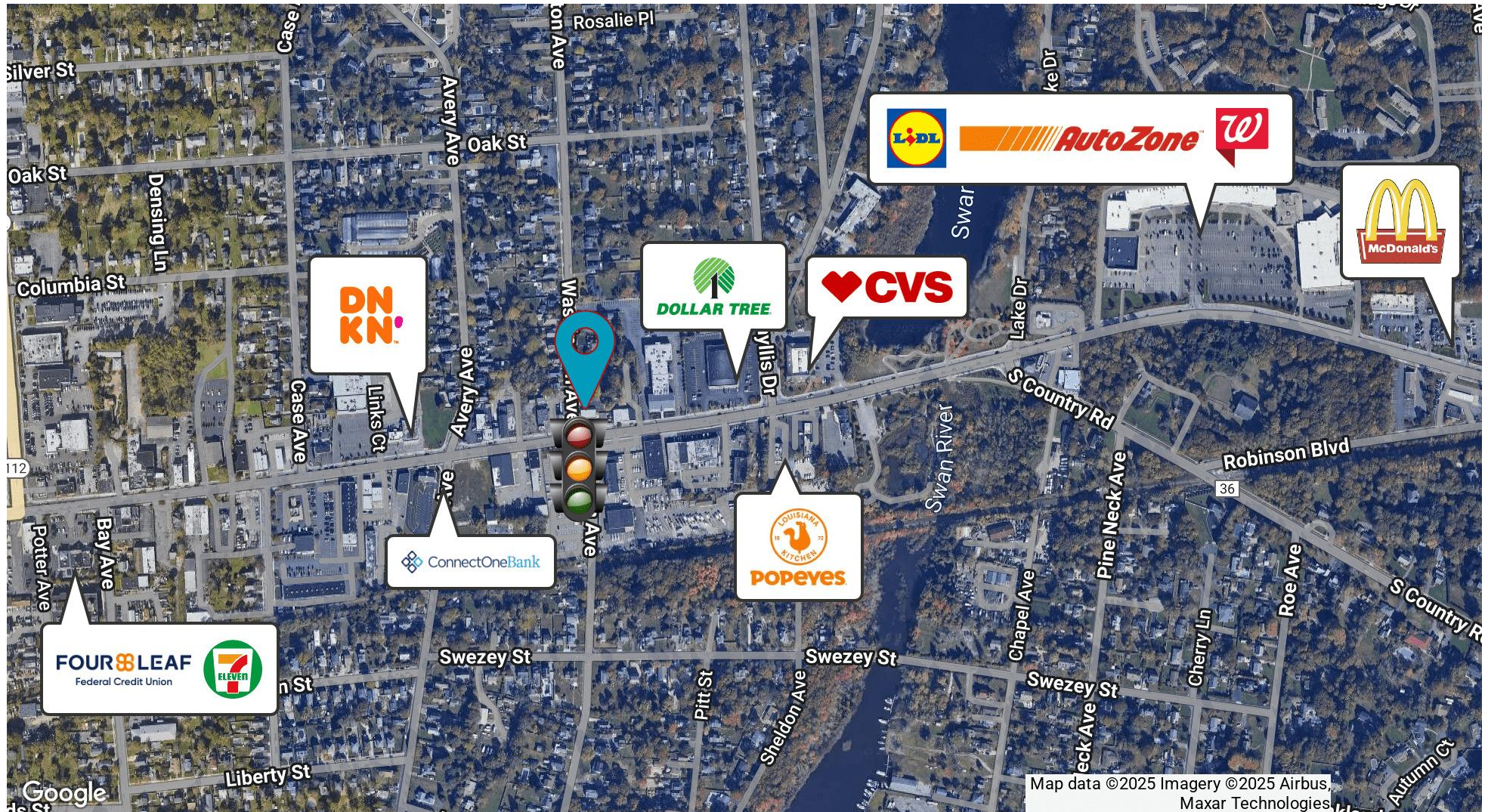
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# RETAILER MAP

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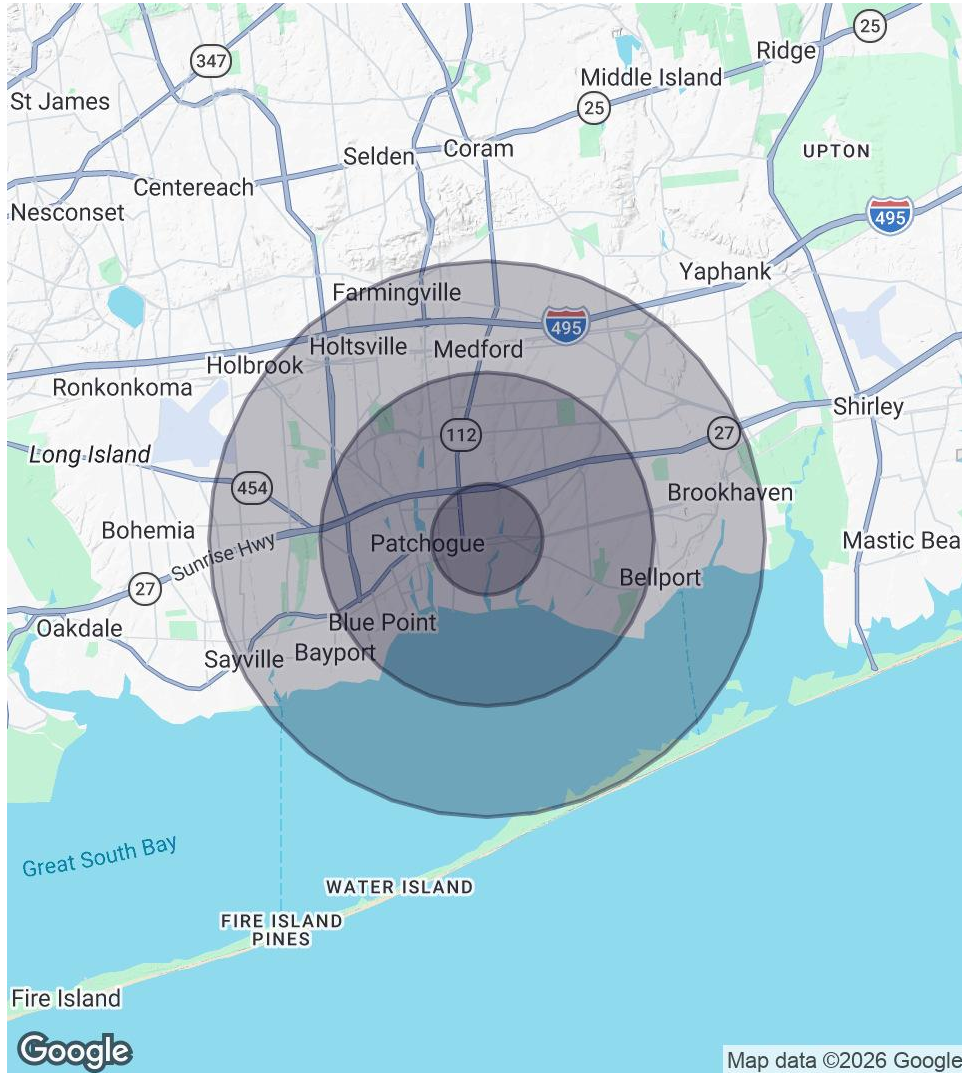
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
8,954  
**Households**  
3,543  
**Average HH Income**  
\$71,761

## 3 Miles Radius

**Population**  
64,808  
**Households**  
23,967  
**Average HH Income**  
\$79,144

## 5 Miles Radius

**Population**  
142,571  
**Households**  
50,537  
**Average HH Income**  
\$88,441

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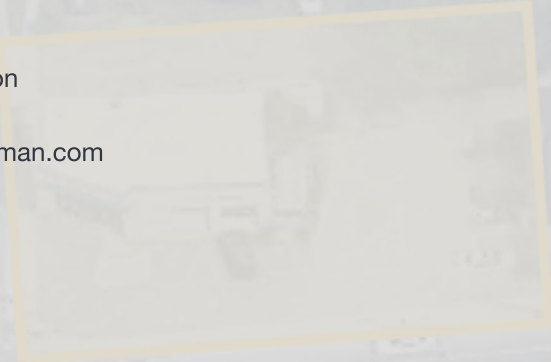
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## We Are Commercial Real Estate

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