



Nearby Businesses:

- McDonald's
- Taco Bell
- KFC
- Starbucks
- 7-11
- NYS DMV
- Northwell Health Urgent Care

Coming Soon

- Pollo Campero
- Popeye's
- Toxic Wings

South to:

- Amityville Village with 480 new apartments including the **Avalon Amityville** luxury development and the **Village By The Bay**.

Endless Commercial Possibilities

770 N BROADWAY, AMITYVILLE

0.95 Acres of Commercial Land Offered at \$1,800,000 in Amityville, NY 11701

- 0.5 miles south of the Southern State Parkway
- 1 mile north of Sunrise Highway
- 6 miles south of Long Island Expressway
- Across from **Greybarn Amityville** development with 500 new luxury apartments
- 1.5 miles to Amityville Village with 480 new apartments including the **Avalon Amityville** luxury development and the **Village By The Bay**
- 3 miles to SUNY Farmingdale College
- 1.5 miles to Republic Airport
- 5 miles to the Melville Corporate Corridor and hotels
- Daily traffic count is 47,600 vehicles

Site was previously approved for 8,000 sqft medical building



Gerald "Jerry" O'Neill
 LICENSED ASSOCIATE REAL ESTATE BROKER
 Cell: 516.982.6948
 joneill@signaturepremier.com

SIGNATURE
 PREMIER PROPERTIES 
 90 Montauk Highway, Amity Harbor, NY 11701 