

OFFERING MEMORANDUM

101 Main St | Sayville, New York 11782

+/-13,000 SF DIVISIBLE FOR LEASE



Commercial



EXECUTIVE SUMMARY

101 Main St | Sayville, New York 11782

Building Size:	+/- 13,035 SF	Lot Size:	0.75 Acres
Frontage:	80 Feet	Parking:	+/-200 Spaces*
Traffic Counts:	17,000 Cars per Day	Zoning:	BD
Annual Taxes:	\$78,530.00	Lease Rate:	Price On Request

**Rear Lot offers 200 + Free Parking Spots in Municipal Lot and 37 Designated Spots for the Property*

Property Overview

Incredible opportunity to lease up to 13,000 SF! Divisible for the right tenant. Former Rite Aid location is now available for lease. This highly visible 13,035 Usable SF Retail/Office building is situated in the heart of Sayville Village. Featuring 80 feet of frontage, parking in rear lot for over 200 Cars in free municipal lot with +/- 37 dedicated parking spots plus street parking as well! Tremendous traffic counts exceeding 17,000 cars passing each day and even more during the busy spring and summer months. Surrounded by local restaurants, high end shops and boutiques, and national retailers. The Village of Sayville is situated on the South Shore of Long Island with ferry access to Fire Island National Seashore and is a highly desirable and growing demographic. Ideal for Any Retail or Professional Office Use. Just minutes to the LIRR Commuter Rail, Patchogue Village and close to major highways and thoroughfares.

Exclusively represented by:

Michael G. Murphy

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Christopher Mauriello

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PROPERTY HIGHLIGHTS

101 Main St | Sayville, New York 11782 (Owner will divide for the right tenant)

- Highly Visible Location in the Heart of the Village of Sayville
- Rear Lot Offers Municipal Parking for +/- 200 Vehicles
- +/- 37 Designated Parking Spots
- Traffic Counts Exceed 17K Cars Passing Each Day
- Large Basement for Ample Storage
- 13,035 Usable SF | Former Rite Aid Store
- 80 Feet of Frontage on Main Street
- Features Loading Door with Ramp to Basement
- Ideal for ANY Retail or Office Use (Zoned BD)
- Surrounded by Local + National Retailers

Join Neighbors:



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AERIAL VIEW

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LOCAL + NATIONAL RETAILER MAP

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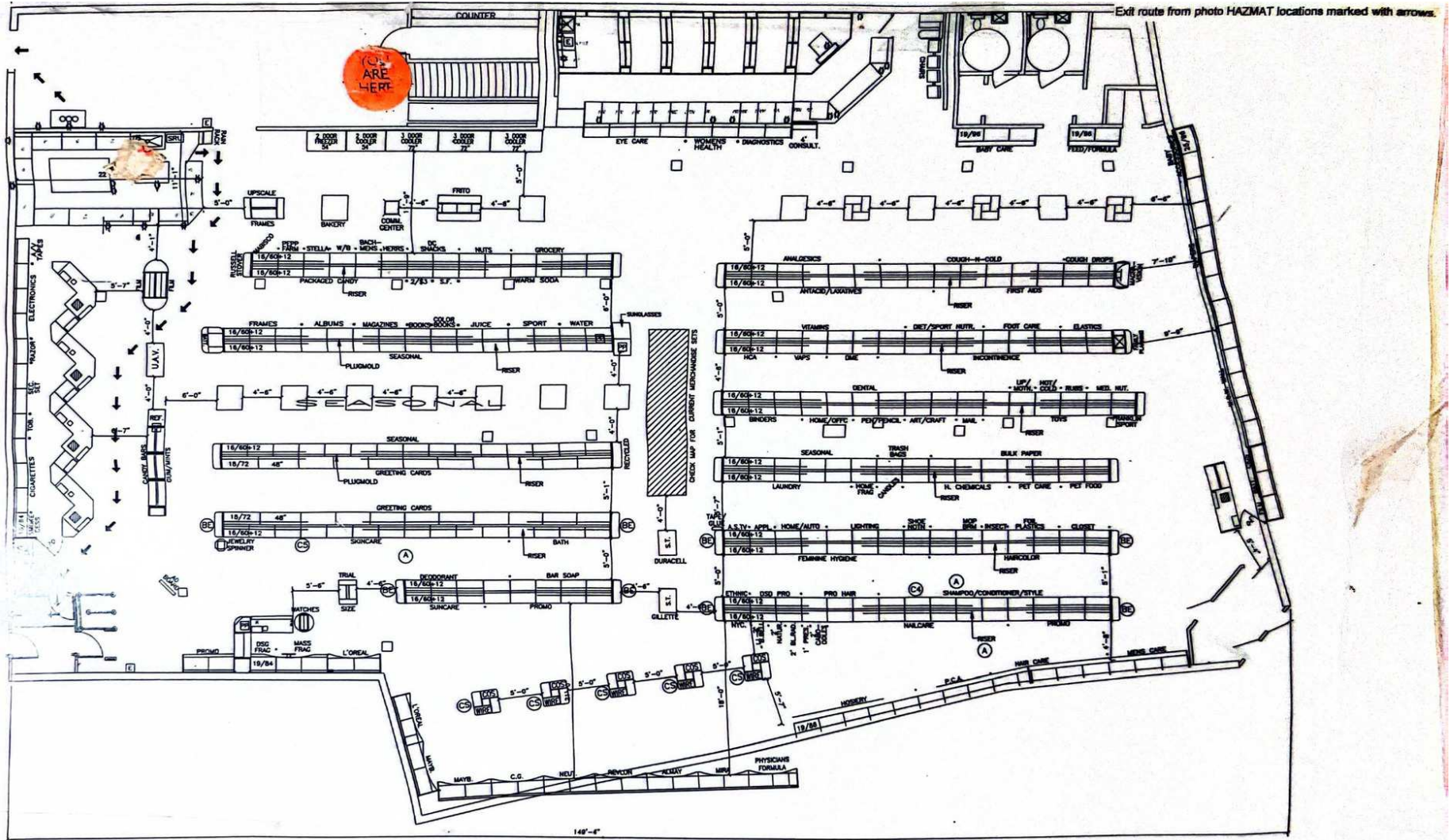
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FLOOR PLANS

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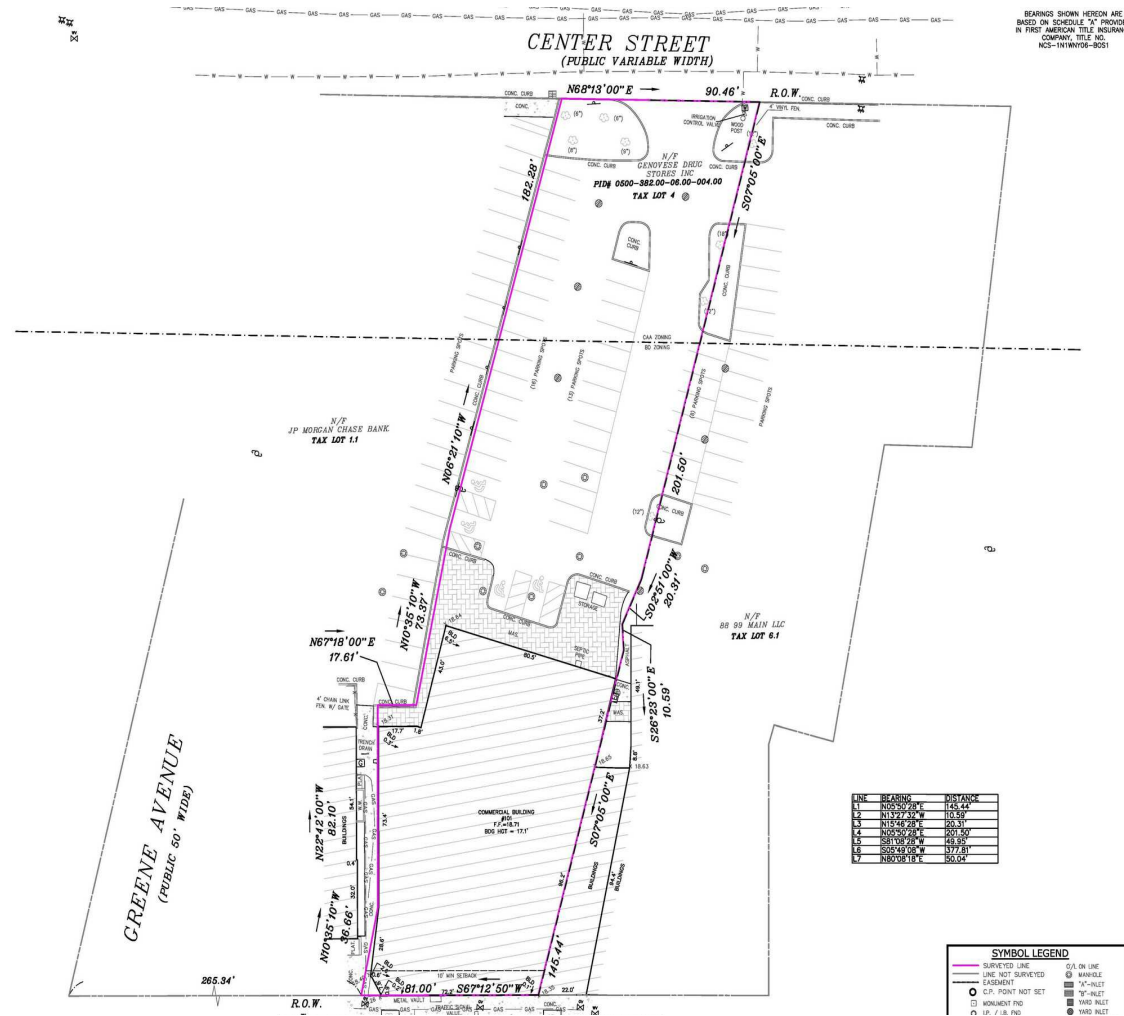
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PROPERTY SURVEY

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EXTERIOR PHOTOS

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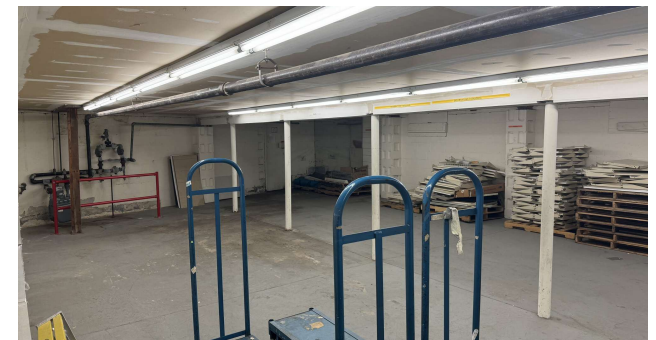
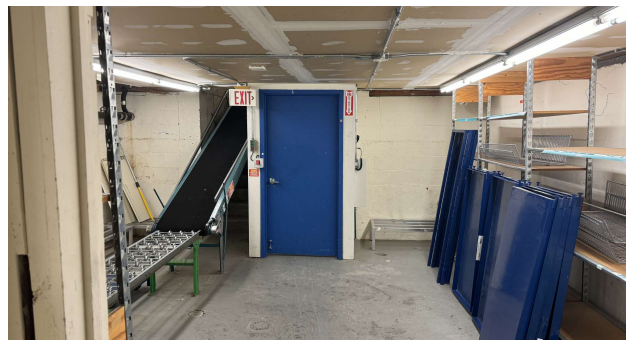
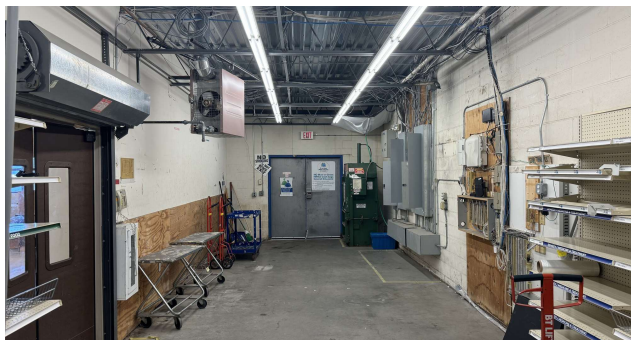
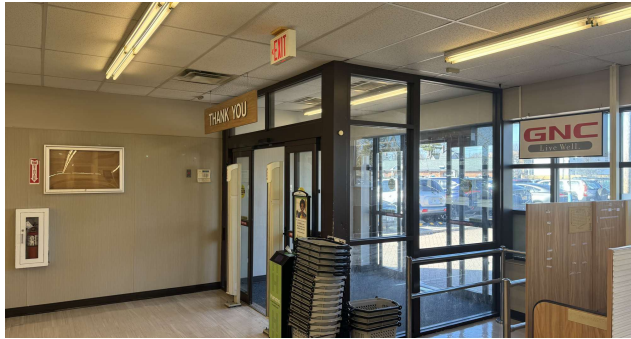
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INTERIOR PHOTOS

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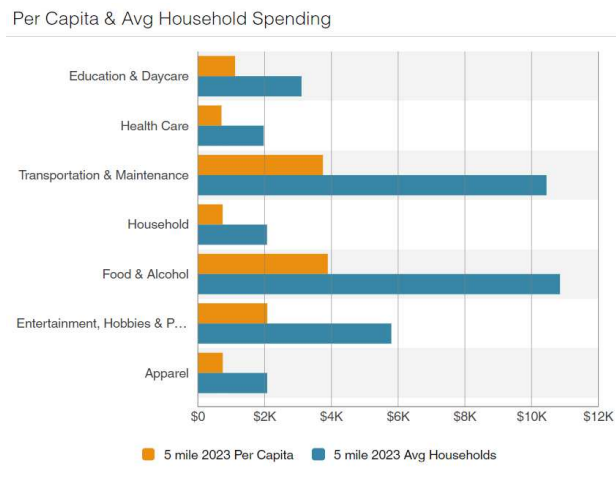
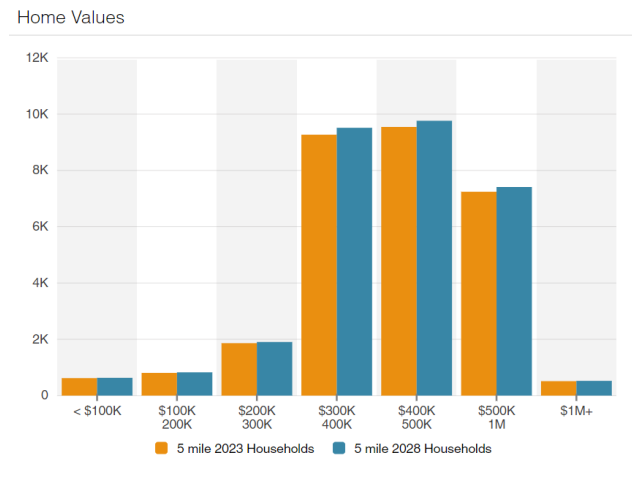
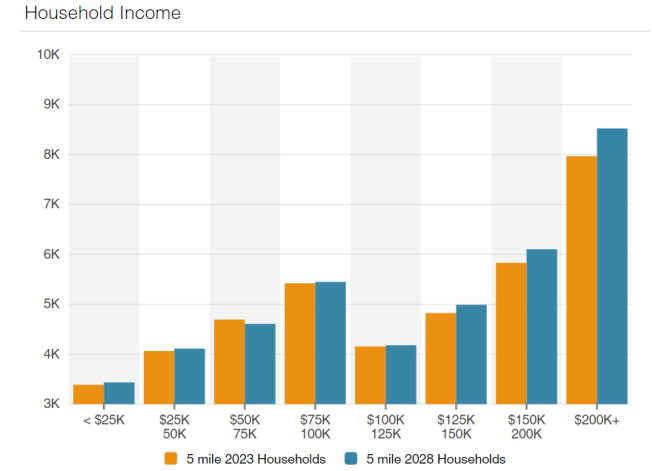
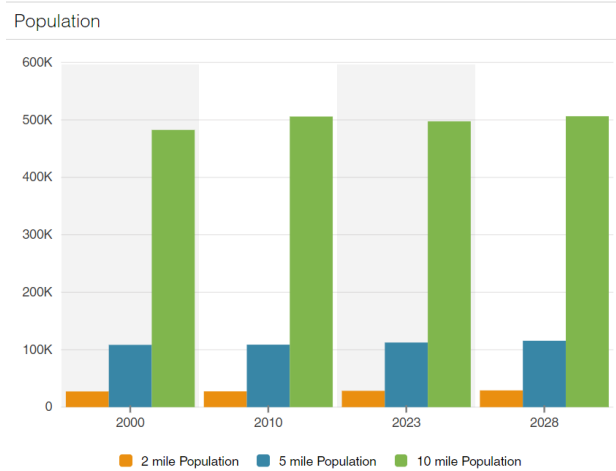
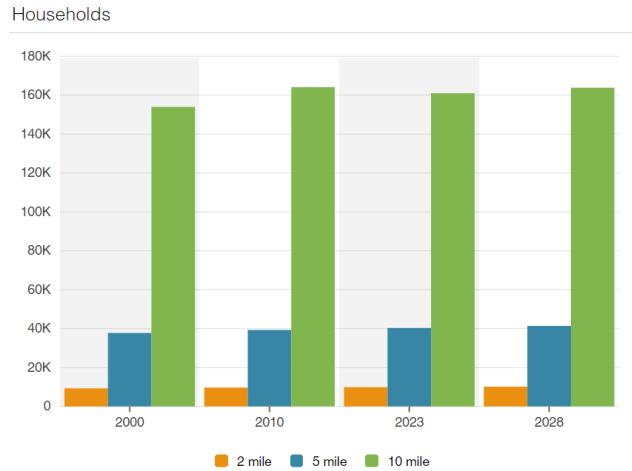
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PROPERTY DEMOGRAPHICS

101 Main St | Sayville, New York 11782



Demographic Snapshot: 5 Mile Radius

Median Household Income \$135,533.00

Median Home Value \$468,960.00

Population 112,489

Households 39,325

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We Are Commercial Real Estate

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