

DEVELOPMENT OPPORTUNITY | 5.57 ACRES

20 Sunken Meadow Rd., Fort Salonga-Northport

IDEAL LOCATION FOR ASSISTED/SENIOR LIVING



For More Information:



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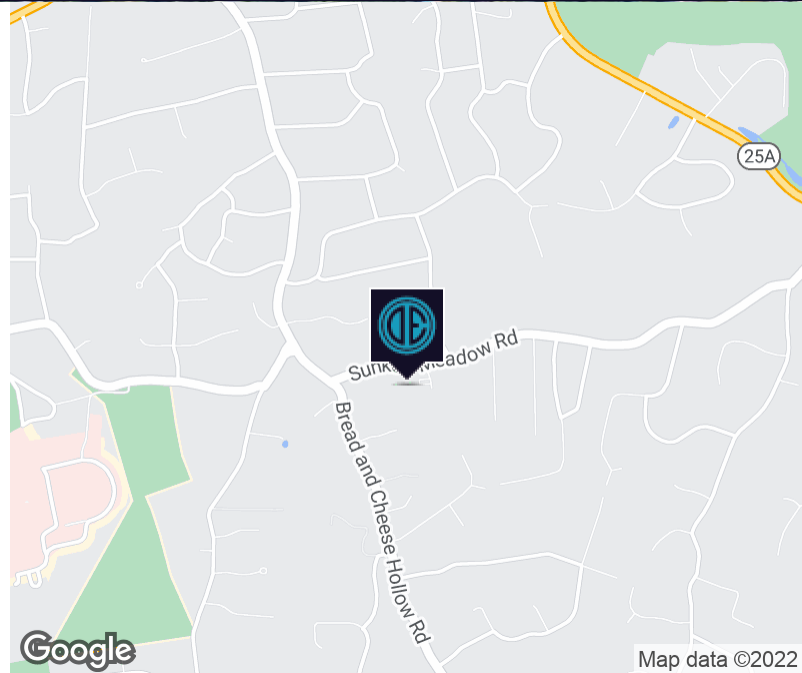
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Offering Summary

Sale Price:	\$2,500,000
Lot Size:	5.57 Acres
Zoning:	R-45

Property Overview

Rare Development Opportunity in Northport/Fort Salonga. 5.54 acres of land that was previously used for a rehabilitation facility. Centered in the beautiful Fort Salonga area and is located in close proximity to shopping centers, restaurants, the village of Northport, Centerport, Huntington and Kings Park. Excellent demographics! Many possibilities for this land. Ideal for Senior/Assisted Living, Residential Development, private family estate/compound, farm/horse farm. Close proximity to Sunken Meadow State Parkway, Route 25 A, less than 10 minutes to the Northport and Kings Park commuter rails. Do not miss opportunity!

Property Highlights

- IDEAL LOCATION FOR SENIOR | ASSISTED LIVING FACILITY
- 5.57 ACRES IN EXCELLENT DEMOGRAPHIC
- CONVENIENT TO MAJOR HIGHWAYS
- CLOSE PROXIMITY TO NORTHPORT VILLAGE, HUNTINGTON VILLAGE

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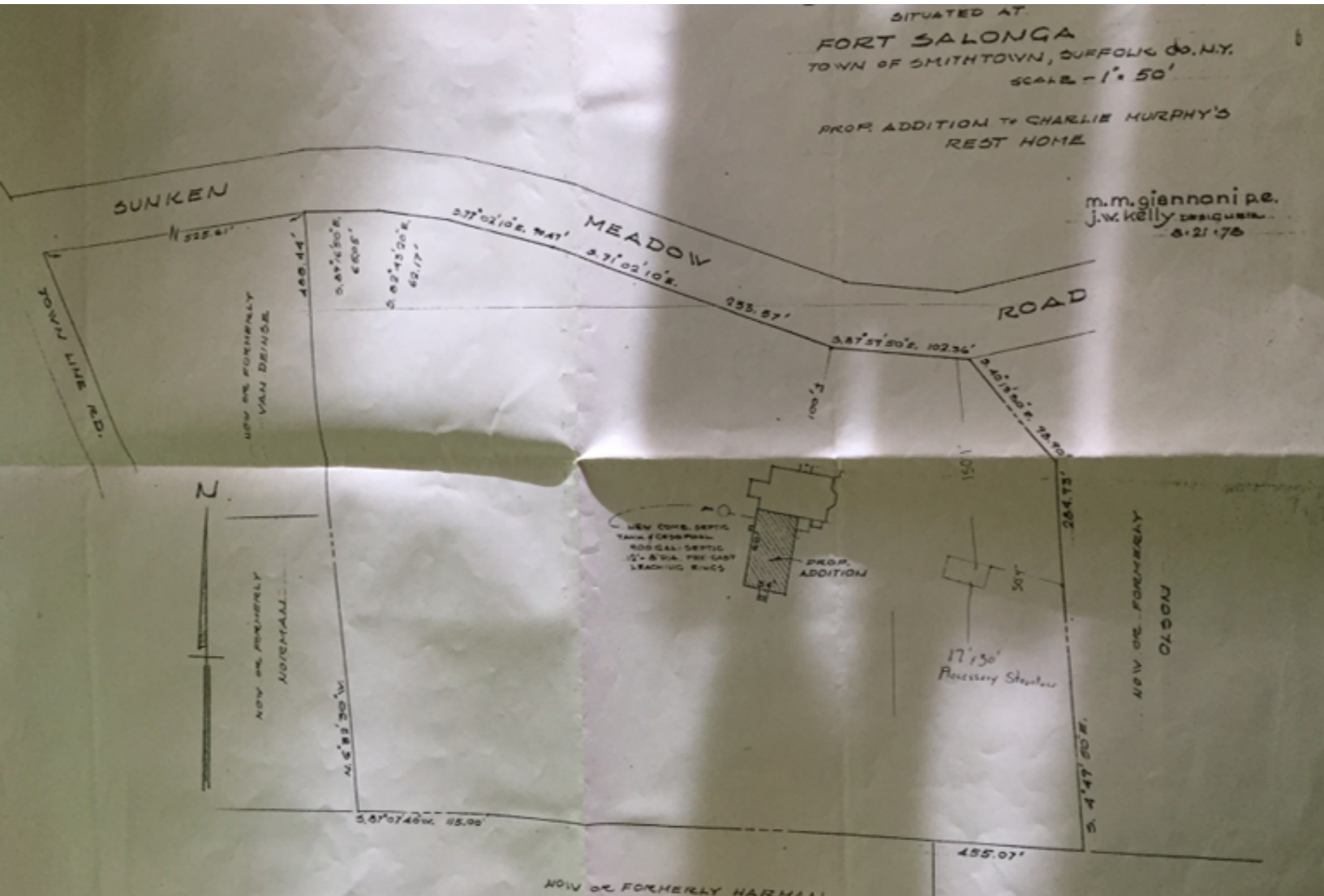


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Property Survey | 5.57 ACRES

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National & Local Retailer Map

20 Sunken Meadow Rd Northport | Fort Salonga NY



Google

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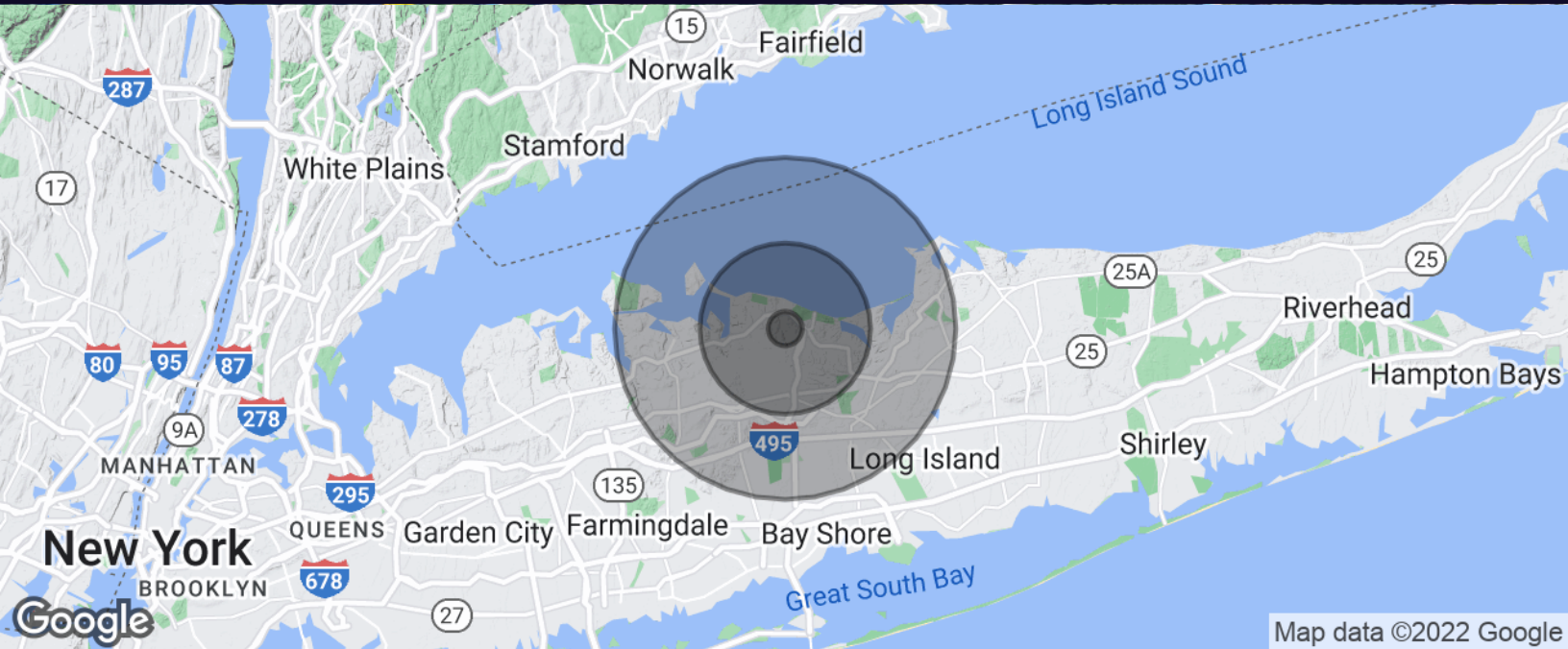
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Property Demographics

20 Sunken Meadow Rd Northport | Fort Salonga NY



Map data ©2022 Google

Population	1 Mile	5 Miles	10 Miles
Total Population	2,470	131,353	472,586
Average Age	43.3	41.6	39.4
Average Age (Male)	42.8	40.3	37.8
Average Age (Female)	44.0	42.3	40.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	786	43,467	149,871
# of Persons per HH	3.1	3.0	3.2
Average HH Income	\$181,430	\$122,851	\$117,341
Average House Value	\$838,006	\$541,088	\$538,437

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