

FOR LEASE

164 WAVERLY AVE PATCHOGUE, NY 11772



PROPERTY SUMMARY

154-164 Waverly is located near the heart of the bustling Village of Patchogue. Up to 20,000 sq.ft. of high end medical office space in a high-trafficked area with excellent growth potential. Exclusive parking, high traffic and flexible designer interiors deliver an unparalleled tenant experience.

- With floorplates offering multiple orientations for private offices, each office space promotes an incomparable working experience that is defined by serenity, sophistication, and comfort.
- Being renovated into Class A Medical Offices
- Approx. 100 Parking Spaces Being Added
- 2 min from Heart of Patchogue Village

Building SqFt	20,000 SqFt
Lot Size (SF)	32,670.00 SqFt
Parcel ID	0204-004.00-06.00-018.000
Zoning Type	Commercial
County	Suffolk
Frontage	0.00 Ft
Coordinates	40.770436,-73.028028



ALLEN BOULOS

Broker/Founder

Mobile: 631-255-9343

ABoulos@evernestcre.com

License #: 10311209518

MATTHEW SULLIVAN

Senior Associate

Direct: 631-708-8912

MSullivan@evernestcre.com

Evernest CRE

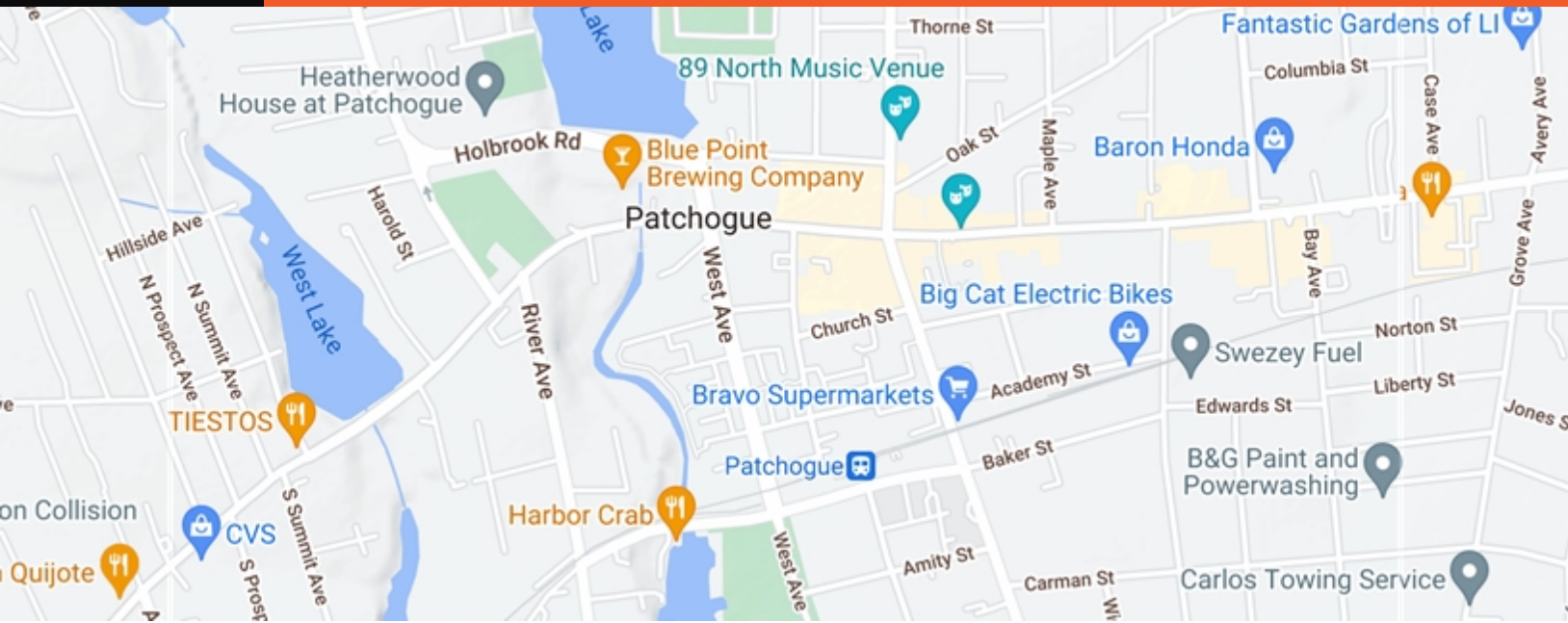
113 Bay Ave. Unit 1
Patchogue, NY 11772

Office: 6312559343
evernestcre.com



FOR LEASE

164 WAVERLY AVE PATCHOGUE, NY 11772



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,027	75,444	167,093
2010 Population	12,525	78,524	172,990
2024 Population	13,466	76,864	170,576
2029 Population	13,443	76,012	170,557
2024-2029 Growth Rate	-0.03 %	-0.22 %	0 %
2024 Daytime Population	12,829	63,703	158,269

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,664	26,573	55,739
2010 Total Households	4,868	28,346	60,011
2024 Total Households	5,767	28,992	61,066
2029 Total Households	5,811	28,949	61,617
2024 Average Household Size	2.3	2.62	2.74
2024 Owner Occupied Housing	3,392	20,656	45,295
2029 Owner Occupied Housing	3,468	20,786	45,636
2024 Renter Occupied Housing	2,375	8,336	15,771
2029 Renter Occupied Housing	2,342	8,164	15,981
2024 Vacant Housing	346	1,571	3,487
2024 Total Housing	6,113	30,563	64,553

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	429	1,990	3,748
\$15000-24999	357	1,011	1,947
\$25000-34999	335	1,180	2,510
\$35000-49999	352	1,476	3,201
\$50000-74999	513	2,582	5,770
\$75000-99999	674	3,604	7,444
\$100000-149999	1,331	6,260	13,361
\$150000-199999	817	4,533	9,509
\$200000 or greater	959	6,354	13,576
Median HH Income	\$ 105,561	\$ 116,180	\$ 117,021
Average HH Income	\$ 134,198	\$ 151,217	\$ 152,488

ALLEN BOULOS
Broker/Founder
Mobile: 631-255-9343
ABoulos@evernestcre.com
License #: 10311209518

MATTHEW SULLIVAN
Senior Associate
Direct: 631-708-8912
MSullivan@evernestcre.com

Evernest CRE
113 Bay Ave. Unit 1
Patchogue, NY 11772
Office: 6312559343
evernestcre.com



FOR LEASE

164 WAVERLY AVE PATCHOGUE, NY 11772



ALLEN BOULOS

Broker/Founder

Mobile: 631-255-9343

ABoulos@evernestcre.com

License #: 10311209518

MATTHEW SULLIVAN

Senior Associate

Direct: 631-708-8912

MSullivan@evernestcre.com

Evernest CRE

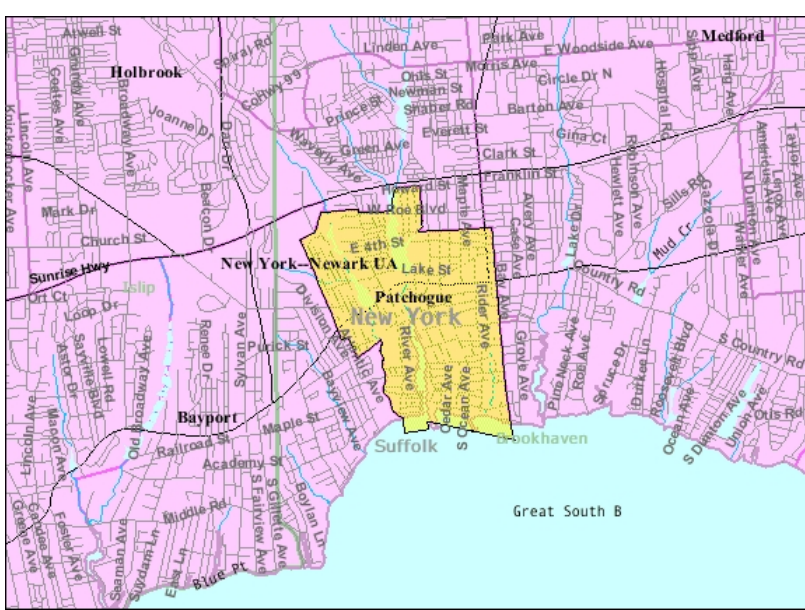
113 Bay Ave. Unit 1
Patchogue, NY 11772

Office: 6312559343
evernestcre.com



FOR LEASE

164 WAVERLY AVE PATCHOGUE, NY 11772



CITY OF PATCHOGUE

COUNTY SUFFOLK

AREA

CITY 2.5 SQ MI

LAND 2.3 SQ MI

WATER 0.3 SQ MI

ELEVATION 20 FT

POPULATION

POPULATION 12,408

DENSITY 5,490.27 SQ MI



ABOUT PATCHOGUE

Patchogue (PATCH-og) is a village in Suffolk County, New York. The population was 12,408 at the time of the 2020 census. Patchogue is an incorporated community part of the town of Brookhaven, on the south shore of Long Island, adjoining the Great South Bay.

ALLEN BOULOS

Broker/Founder

Mobile: 631-255-9343

ABoulos@evernestcre.com

License #: 10311209518

MATTHEW SULLIVAN

Senior Associate

Direct: 631-708-8912

MSullivan@evernestcre.com

Evernest CRE

113 Bay Ave. Unit 1
Patchogue, NY 11772

Office: 6312559343
evernestcre.com

