

MULTIPLE SPACES AVAILABLE FOR LEASE

SWAN NURSERY COMMONS

655 E Main Street | East Patchogue, NY 11772

JOIN ONE OF
LONG ISLAND'S FIRST
LIDL LOCATIONS



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

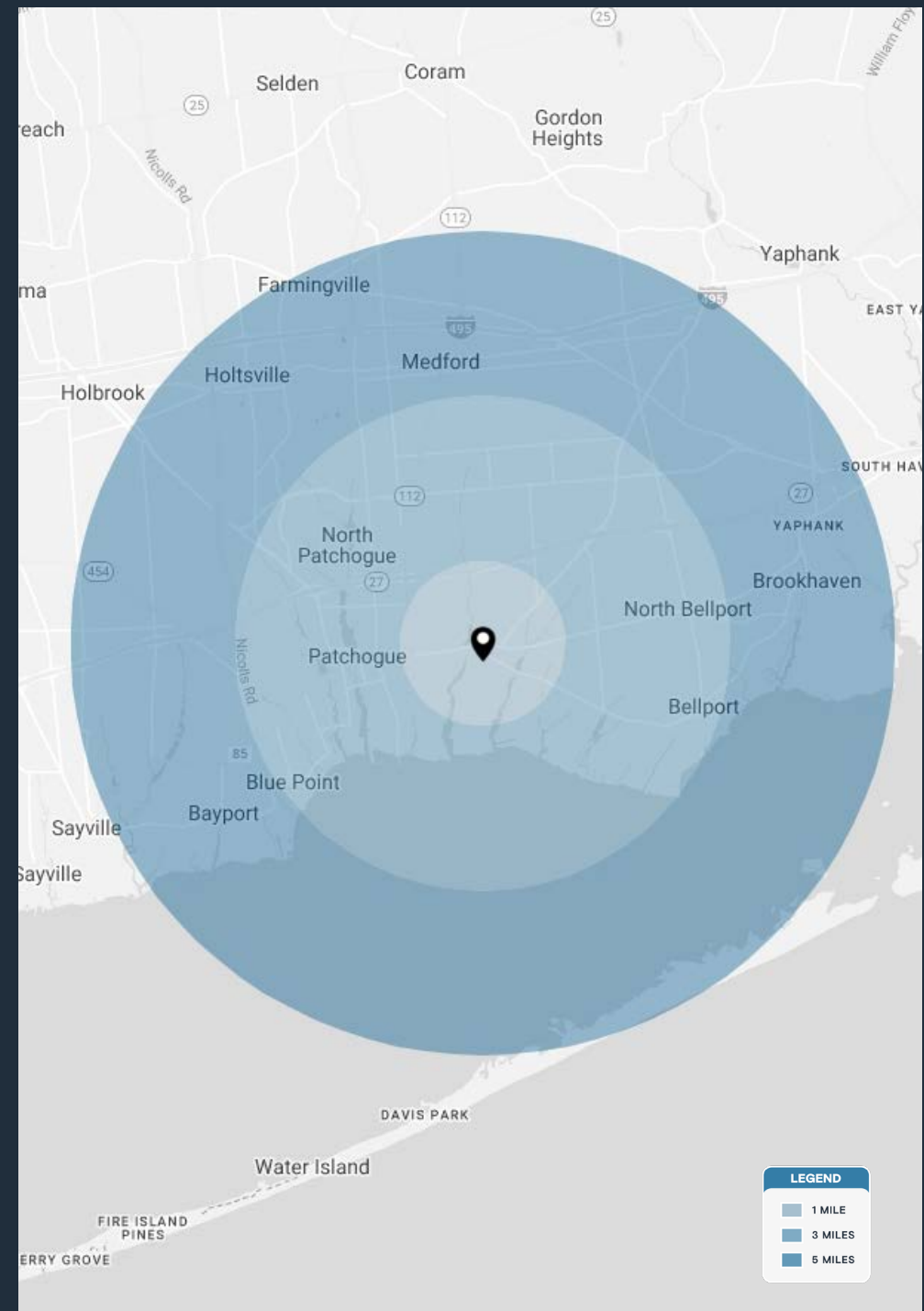
- Total GLA:126,582 SF
- Various sizes available
- Anchored by Lidl, Walgreens, and Autozone
- Great visibility from Montauk Highway with easy access to Sunrise Highway

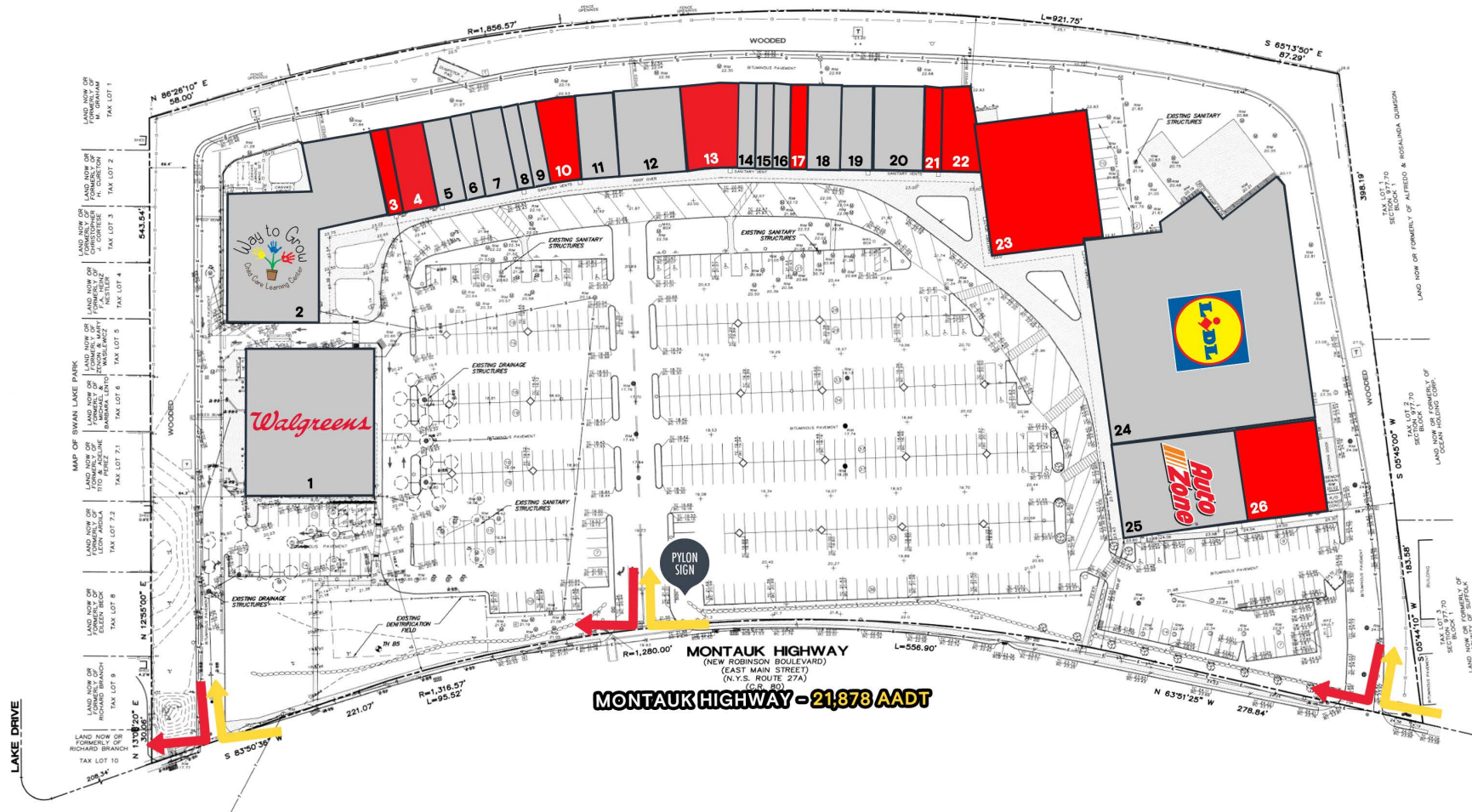
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,828	67,639	134,194
HOUSEHOLDS	3,517	25,138	48,403
EMPLOYEES	3,870	24,421	43,153
AVERAGE HH INCOME	\$103,922	\$130,647	\$138,555

TRAFFIC COUNTS

MONTAUK HIGHWAY	21,878 AADT
E PATCHOGUE YAPHANK ROAD	81,644 AADT

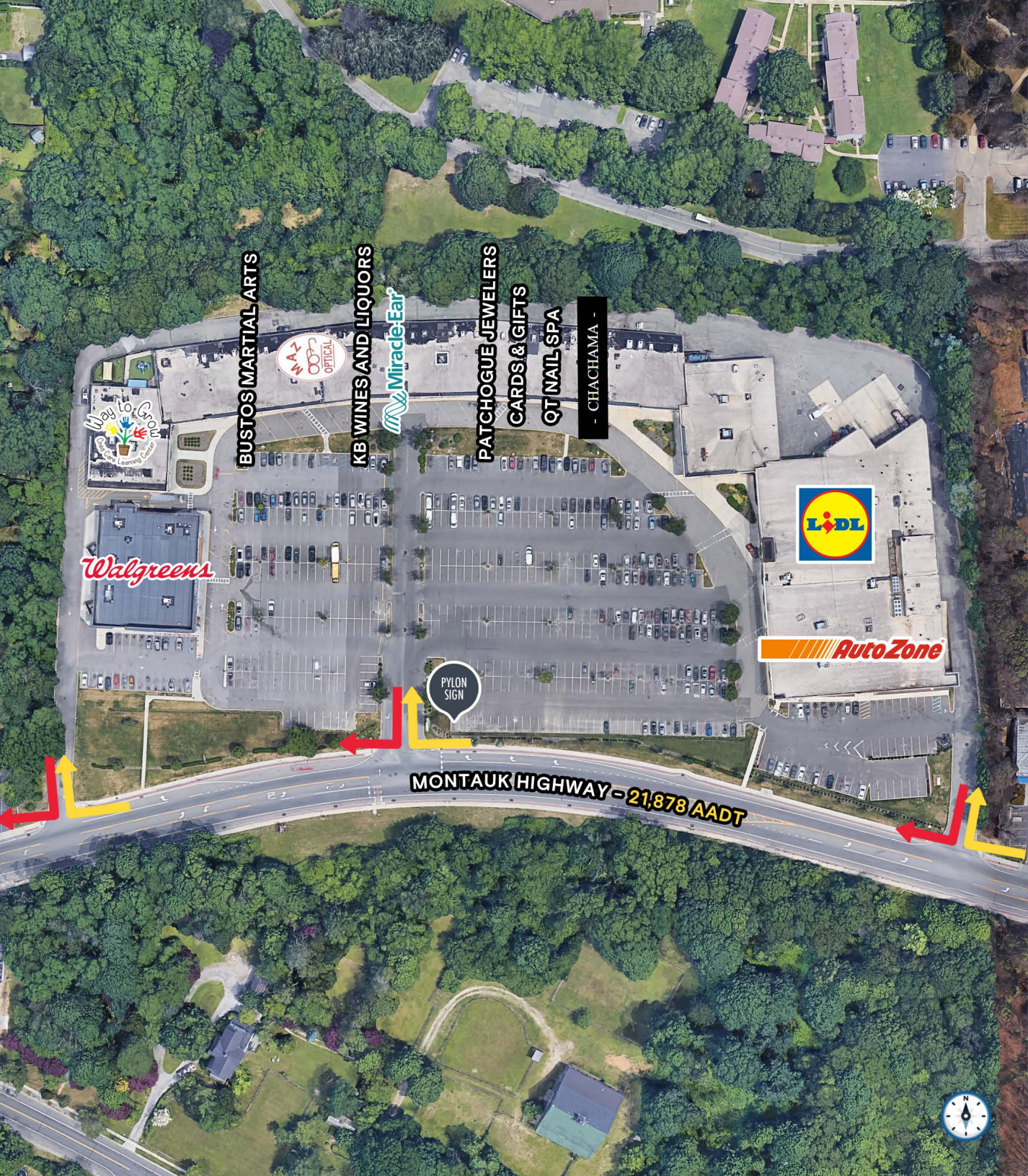




Tenant Roster

1	Walgreens	8	KB Wines and Liquors	15	Lease Out	22	2,250 SF Available (can be combined)
2	Way To Grow	9	Miracle Ear	16	Patchogue Jewelers	23	11,466 SF Available
3	1,125 SF Available	10	2,463 SF Available	17	1,125 SF Available	24	Lidl
4	1,900 SF Available	11	Access PT	18	QT Nail Spa	25	Autozone
5	Bustos Martial Arts	12	Encore Dance Academy	19	Chachama	26	6,500 SF Available
6	Shanghai	13	3,751 SF Available	20	Pizzeria		
7	Maz Optical	14	Beauty Center	21	1,125 SF Available (can be combined)		





Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 04.01.26