

# 2900 VETERANS MEMORIAL HIGHWAY

BOHEMIA, NY

## ± 3 ACRES

RESTAURANT, MEDICAL,  
BANK DRIVE-THRU PADS  
FOR LEASE

ALISON BRENNAN



(631) 234-3200

VISIT OUR WEBSITE



[www.fdcrealty.com](http://www.fdcrealty.com)

CONTACT US



[alison@fdcrealty.com](mailto:alison@fdcrealty.com)







# 2900 VETERANS MEMORIAL HIGHWAY

# TRAFFIC DRIVERS

BOHEMIA, NY



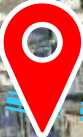
MOTOR PARKWAY

LONG ISLAND EXPRESSWAY 169,800 VPD

RONKONKOMA HUB STATION YARDS



VETERANS MEMORIAL HWY 36,099 VPD



Hilton Garden Inn Islip/MacArthur Airport

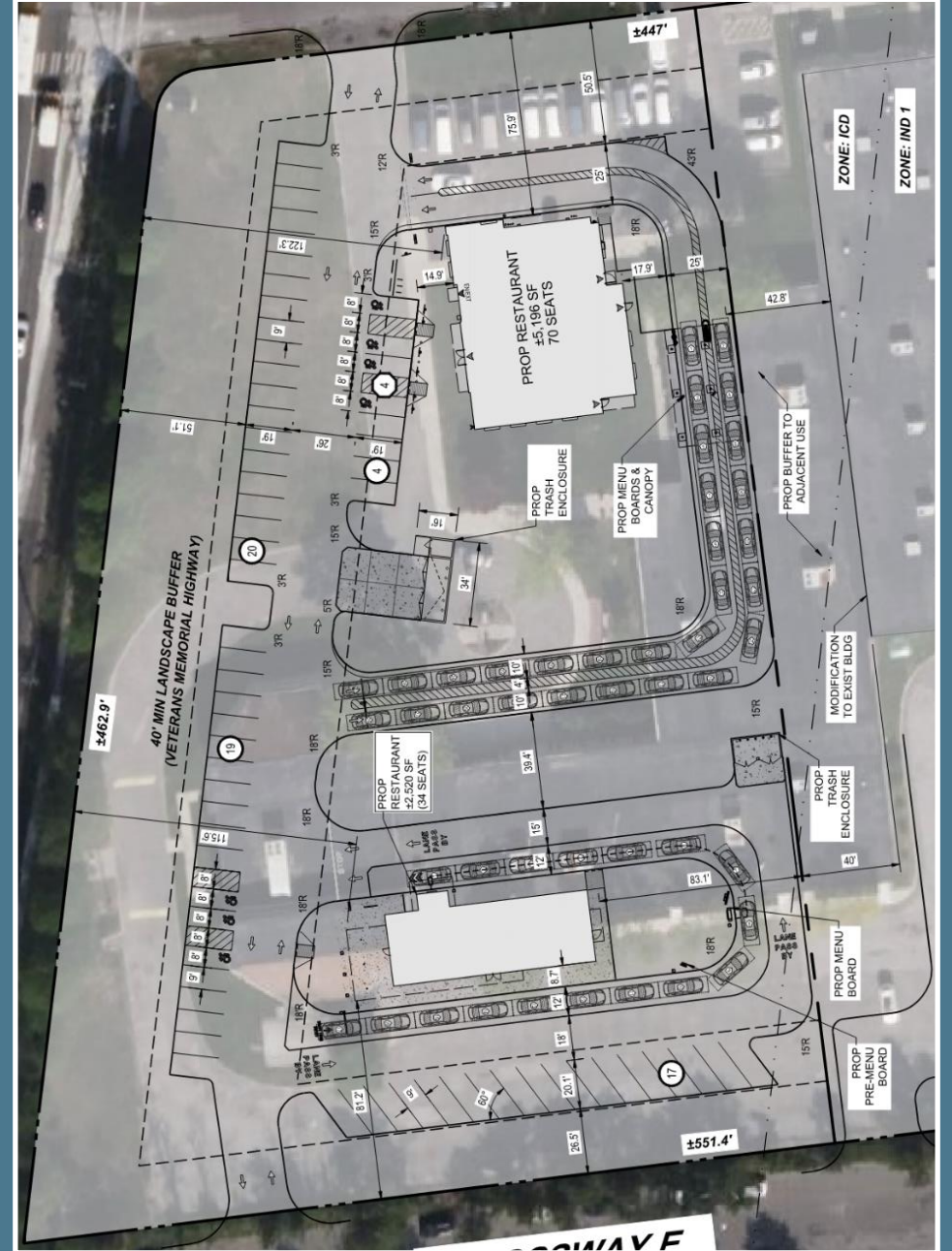
CONNETQUOT HIGH SCHOOL



## PROPERTY INFORMATION

Zoning:	IND 1, with ICD Overlay, Town of Islip	Comments:	<ul style="list-style-type: none"><li>• Close proximity to MacArthur Airport</li></ul>
Property Size:	Approx. 130,680 SF (3.00 Acres)		<ul style="list-style-type: none"><li>• Proposed pads suitable for Restaurants, Medical, Banks with Drive-Thru</li></ul>
Traffic Count:	36,099 VPD on Veterans Memorial Hwy		<ul style="list-style-type: none"><li>• Possible multi-tenant strip with Endcap Drive-Thru</li></ul>







# MARKET OVERVIEW

## 5 Mile Radius



2023 Population of 237,414  
2028 Projection of 241,253



\$134,522 Average Household Income  
\$112,912 Median Household Income



12,424 Businesses with  
110,316 Employees

ALISON BRENNAN



(631) 234-3200

VISIT OUR WEBSITE



[www.fdcrealty.com](http://www.fdcrealty.com)

CONTACT US



[alison@fdcrealty.com](mailto:alison@fdcrealty.com)



**FDC** FIRST DEVELOPMENT  
CORPORATION