



RETAIL SPACE

EAST ISLIP, NY

335 EAST MAIN STREET

SIZE

Restaurant - 4,266 SF (Approximately 47.4' x 90')
Adjacent Land - 22,000 SF (Approximately 118' x 200')

ASKING RENT

Upon Request

NEIGHBORS

Bank of America, Pat's Marketplace Place, Sherwin Williams, Dunkin', Leslie's Pool Supplies, T-Mobile, Shrimpy's Burrito Bar (Coming Soon), Orange Theory Fitness (Coming Soon), 7-Eleven, Mavis Discount Tire, Boston Market, Friendly's, CVS, Carvel, TD Bank, Ace Hardware, Drift Inn, Francesco's Trattoria, East Islip Dental, A&S Pork Store

COMMENTS

Restaurant property can be assembled with the adjacent Land or both leased separately

Fully equipped restaurant with 39 parking stalls

Across the street from the Heckscher Plaza

Tremendous visibility with approximately 278' frontage on Main Street

Located just west of the Heckscher Parkway/South State Parkway

CONTACT EXCLUSIVE AGENTS

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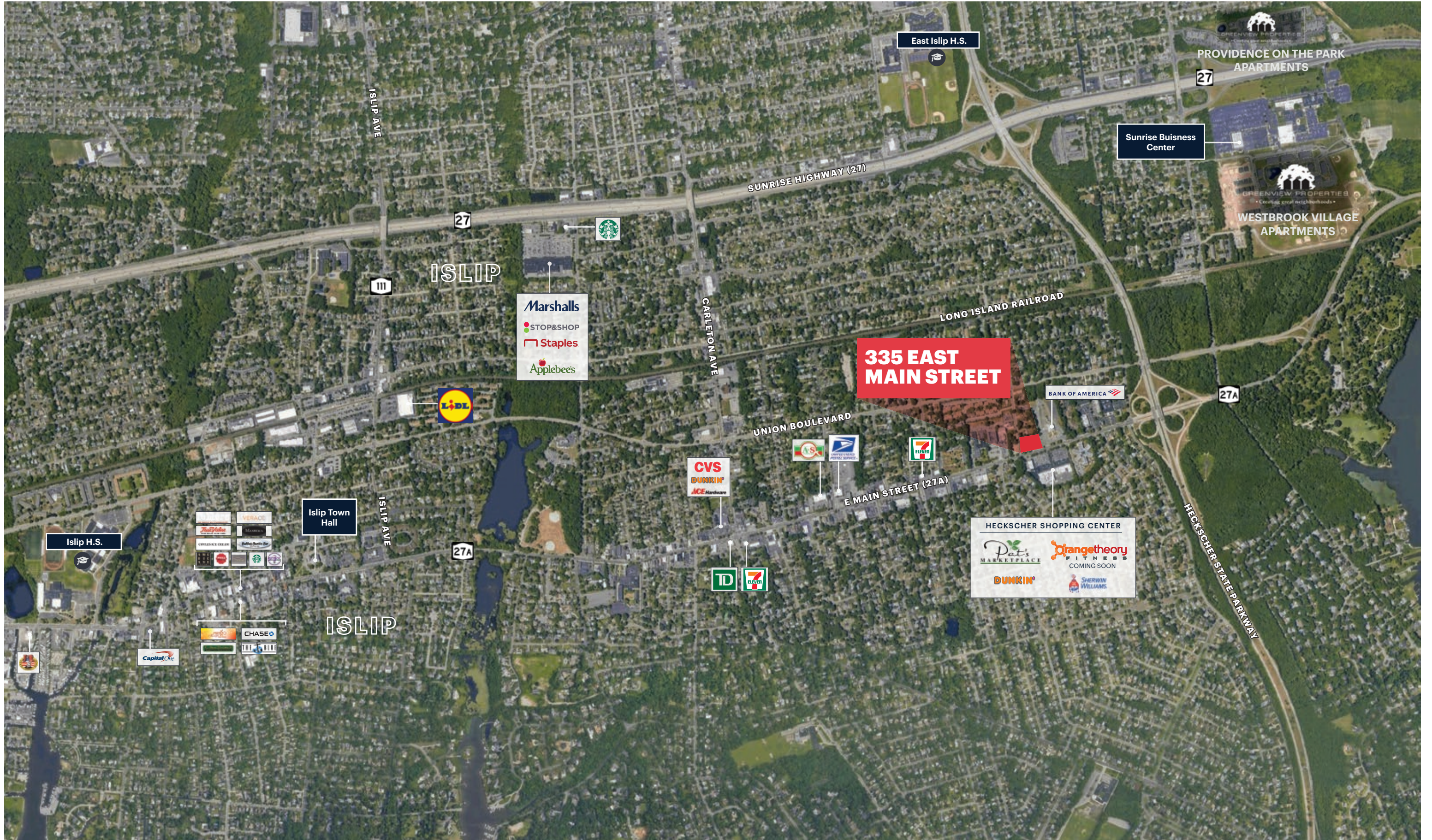
RIPCO
REAL ESTATE

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

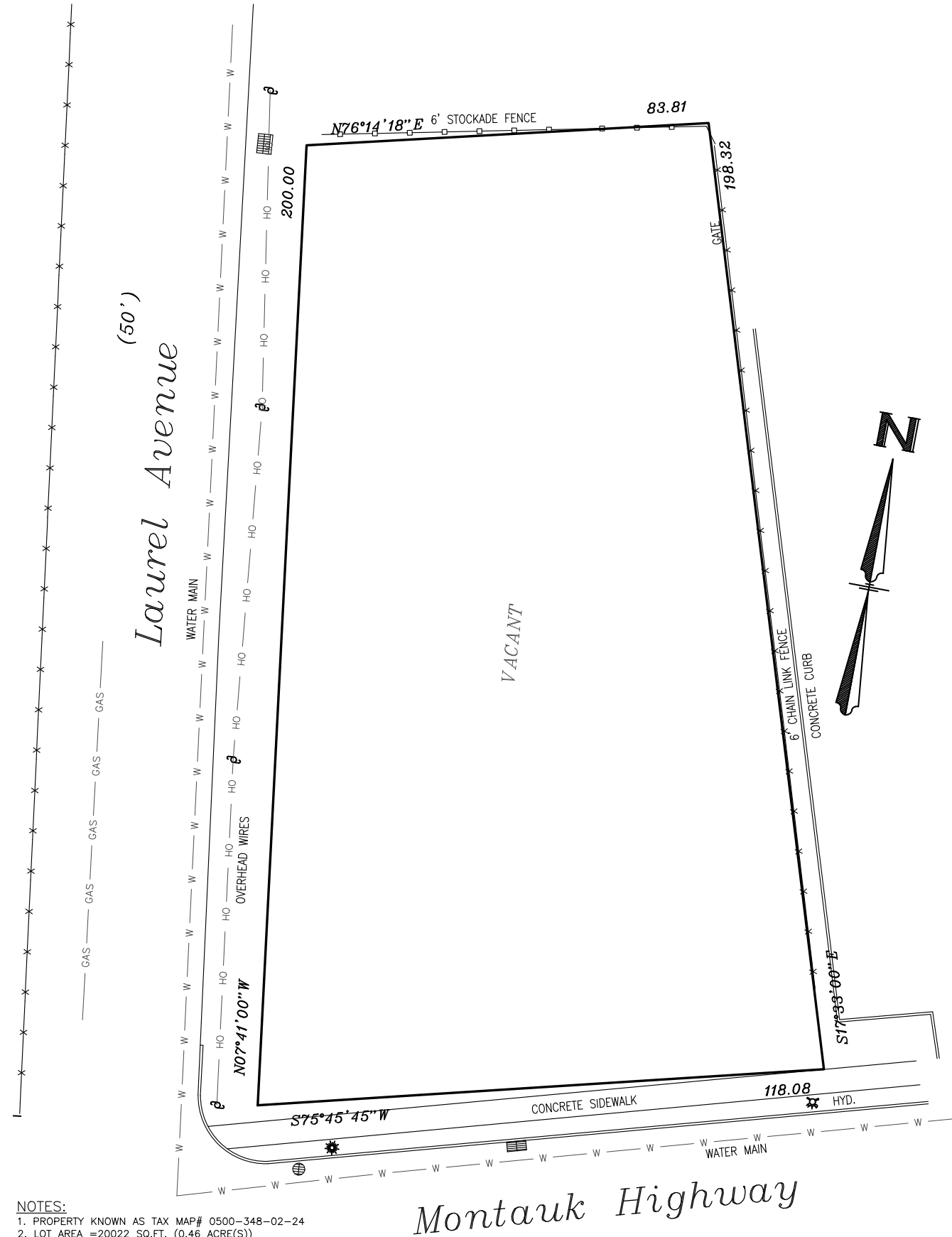
MARKET AERIAL



AERIAL

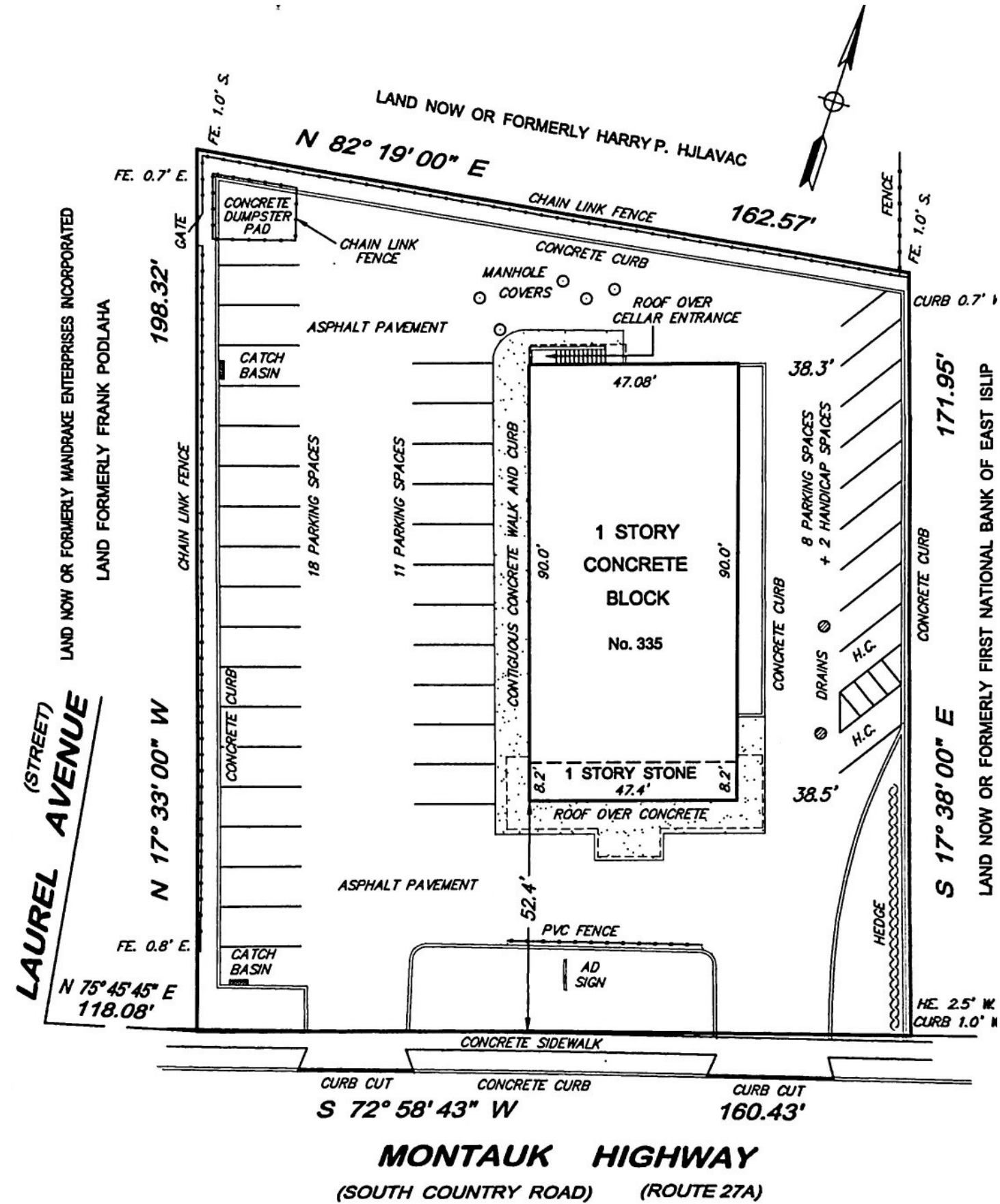


SURVEY - VACANT LAND

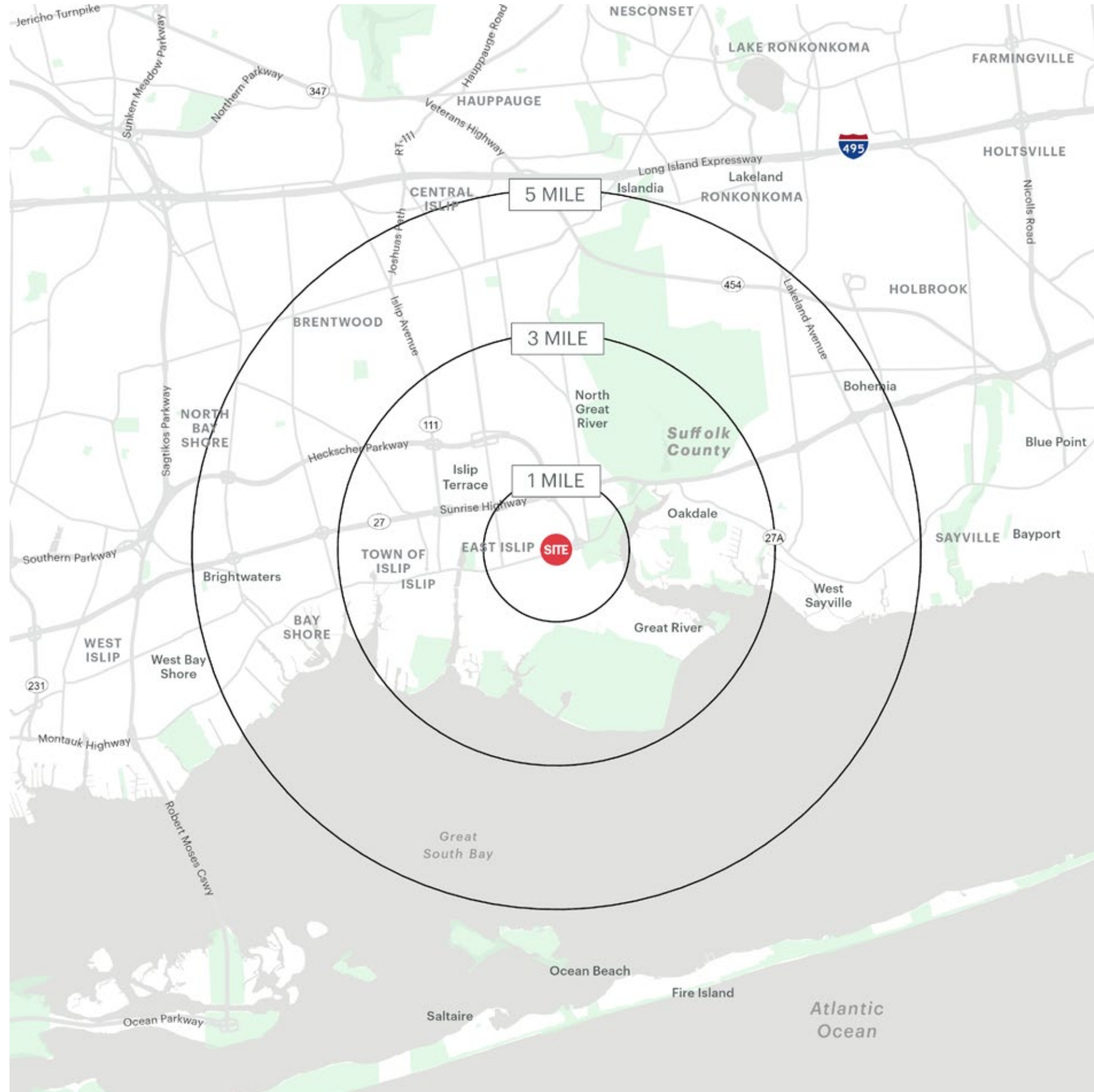


- NOTES:
1. PROPERTY KNOWN AS TAX MAP# 0500-348-02-24
 2. LOT AREA =20022 SQ.FT. (0.46 ACRE(S))
 3. THIS SURVEY WAS PREPARED USING A TRIMBLE S3 ROBOTIC TOTAL STATION.
 4. PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY.

SITE PLAN - RESTAURANT



AREA DEMOGRAPHICS



335 EAST MAIN STREET EAST ISLIP, NEW YORK

1 MILE RADIUS

POPULATION
11,968
HOUSEHOLDS
4,200
AVERAGE HOUSEHOLD INCOME
\$170,318
MEDIAN HOUSEHOLD INCOME
\$135,023

COLLEGE GRADUATES (BACHELOR'S +)
3,575 - 41.0%
TOTAL BUSINESSES
455
TOTAL EMPLOYEES
4,179
DAYTIME POPULATION (W/ 16 YR +)
10,458

3 MILE RADIUS

POPULATION
58,486
HOUSEHOLDS
20,527
AVERAGE HOUSEHOLD INCOME
\$155,967
MEDIAN HOUSEHOLD INCOME
\$119,977

COLLEGE GRADUATES (BACHELOR'S +)
9,522 - 40.0%
TOTAL BUSINESSES
2,050
TOTAL EMPLOYEES
21,779
DAYTIME POPULATION (W/ 16 YR +)
51,474

5 MILE RADIUS

POPULATION
183,258
HOUSEHOLDS
56,570
AVERAGE HOUSEHOLD INCOME
\$138,219
MEDIAN HOUSEHOLD INCOME
\$106,232

COLLEGE GRADUATES (BACHELOR'S +)
39,598 - 31.0%
TOTAL BUSINESSES
7,291
TOTAL EMPLOYEES
70,563
DAYTIME POPULATION (W/ 16 YR +)
164,235

AREA DEMOGRAPHICS

