

1443 Montauk Hwy

Mastic, New York 11950

Property Highlights

- J-Business 6 Zoning: Highly versatile zoning permitting mixed-use development (1st floor retail, 2nd floor office/apartments) with the possibility of a drive-up window (with special permit).
- Infrastructure Advantage: Development potential is immediately unlocked by a brand new, activated Suffolk County sewer system, directly enabling high-value uses like medical facilities and full-service restaurants.
- Prime Location: Situated on a main street business artery in the Town of Brookhaven, ensuring high visibility and foot traffic in a dynamic downtown area.
- Rapid Local Access: Located just five minutes from the major east-west thoroughfare, Route 27A (Sunrise Highway).
- Excellent Regional Connectivity: Only a ten-minute drive to Exit 68 of the Long Island Expressway (LIE), providing seamless access to the greater regional market.

Offering Summary

Sale or Lease Rate:	Available Upon Request
Available SF:	1.171 Acres
Lot Size:	51,015 SF

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	489	1,392	3,476
Total Population	1,665	4,804	11,786
Average HH Income	\$142,203	\$134,929	\$125,007

For More Information

Mario Vigliotta

O: 631 761 9402

mvigliotta@nailongisland.com

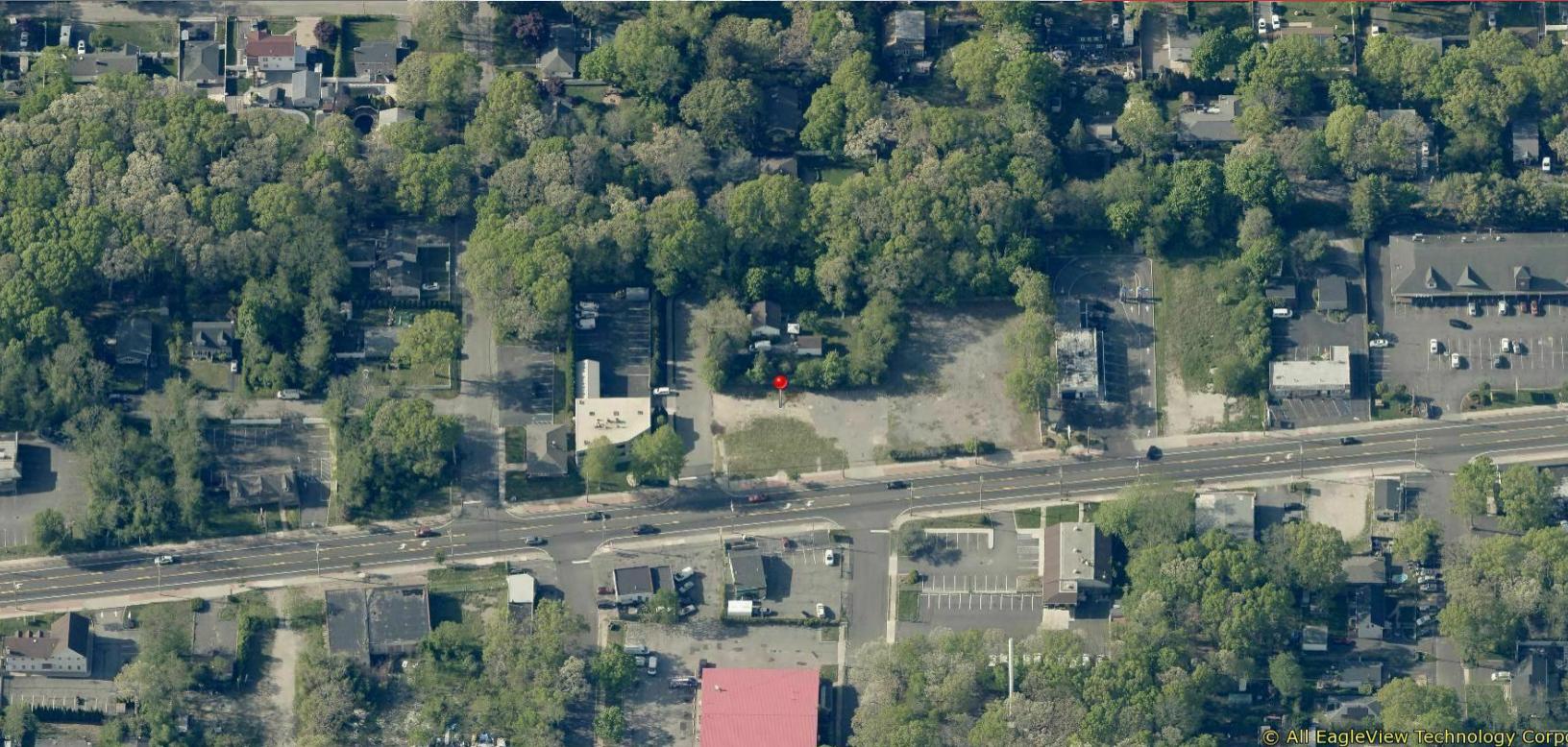
BROCHURE

1443 Montauk Hwy, Mastic, NY 11950

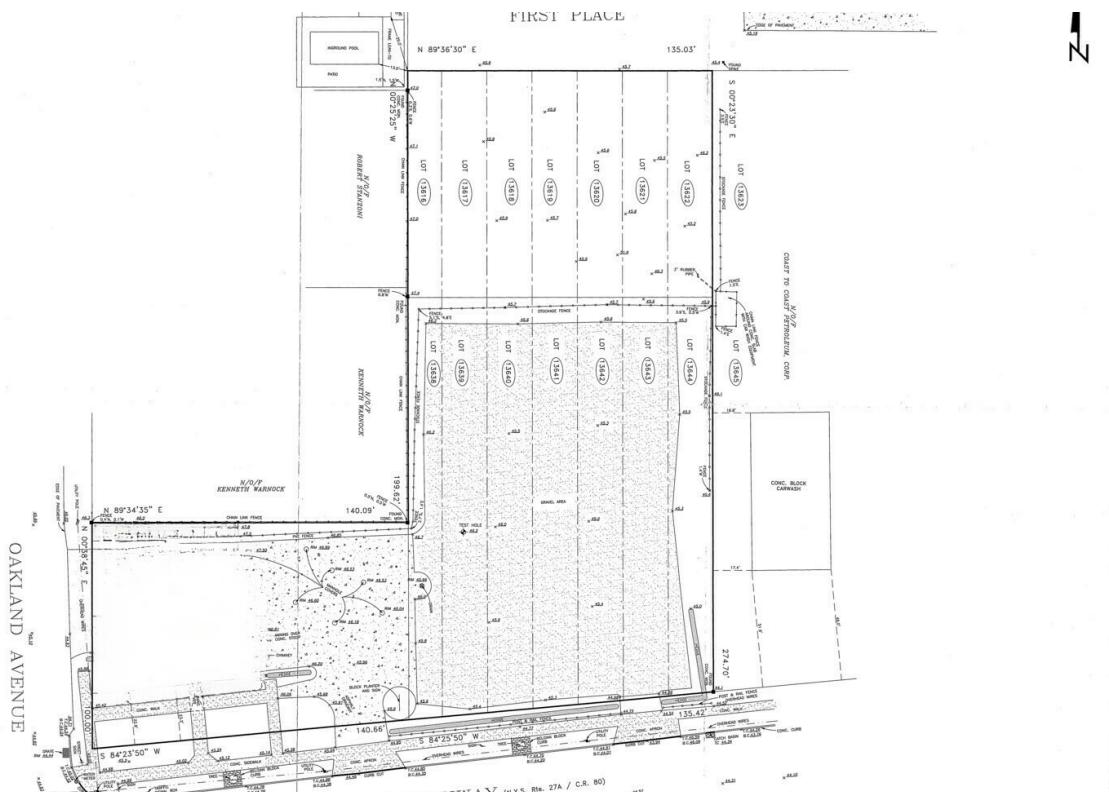
NALong Island

For Sale or Lease

51,015 SF | Available Upon Request
Zoned Commercial



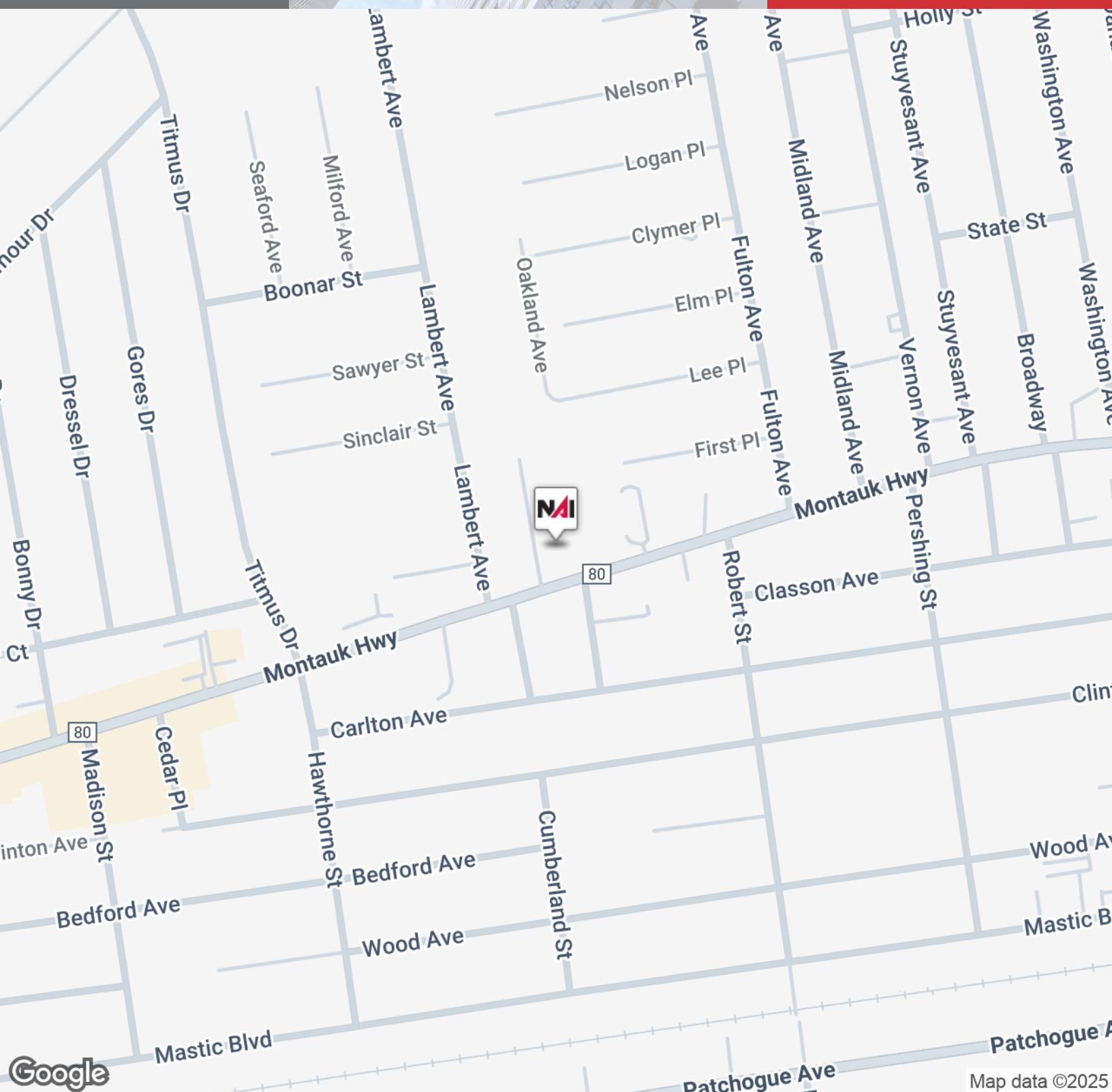
© All EagleView Technology Corp.



BROCHURE

1443 Montauk Hwy, Mastic, NY 11950

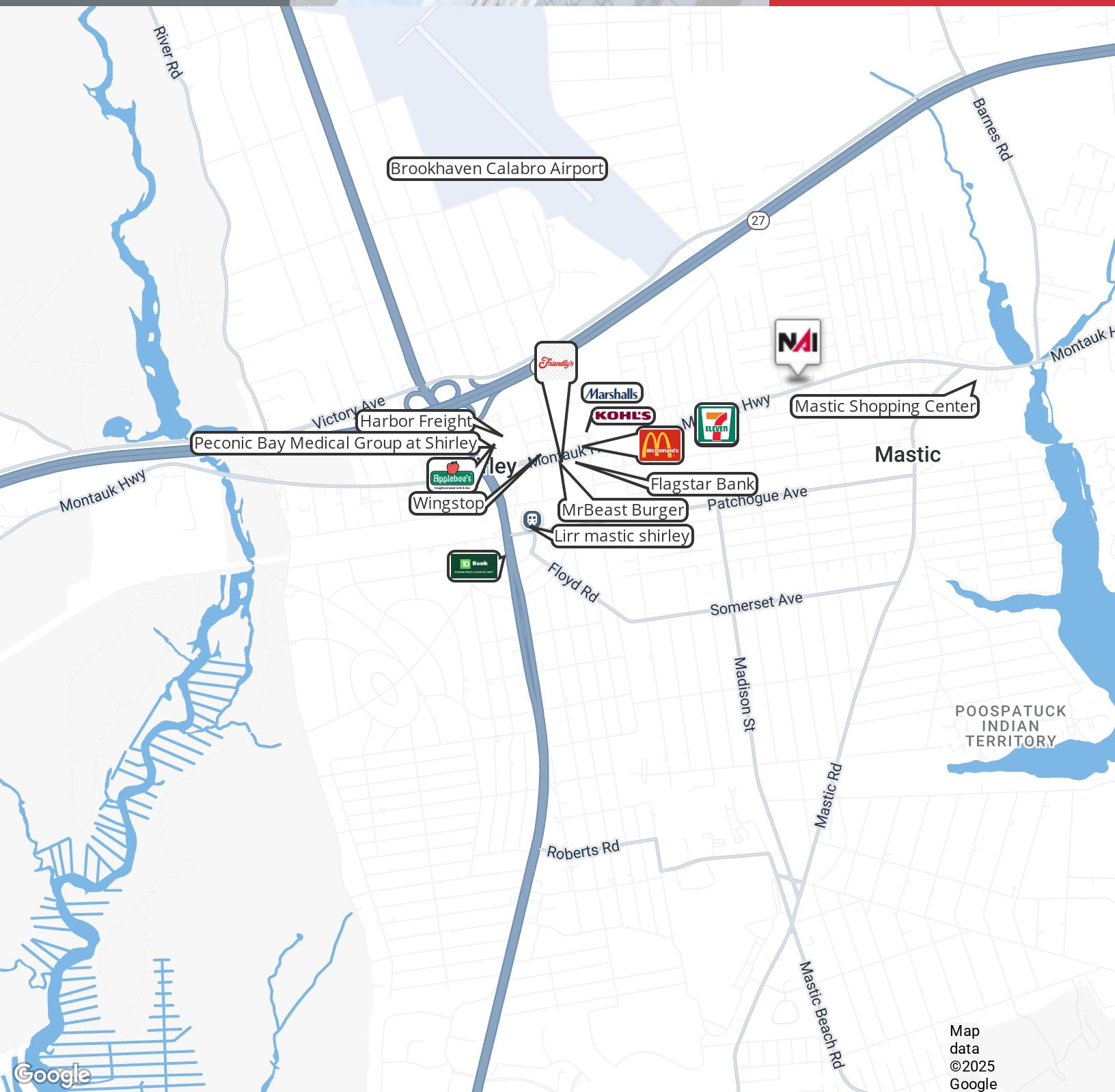
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



BROCHURE

1443 Montauk Hwy, Mastic, NY 11950

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

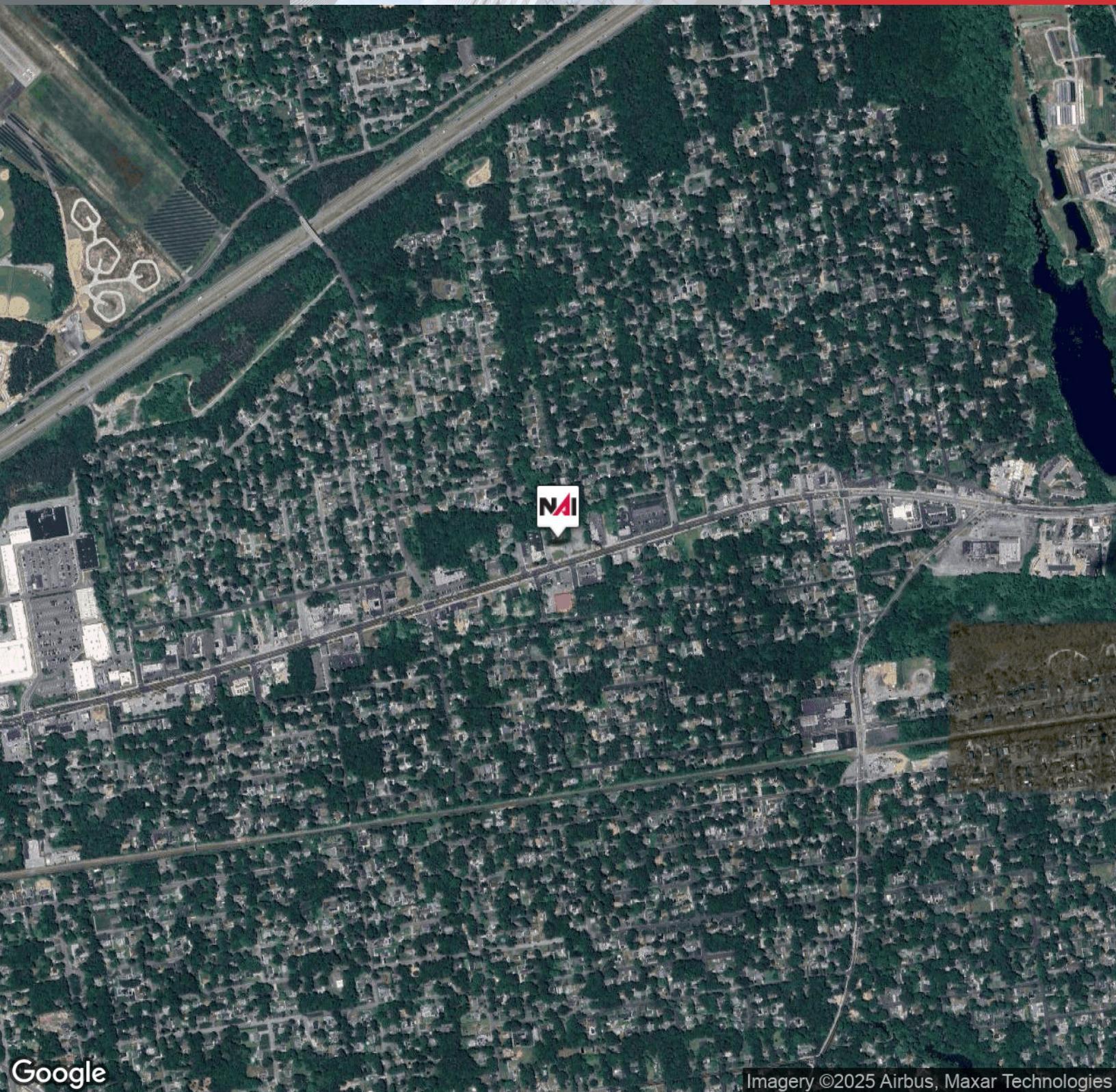
**BROCHURE****1443 Montauk Hwy, Mastic, NY 11950**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NAI Long Island

For Sale or Lease

51,015 SF | Available Upon Request
Zoned Commercial



Google

Imagery ©2025 Airbus, Maxar Technologies

BROCHURE

1443 Montauk Hwy, Mastic, NY 11950

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Mario Vigliotta

Director

mvigliotta@nailongisland.com

Direct: **631.761.9402** | Cell: **631.807.6734**

Professional Background

Mario Vigliotta has been a valuable asset to NAI Long Island since December 2015, bringing extensive commercial real estate experience, especially in retail. He has collaborated with distinguished chains including Dunkin' Donuts, CityMD, 7-Eleven, and Subway, alongside numerous independent enterprises.

As a licensed expeditor in Suffolk County, Mario offers over two decades of comprehensive expertise and an unparalleled understanding of zoning regulations. He famously orchestrated the successful sale of three contiguous properties to a Dunkin' Donuts franchisee by expertly navigating a complex zoning change and securing all requisite approvals. Additionally, he identified the ideal location and secured the lease and permits for The Better Man Distilling Co., a groundbreaking urban craft distillery on Long Island.

Beyond his professional life, Mario is deeply committed to his community, serving as an active member of organizations like the Rotary and various Chambers of Commerce. He previously served as a trustee of the Mastic-Moriches-Shirley Community Library. Mario and his wife, Jane, live in Patchogue, sharing their home and cherishing moments with their seven children and 19 cherished grandchildren. Mario's dedication to both his professional and personal life underscores his remarkable character and indomitable spirit.

Education

State University of New York at Delhi

Memberships

Member of the Patchogue Chamber of Commerce

Member of Moriches Chamber of Commerce

Member of the Chamber of Commerce of the Mastic & Shirley

Suffolk County Licensed expeditor

NAI Long Island
1601 Veterans Memorial Highway Suite 420
Islandia, NY 11749
631.232.4400

BROCHURE

1443 Montauk Hwy, Mastic, NY 11950

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.