

## 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

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

### Demographics

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	489	1,392	3,476
<b>Total Population</b>	1,665	4,804	11,786
<b>Average HH Income</b>	\$142,203	\$134,929	\$125,007

### For More Information

**Mario Vigliotta**

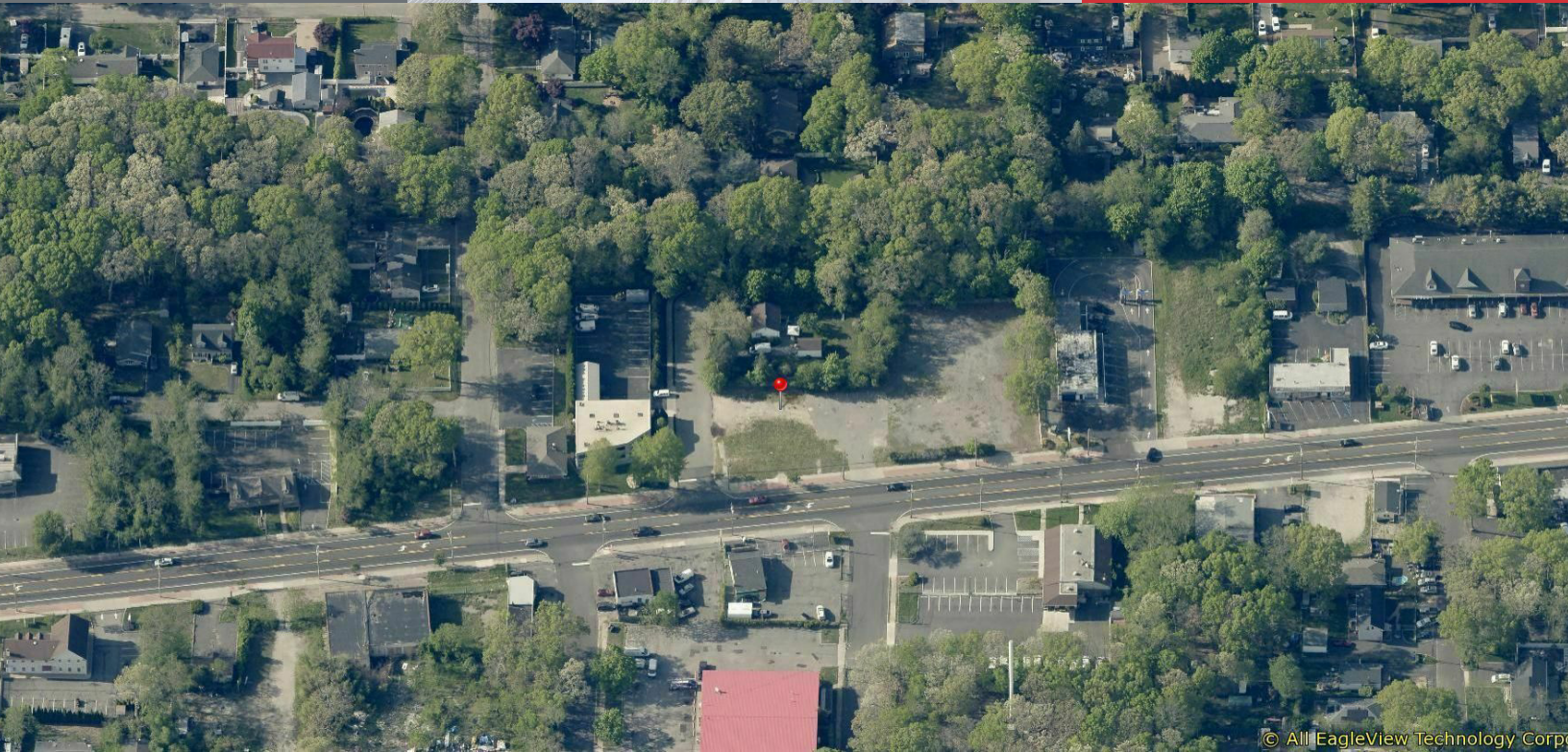
O: 631 761 9402  
mvigliotta@nailongisland.com

#### BROCHURE

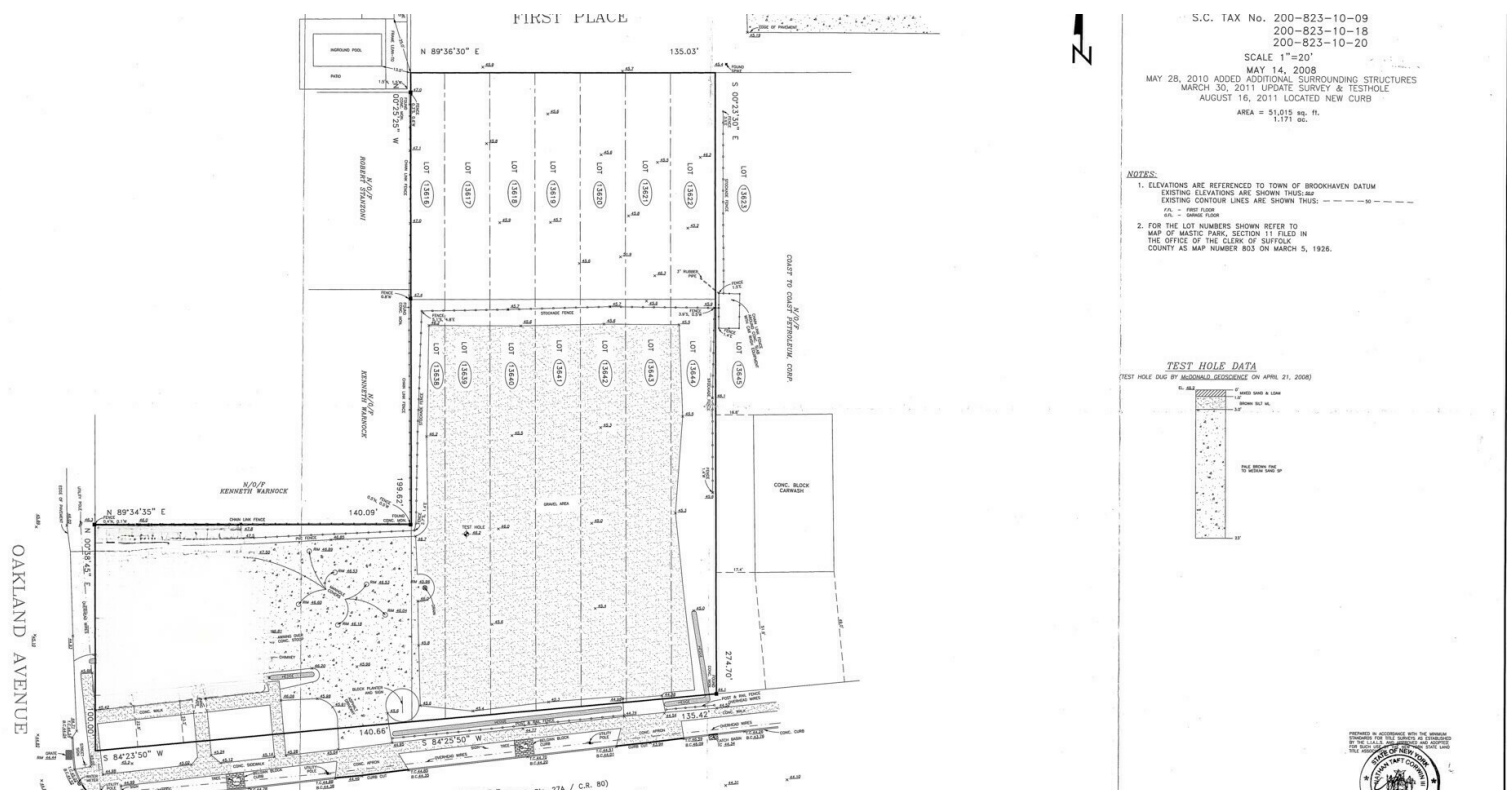
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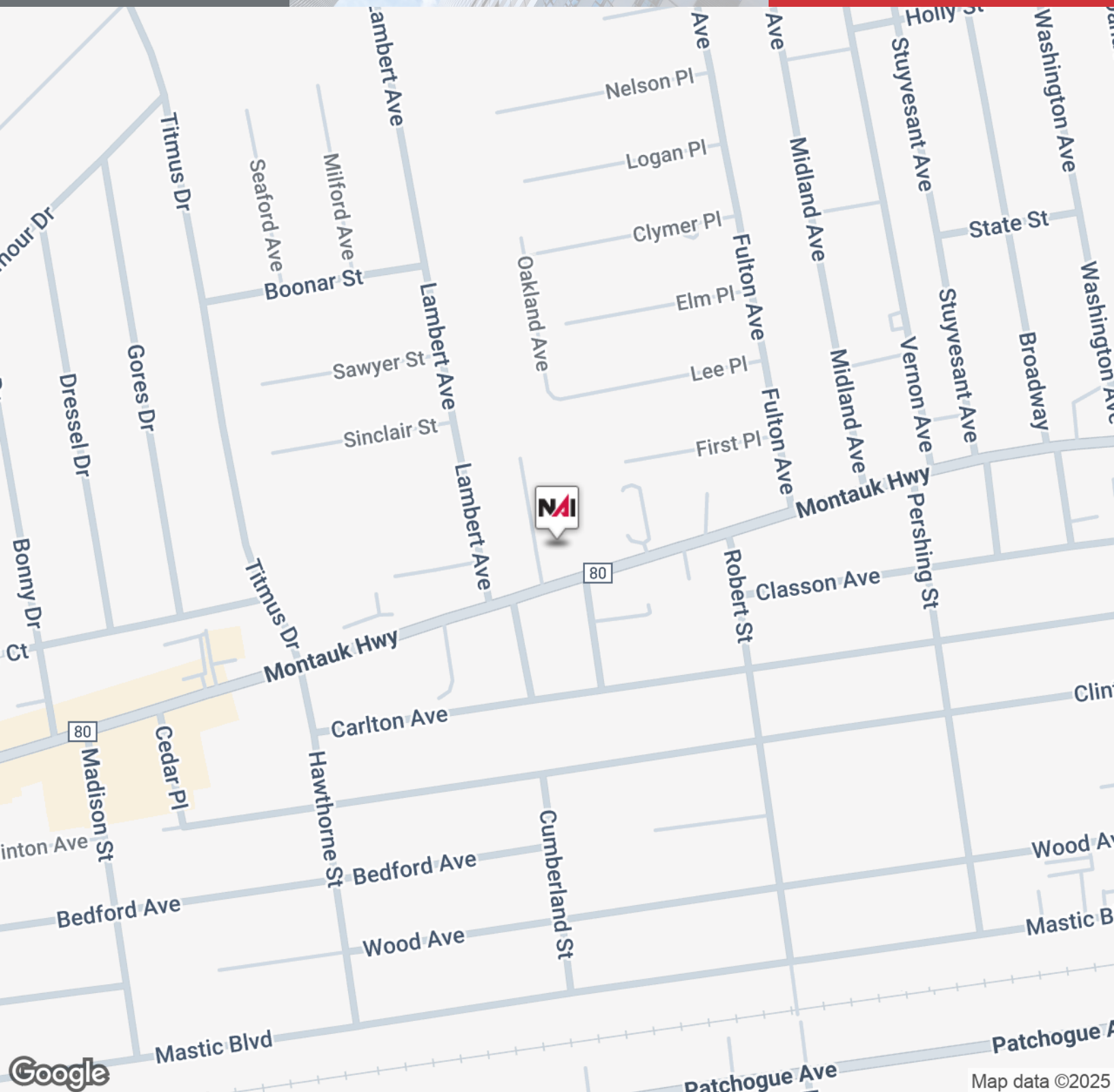


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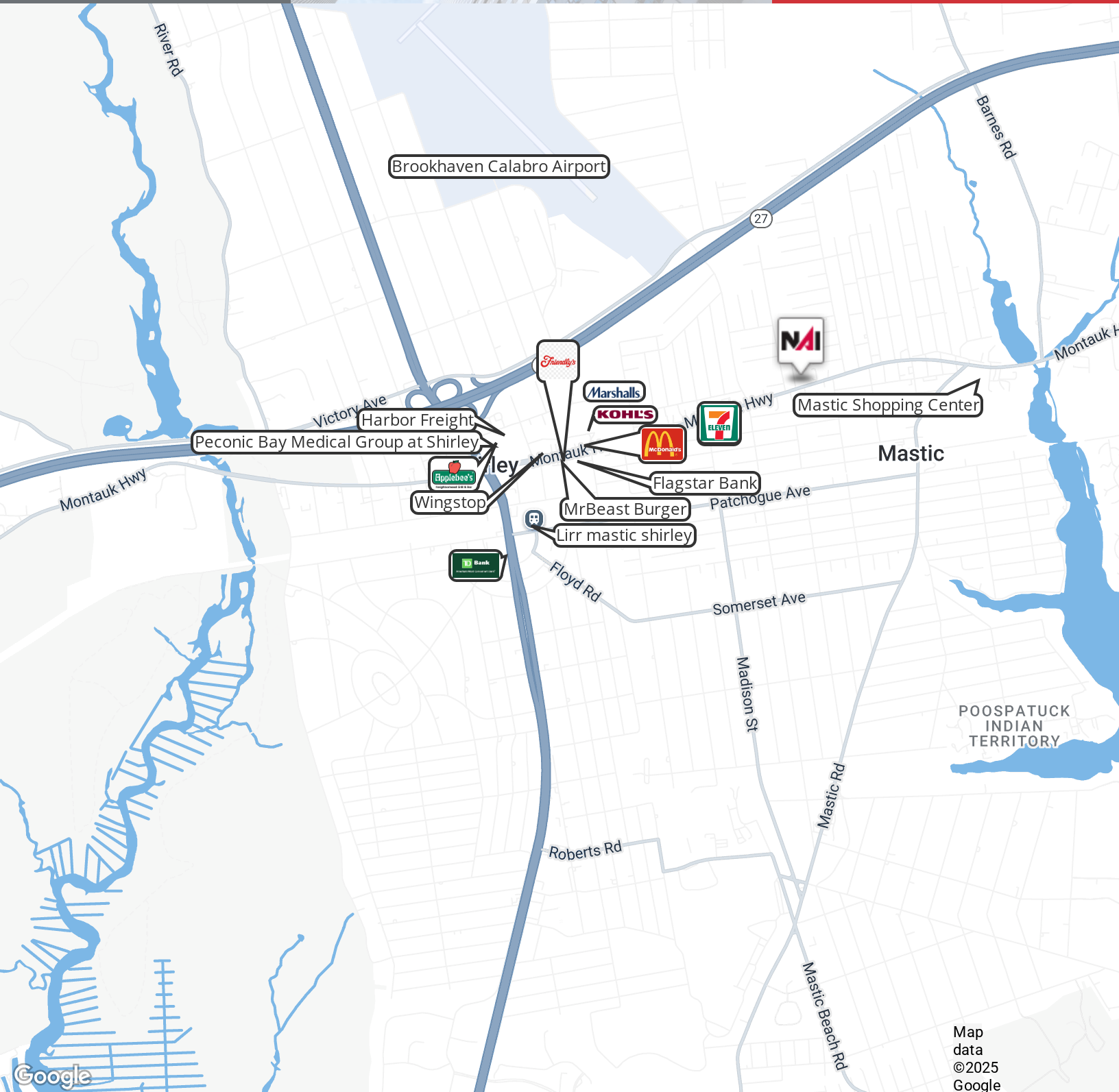




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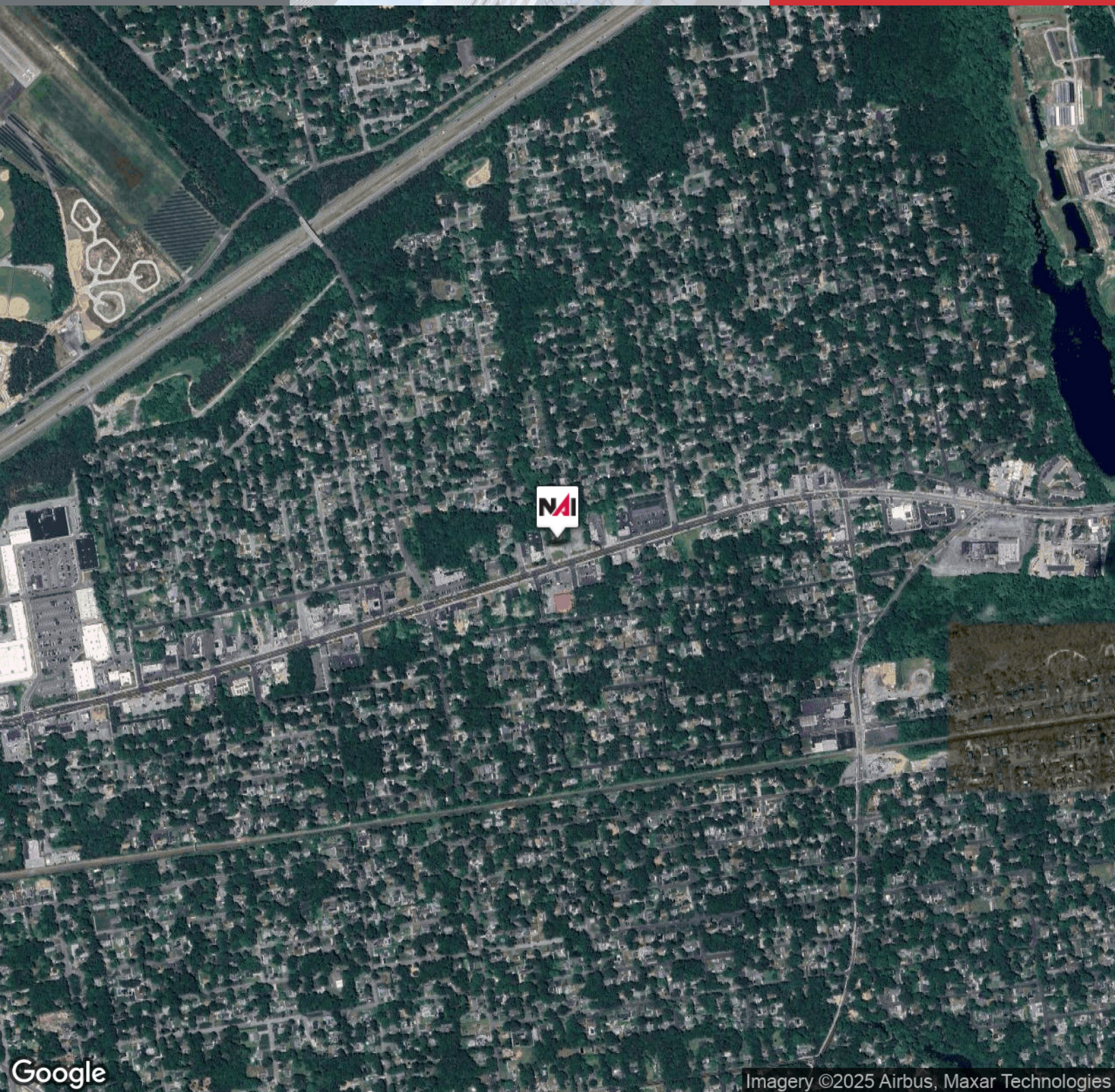
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**NAI** Long Island

For Sale or Lease

51,015 SF | Available Upon Request  
Zoned Commercial



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## Mario Vigliotta

Director

[mvigliotta@nailongisland.com](mailto: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 Mastics-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 Mastics & Shirley

Suffolk County Licensed expeditor

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