

For Sale
Land
1 Acre



89 Peconic Avenue

Riverhead, New York 11901

Property Description

1 acre retail redevelopment site with preliminary site plan approval to construct a 4,000 sq.ft restaurant with rooftop bar and canoe rental business. 160' frontage on Peconic Avenue with 3 curb cuts.

\$500,000.00 development grant available to prospective buyer, through the NYS Development Corp. and The Town of Southampton .

Details

Lot Size	1 Acre
Sale Price	\$3,000,000
Lease Rate PSF	Negotiable
Taxes PSF	\$5,600 / year
Zoning	HB + ROD Zoning

OFFERING SUMMARY

Sale Price	\$3,000,000
Lot Size	1.0 Acre

For more information

Brian McGuire

O: 631 761 9403
bmcguire@nailongisland.com

Lee Rosner

O: 631 761 6886
lrosner@nailongisland.com



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1601 Veterans Memorial Highway
Islandia, NY 11749
631 232 4400 tel
www.nailongisland.com

Property Description



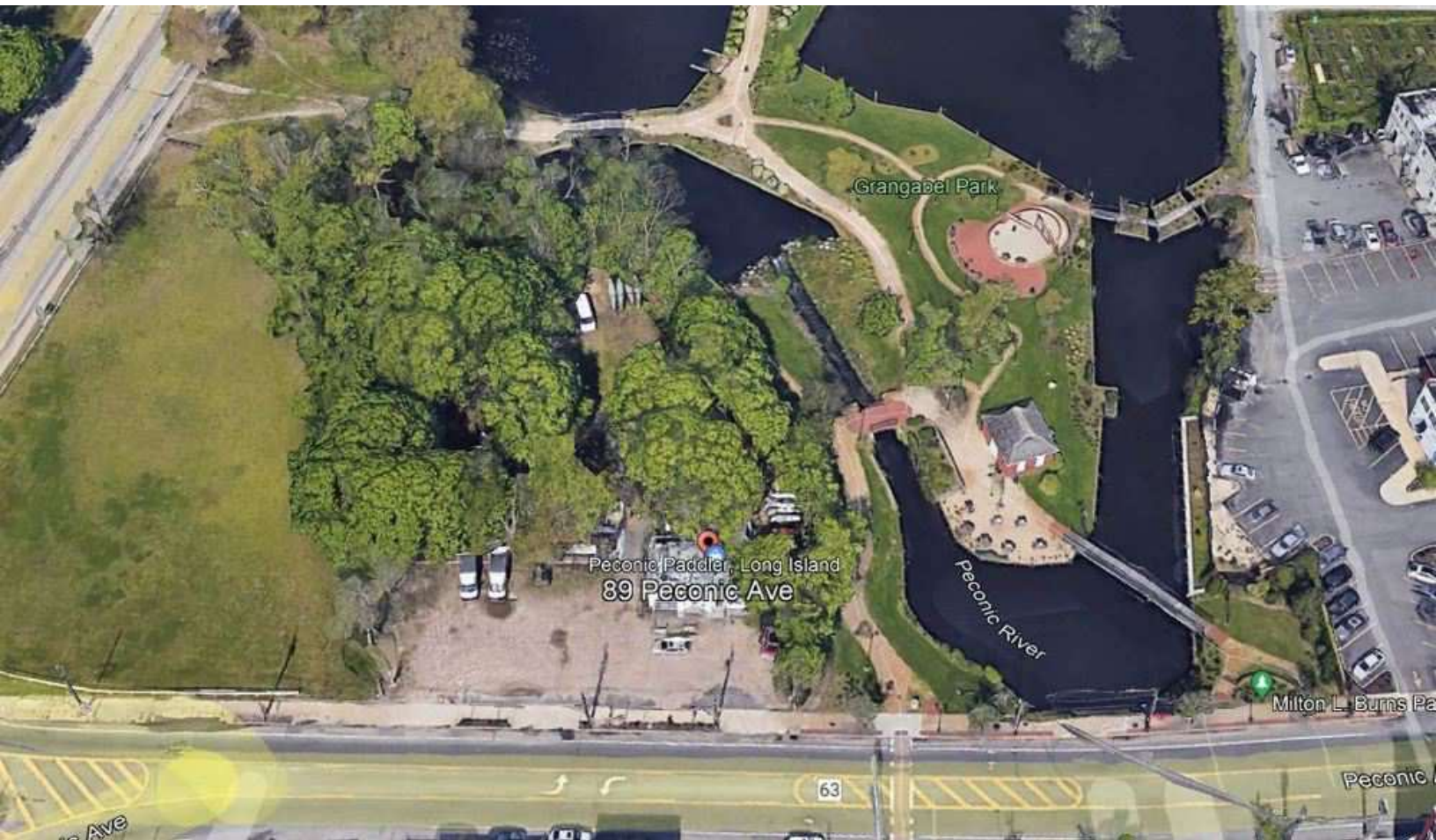
Property Overview

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Location Overview

Located between E. Main Street and Nugent Drive on the Peconic River adjacent to Grangabel Riverhead Town Park at the entrance way to main street Riverhead business district.

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NAILong Island



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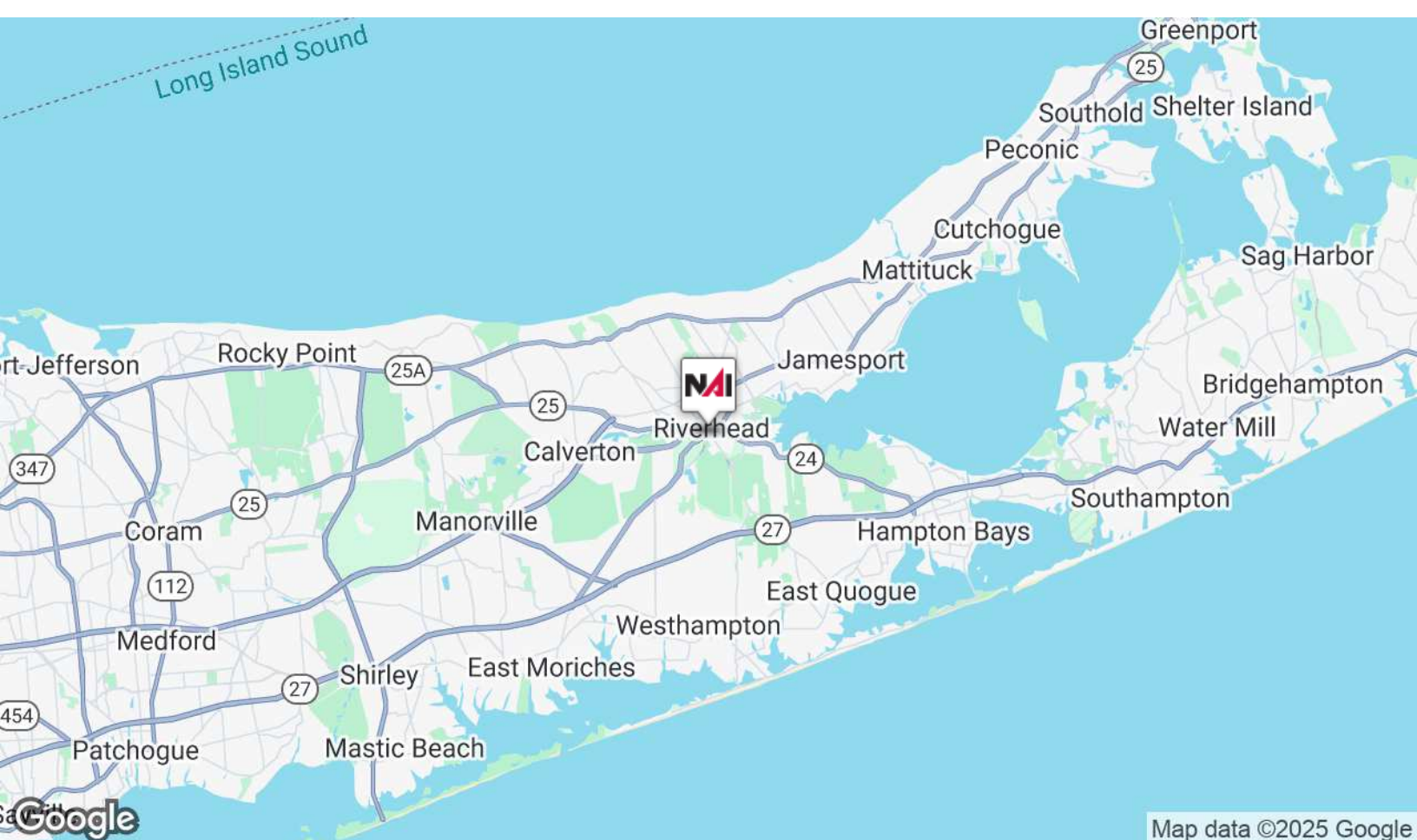
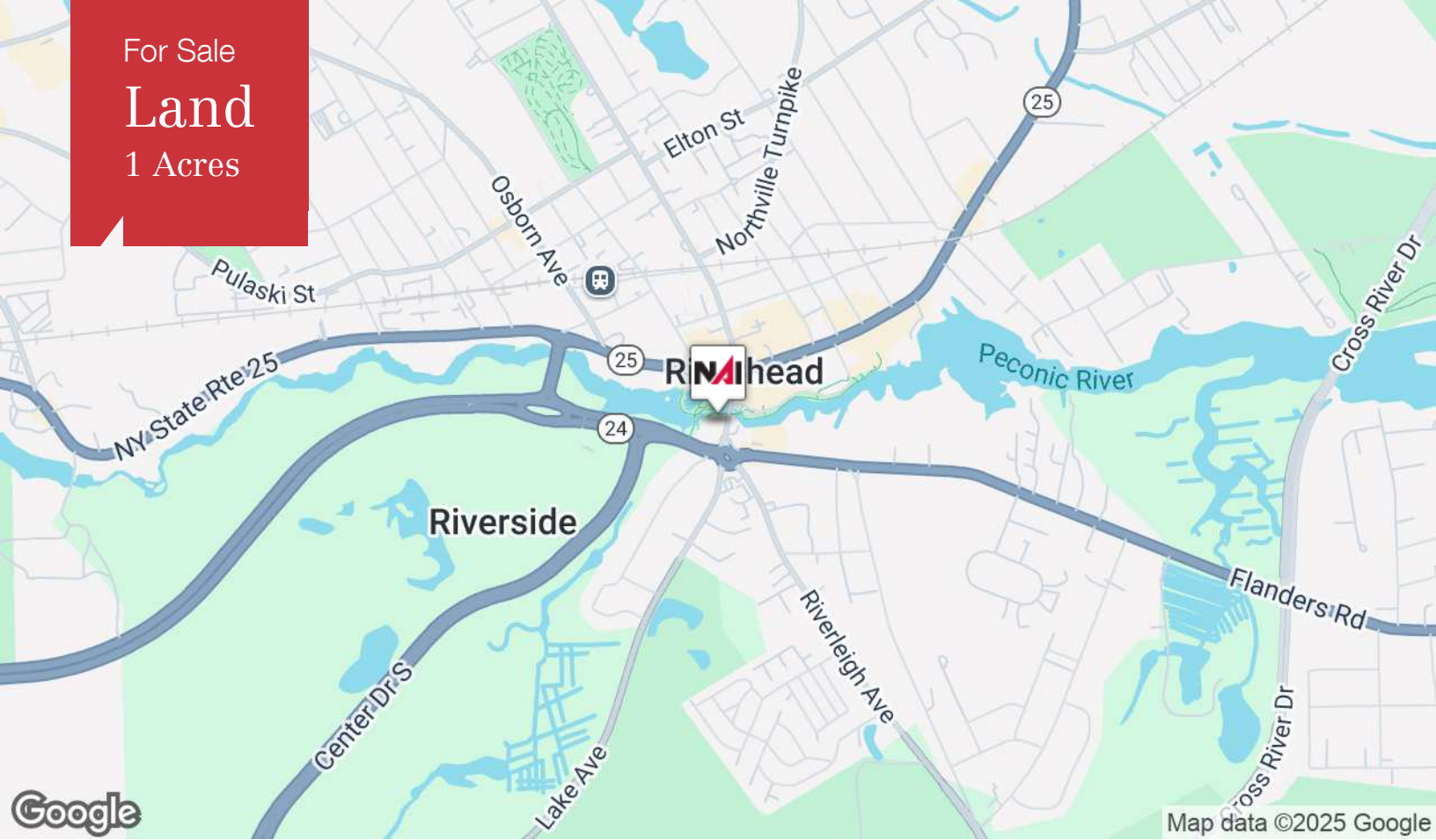
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NAI Long Island

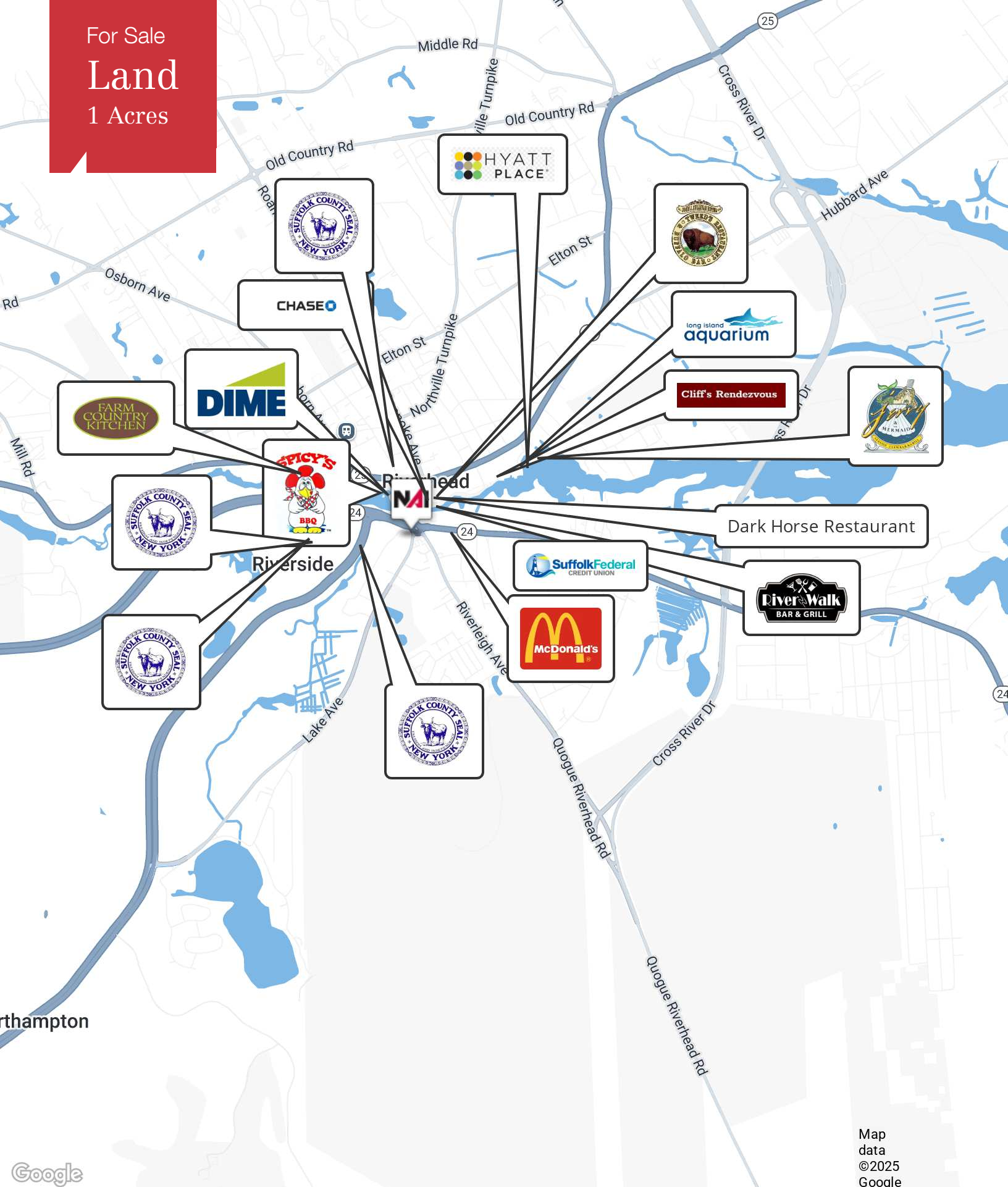
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Brian McGuire

Senior Director

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631.232.2438 fax
bmcguire@nailongisland.com

Memberships & Affiliations

CIBS

Education

Bachelor's Degree, Management and Mathematics, Dowling College

Professional Background

Brian McGuire has been a prominent licensed real estate broker for over fifteen years and his extensive portfolio is focused on industrial manufacturing, distribution, and R&D facilities as well as professional office space.

Prior to joining NAI Long Island as Senior Director, Brian accomplished six high-performing years at Corporate Realty Services. Throughout that time period, he had represented a diverse portfolio of tenants including regional and national companies as well as startups and small businesses, while setting new sales records. However, before launching his career in commercial real estate, Brian was also a successful small business owner for over 20 years and had over 1000 accounts, which has given him insightful information to help other small business owners, alike.

Right from the start of his Real Estate career, Brian has always provided the best service to all parties involved in each Real Estate transaction that he completed. Because of this he has established many long lasting relationships and repeat customers with tenants, buyers and property owners. He specializes in managing leases, building and property ownership representation, and full ground-up build-to-suit facilities. Brian also has an extensive portfolio of tenant relationships that he has earned throughout his career. Since Brian has a significant portfolio of tenant relationships, he has procured clients for 90% of the properties that he exclusively represented ownership for. Also, with his vast experience and knowledge within commercial real estate, he also works very closely with private landlords to increase their portfolios by locating and identifying additional investment properties.

Outside of the office Brian typically spends much of his time

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Lee Rosner

CEO

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Memberships & Affiliations

SIOR
CCIM
Director and Board Member, Real Estate Institute at Stony Brook University College of Business
Commercial Industrial Brokers Society of Long Island (CIBS)

Education

Bachelor of Science, Syracuse University
Former Adjunct Professor, Stony Brook University College of Business (MBA) from 2010-2017

Professional Background

Career Summary

A veteran of the commercial real estate industry, Lee's career spans more than 35 years gaining him hands-on experience in nearly every facet of the business including sales, leasing, investment strategies, property management, and ownership. In 1997, Lee launched a commercial real estate brokerage firm that is now NAI Long Island, building on his exceptional depth of industry knowledge and pairing it with his natural leadership style to set a path of growth for the company.

He currently is the Managing Principal of NAI Long Island. He is actively involved, daily, with business development, coaching, transaction management, recruiting, operations, and long-term visioning for the firm. Under Lee's leadership and management, NAI Long Island has grown into one of the leading Long Island-based full-service commercial real estate firms completing over \$1B in transaction values and thousands of transactions over the years. The firm manages more than 1.5M square feet of commercial real estate.

Lee is a current Incorporated Village of Port Jefferson Planning Board Member. He completed two terms as a Trustee of the Incorporated Village of Port Jefferson and was the former Chairman of the Zoning Board of Appeals. From 2010 to 2016 he was an Adjunct Professor at Stony Brook University's College of Business teaching an MBA-level course (traditional and online) in commercial real estate fundamentals, user decision-making, and investment analysis through a case study approach to learning.

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