

OFFERING MEMORANDUM

**280 Spur Drive South
Bay Shore NY , 11706**

33,000 SF Self Storage Development Opportunity



ia

Island Associates Real Estate, Inc.

www.islandassociates.com

EXECUTIVE SUMMARY

**280 Spur Drive South
Bay Shore NY, 11706**

Sale Price \$1,499,000.00

Land SF – Gross: 36,590 SF

Lot Size: .75 Acres

Zoning: IND1

Taxes: +/- \$12,511.48

+/- 30,621 Vehicles Per Day

Prime Commercial Development Opportunity! Exceptional visibility and access! This premier commercial development site sits directly off the Southern State Parkway, with immediate on/off ramp access and high east–west traffic flow at the intersection of Fifth Avenue.

Fully approved 3-Story w/ Basement! Site plan, Town Board & ZBA approvals (excluding building permits).

Interior design and layout can be reconfigured to meet a developer’s specific vision or tenant needs. A rare opportunity in a high-demand corridor. Benefit from strong traffic counts, easy commuter access, and proximity to major Long Island destinations.

Exclusively represented by:

Richie Buono

631-982-2100 (Office)

631-793-1900 (Mobile)

Richie@IslandAssociates.com

Demographics	1 Mile	3 Miles	5 Miles
Total Population	15,099	121,687	280,744
Average HH Income	\$133,209	\$134,822	\$141,554



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SELF STORAGE RENDERINGS

280 Spur Drive South
Bay Shore NY , 11706



1 3D PERSPECTIVE 1



1 RIGHT - NORTH ELEVATION



2 LEFT - SOUTH ELEVATION



1 FRONT - EAST ELEVATION

VILLANO | ARCHITECTURE
 3000 ROUTE 118
 SUITE 200
 BAY SHORE, NY 11706
 TEL: 607.882.1888
 WWW.VILLANOARCHITECTURE.COM



DATE: 08/20/2024
 TIME: 10:00 AM
 PROJECT: 280 SPUR DRIVE SOUTH
 SHEET: 01 - ARCHITECTURE
 DRAWN BY: JACOB VILLANO
 CHECKED BY: JACOB VILLANO
 SCALE: AS SHOWN

NO.	REVISION	DATE

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 NOT TO BE USED FOR CONSTRUCTION
 WITHOUT THE ARCHITECT'S PERMISSION
 ALL RIGHTS RESERVED

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 PROJECT NO.: CVR



SITE PLAN

280 Spur Drive South
Bay Shore NY , 11706



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1 FIRST FLOOR PLAN (43 UNITS)

SITE PLAN

280 Spur Drive South
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3 SECOND FLOOR PLAN (64 UNITS)
Scale: 1/8" = 1'-0"

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③ THIRD FLOOR PLAN (64 UNITS)