

OFFERING MEMORANDUM

900 SF Freestanding Retail Building | 931 Rt 25A Miller Place, NY 11764

FOR SALE



Commercial



EXECUTIVE SUMMARY

900 SF Freestanding Retail For Sale | 931 Rt 25A Miller Place, NY 11764

Building Size:	900 SF	Lot Size:	0.15 Acres
Available SF:	30 Feet	Parking:	Spaces
Year Built:	1950	Zoning:	J2
Annual Taxes:	\$7,994.00	Sale Price:	\$450,000

Property Overview

Introducing a prime opportunity for retail and street retail investors: This 900 SF building located in the Miller Place area is ideally positioned for maximum visibility and foot traffic. Its strategic location along Rt 25A offers an excellent opportunity to capitalize on the bustling activity of the area, ensuring high exposure for retail businesses. With ample space for showcasing products and services, this property presents an optimal setting to attract and engage customers. Don't miss the chance to make an impact in the thriving Miller Place retail scene with this remarkable investment opportunity.

Property Highlights

- - Prime location on Rt 25A for high visibility | 30 Feet of Frontage
- - 900 SF building ideal for retail or street retail
- - Ample space for product display and customer engagement
- - Strategic positioning for maximum foot traffic
- - Excellent opportunity to capitalize on bustling area
- - Ideal setting for attracting and engaging customers

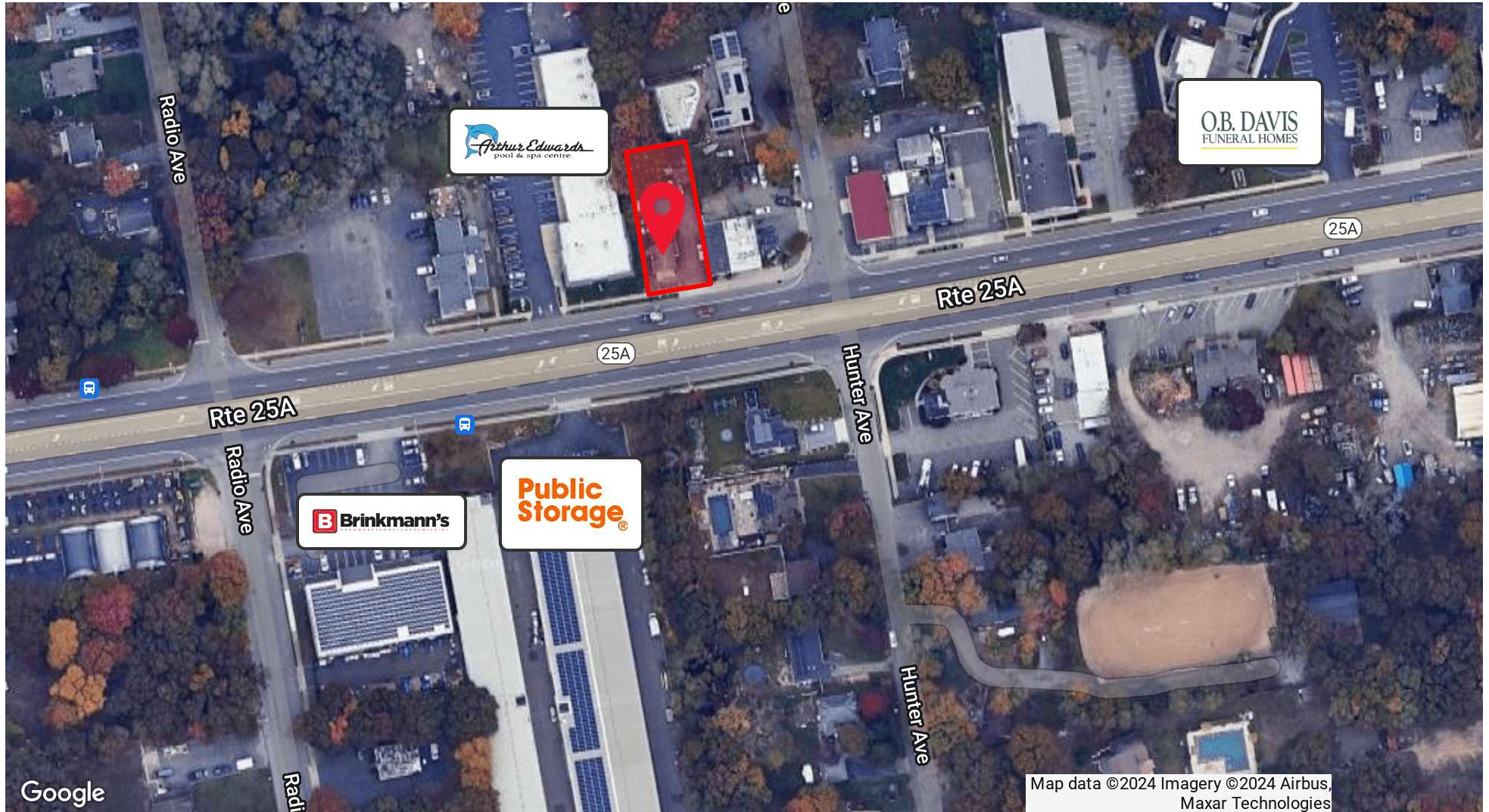
Exclusively represented by:

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

RETAILER MAP

900 SF Freestanding Retail For Sale | 931 Rt 25A Miller Place, NY 11764



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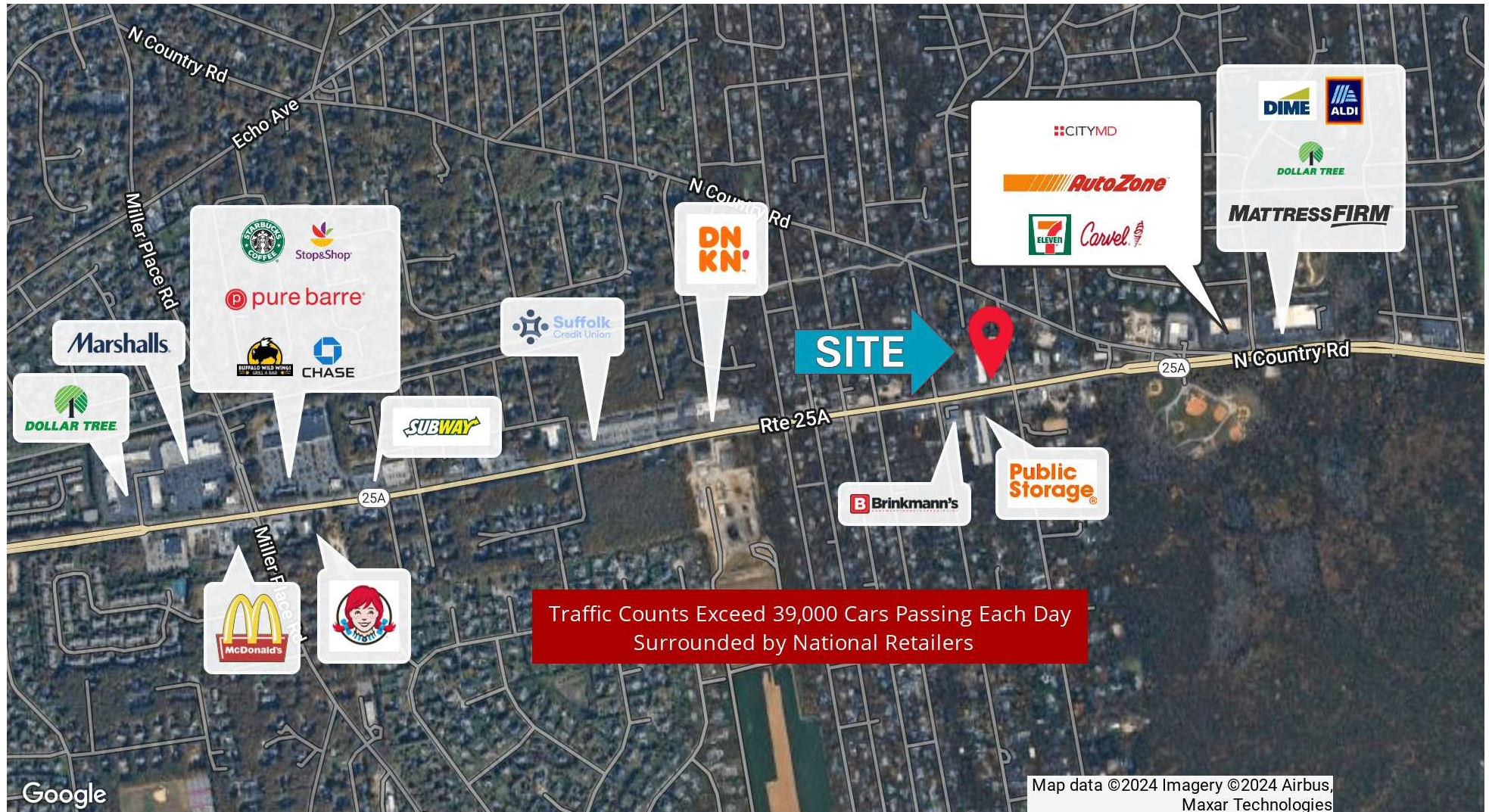
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ADDITIONAL PHOTOS

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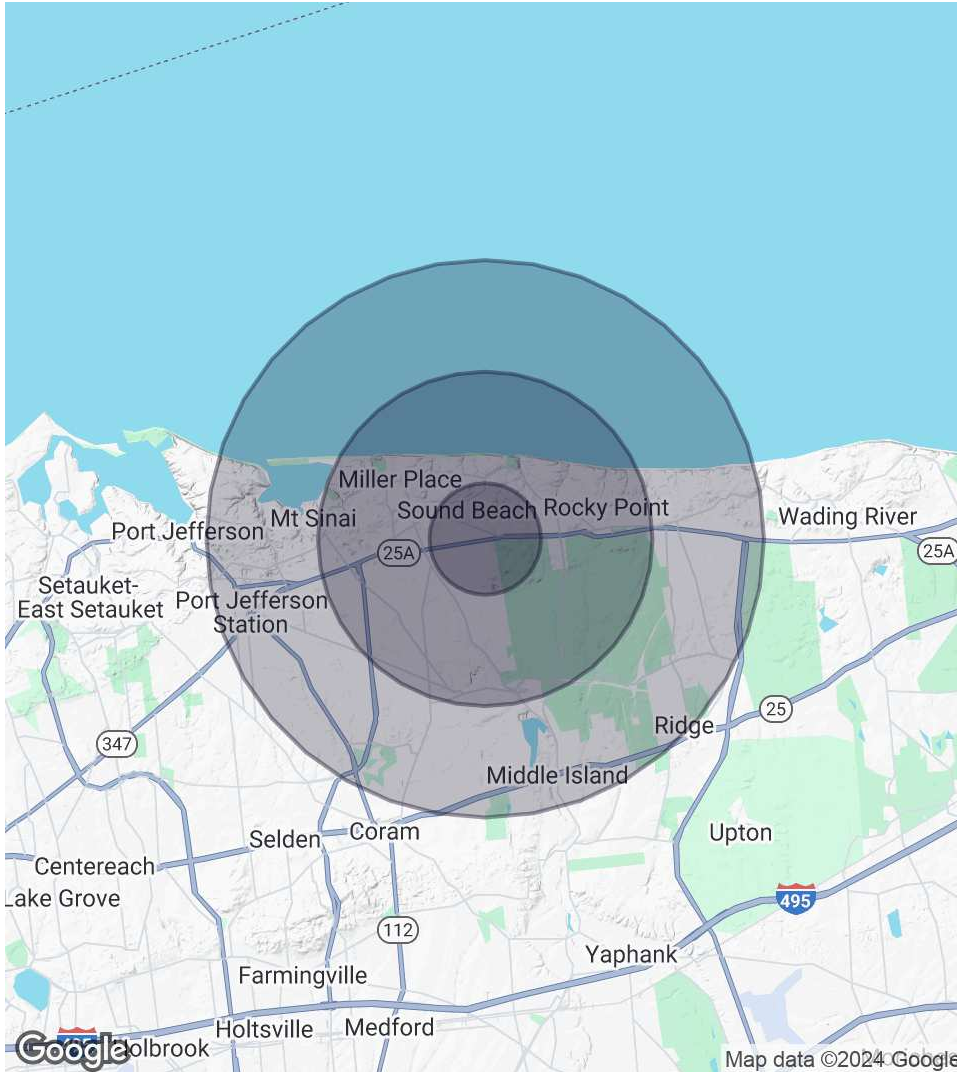
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DEMOGRAPHICS MAP & REPORT

900 SF Freestanding Retail For Sale | 931 Rt 25A Miller Place, NY 11764



1 Mile Radius

Population
694
Households
248
Average HH Income
\$178,590

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

3 Miles Radius

Population
1,845
Households
651
Average HH Income
\$178,996

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

5 Miles Radius

Population
7,288
Households
2,549
Average HH Income
\$175,369

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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EXCLUSIVE LISTING AGENT



900 SF Freestanding Retail For Sale | 931 Rt 25A Miller Place, NY 11764



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Professional Background

Experienced Commercial Real Estate Professional, Mike Lightcap brings a decade of expertise to the world of commercial leasing and sales at Douglas Elliman's Commercial Division. His passion for real estate is matched only by his commitment to client success. Whether you're a business owner seeking the perfect space or an investor eyeing prime property, Mike's strategic insights and negotiation expertise make him your ideal partner.

Mike has successfully closed deals across every sector including retail, office, industrial, and more. His deep understanding of market trends and property valuation ensures clients make informed decisions.

Born and raised on Long Island, Mike's roots run deep across the area. His extensive knowledge of the neighborhoods, zoning regulations, and business landscape is invaluable.

When Mike isn't closing deals, you'll find him at the local gym, pushing his limits, maintaining a healthy lifestyle, and making connections. He believes that a strong body fuels a sharp mind—a philosophy he applies to both his workouts and real estate strategies.

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.