



# 125 E Main St

Patchogue, New York 11772

## Property Overview

This recently updated second-floor office suite offers 1,518 SF of turnkey professional space in the heart of downtown Patchogue. The layout is thoughtfully designed with four individual offices, a collaborative bullpen area, a full kitchen, a conference room, and two private bathrooms. With two separate entrances, the suite offers excellent flexibility and can easily be divided into two independent units.

Situated on Main Street within Patchogue's vibrant "Restaurant Row," the property benefits from high foot traffic, historic charm, and proximity to the Patchogue LIRR station. Ample street and municipal parking are available nearby, making this an ideal location for an accounting firm, law practice, or other professional services seeking a premier location in a revitalized downtown hub.

## Offering Summary

<b>Lease Rate:</b>	Call for pricing
<b>Building Size:</b>	3,500 SF
<b>Available SF:</b>	1,518 SF
<b>Lot Size:</b>	6,348 SF

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,976	26,124	53,082
<b>Total Population</b>	14,132	69,305	149,853
<b>Average HH Income</b>	\$129,080	\$142,520	\$147,485

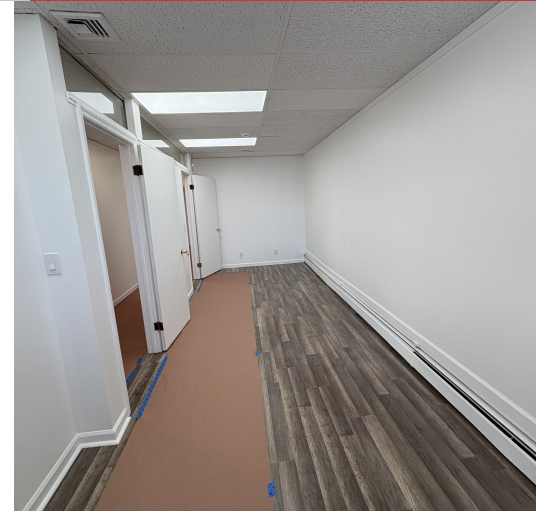
## For More Information

**Mario Vigliotta**

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mvigliotta@nailongisland.com

**BROCHURE**

**125 E Main St, Patchogue, NY 11772**



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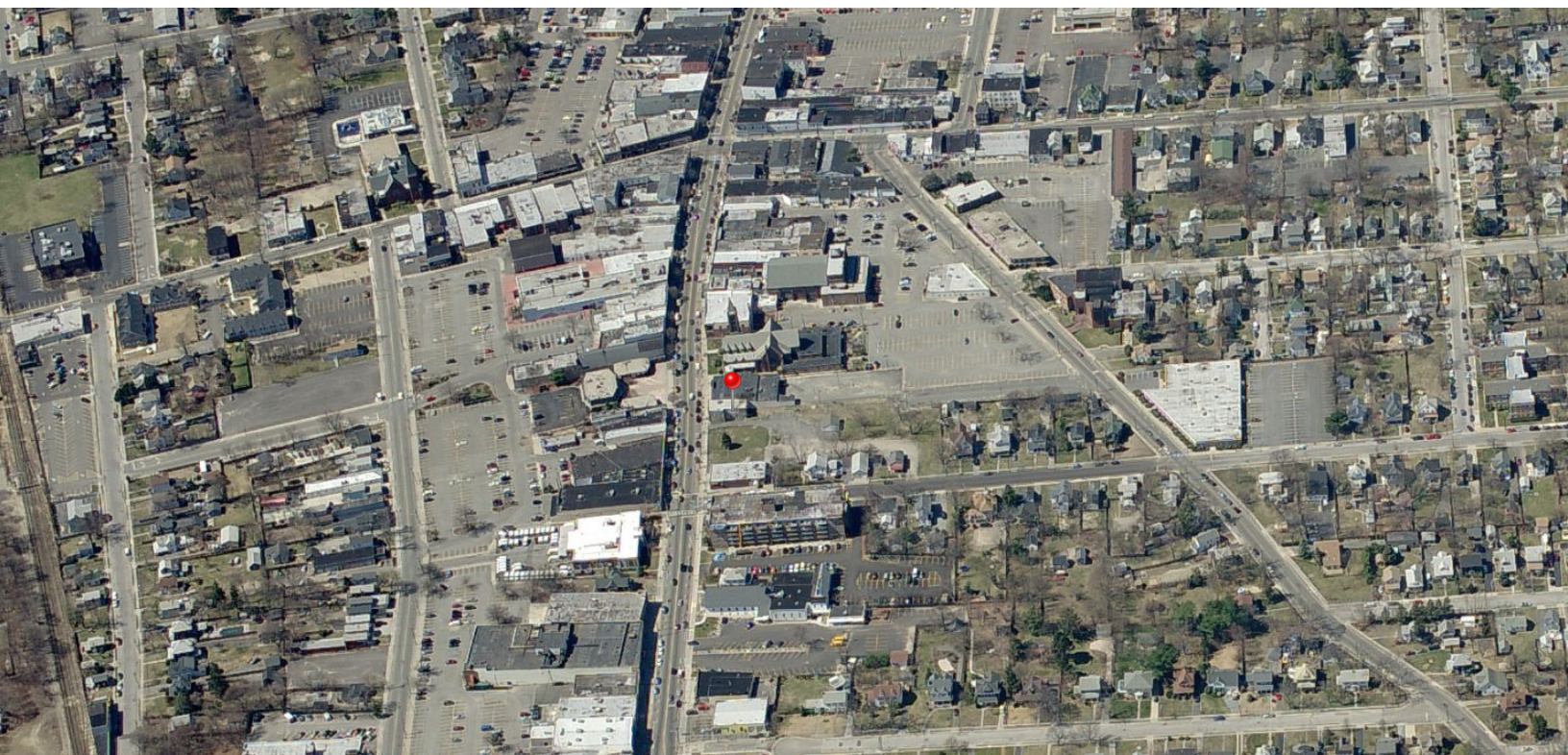
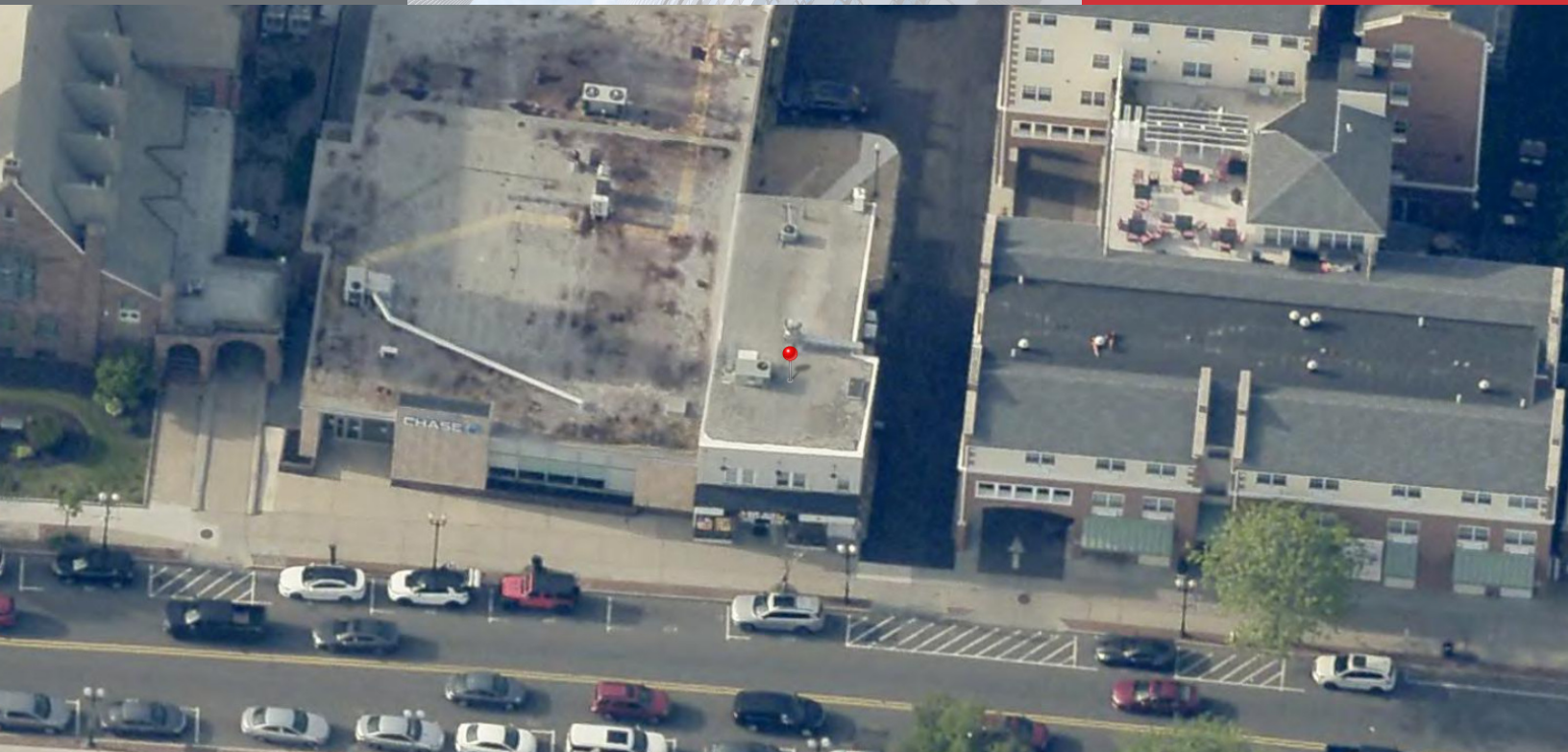
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**NAI** Long Island

For Lease

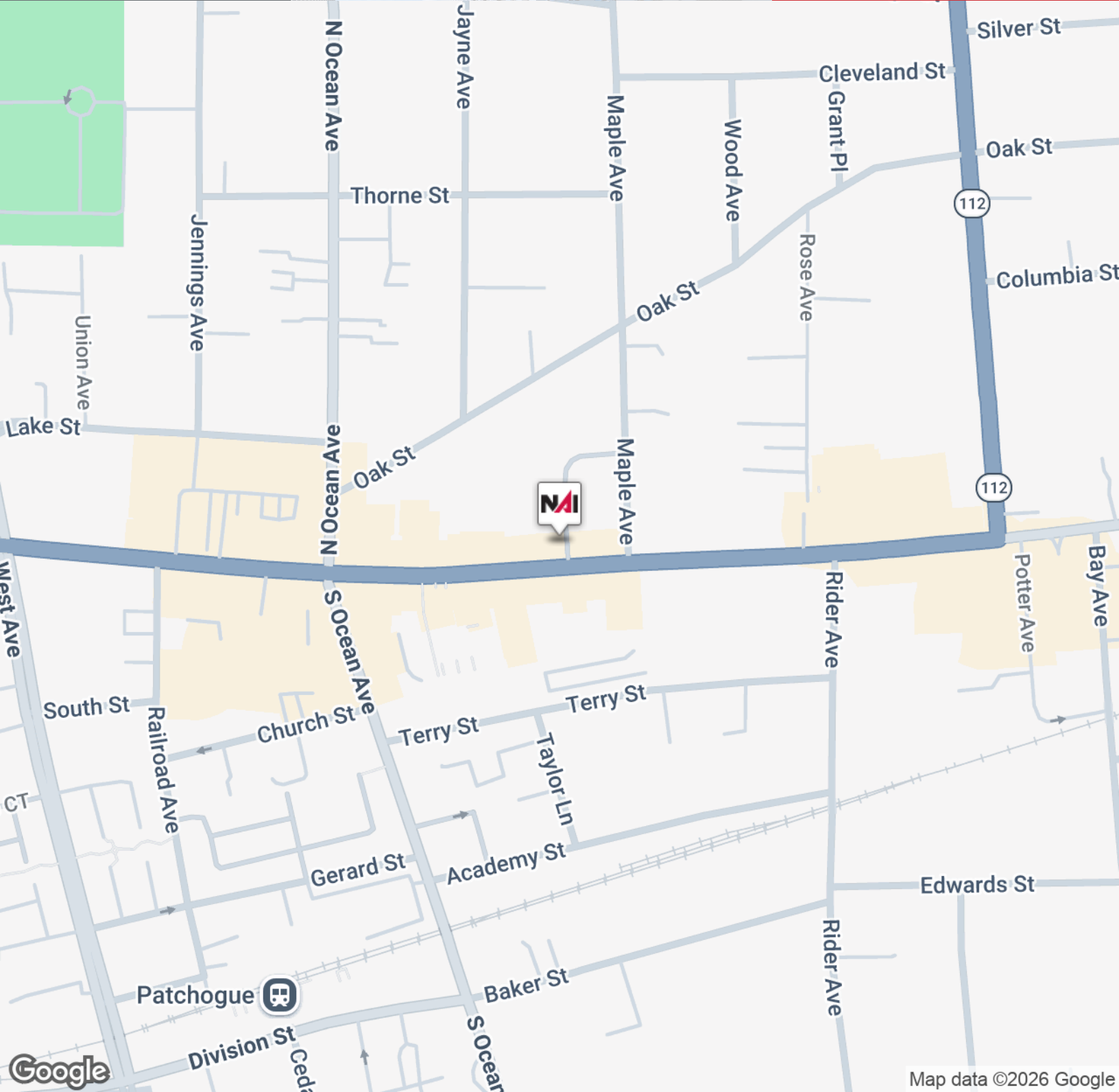
1,518 SF | Call for pricing  
Office Space



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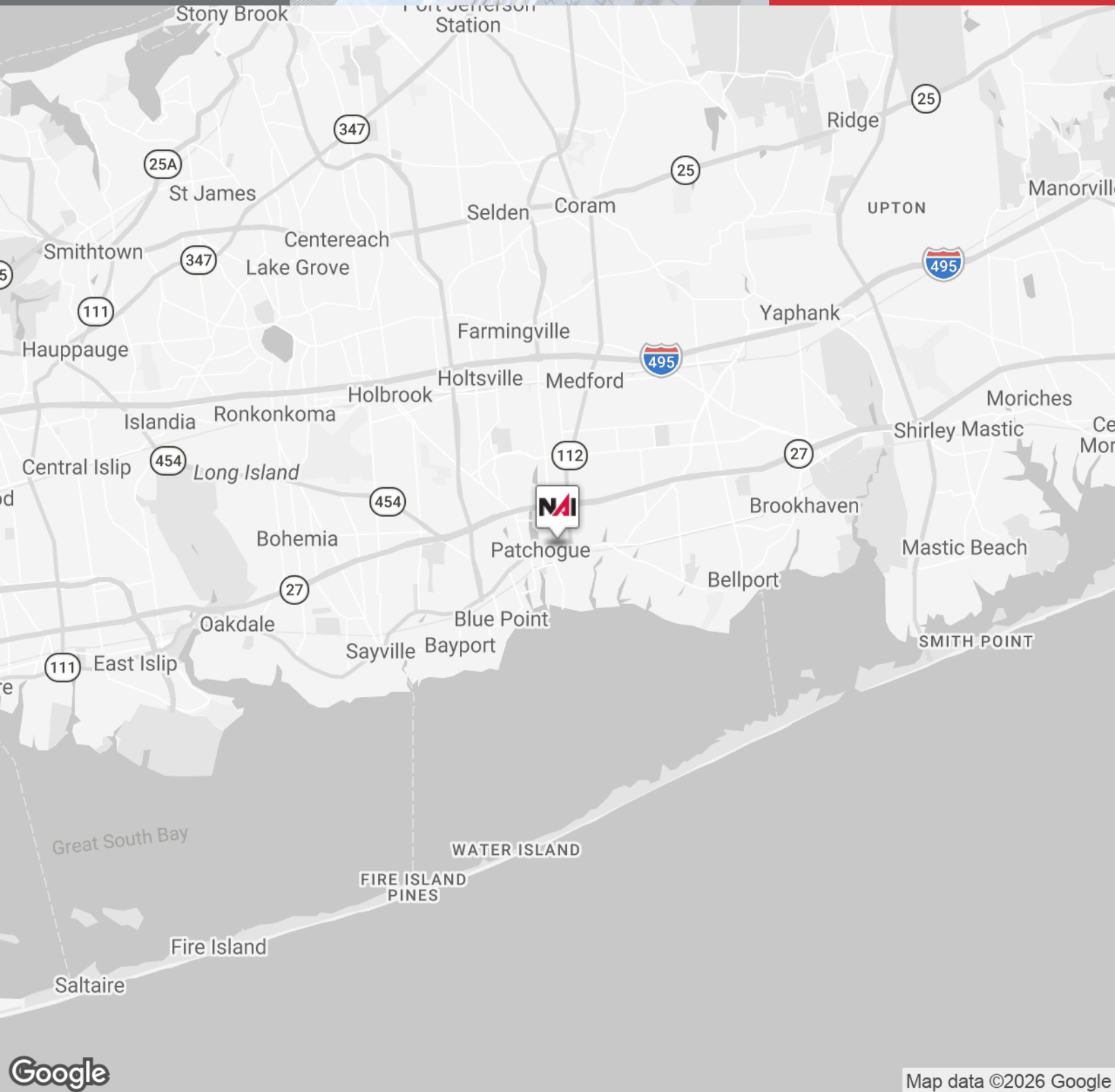
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## Mario Vigliotta

Director

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## Professional Background

Mario lends his real estate transaction expertise to the team at NAI Long Island as an industrial property specialist. Prior to working with NAI he spent ten years with another independent commercial real estate brokerage firm. In addition to well-developed real estate transaction skills he has extensive zoning and land use experience with a number of local townships from his many years as an expediter. He has always been civic-minded and is a member of his local Rotary and Chamber of Commerce and currently holds a seat on the Board of Trustees for the Mastics-Moriches-Shirley Community Library. Mario resides with his wife Jane in the Village of Mastic Beach where they have raised seven children.

## Education

State University of New York at Delhi

## Memberships

Trustee - Mastics-Moriches-Shirley Community Library Rotary Club of Shirley and the Mastics Chamber of Commerce of the Mastics & Shirley

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