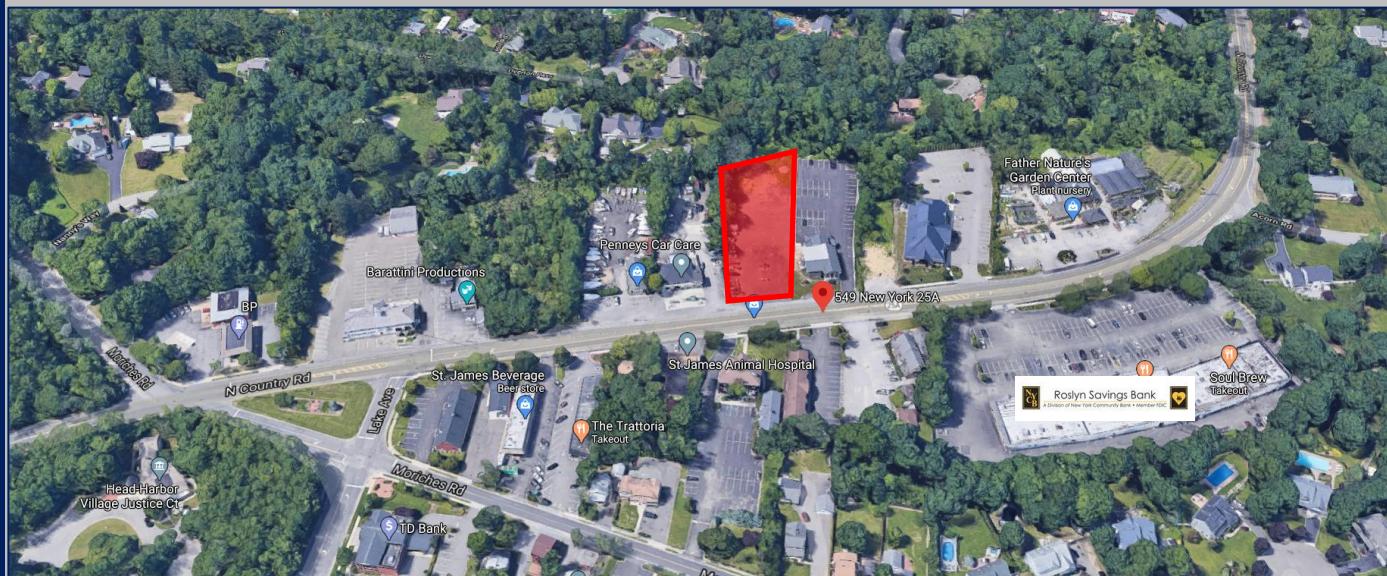




Island Associates Real Estate Inc.  
We create value

# For Sale or Lease **549 N Country Rd.** **Saint James, NY**



**Chris Mayor**

[Chris@IslandAssociates.com](mailto:Chris@IslandAssociates.com)  
**(631) 513-2000**

**Larry Densen**

[Larry@IslandAssociates.com](mailto:Larry@IslandAssociates.com)  
**(516) 857-5564**

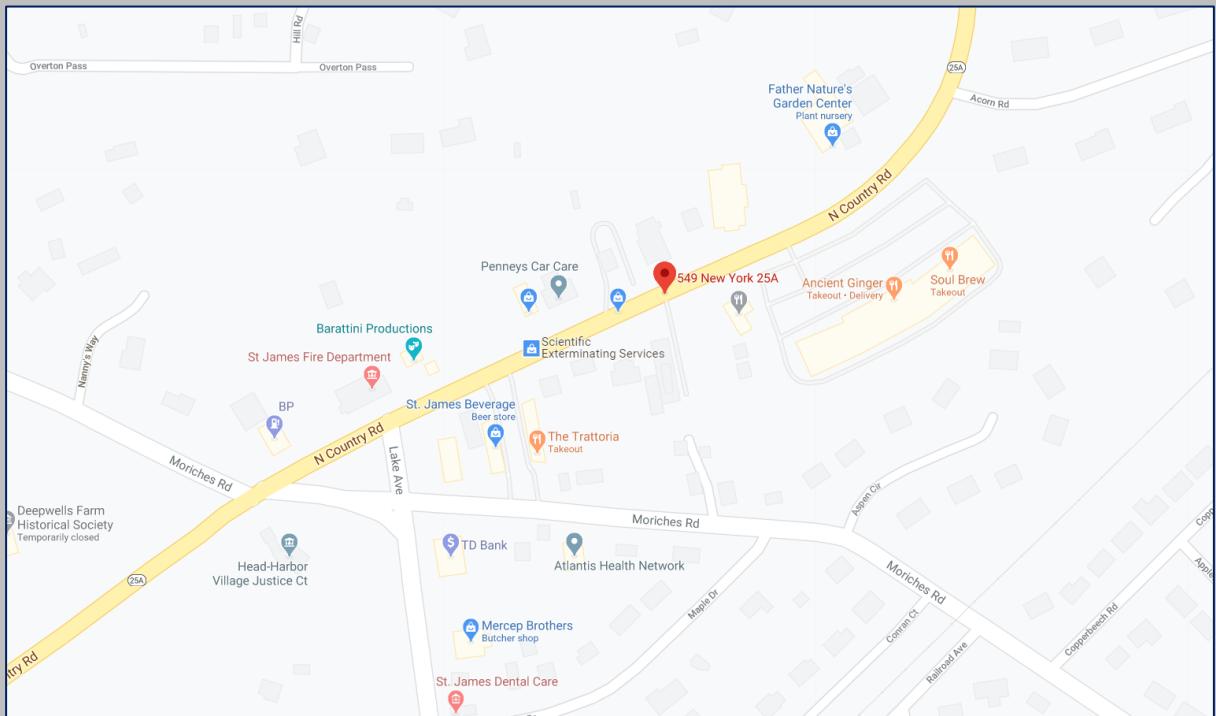
# Property Information

**.91 Acres Available**

**Price: \$1,100,000**

**Taxes: \$1,641**

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,676	54,927	160,120
Median HH Income	\$121,912	\$126,630	\$121,258



**Daily Traffic Counts of 17,769**



**+/- 80' Frontage on N Country Rd.**



**2 Min Drive to St. James LIRR Station**



**Zoned Central Business**