

For Lease

\$19.50 psf + \$6.50 for CAM & RE tax



Old Neck Market Shopping Center

760 Main Street
Center Moriches, New York 11934

Property Overview

Only one unit available in this beautiful colonial style shopping center. Approximately 1,100 sq. ft. Office, medical office and retail use permitted.

Offering Summary

Lease Rate:	\$19.50 SF/yr + \$6.50 psf for CAM & RE Taxes
Building Size:	10,000 SF
Available SF:	1,100 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,637	13,831	29,032
Total Population	4,506	39,899	85,621
Average HH Income	\$92,260	\$87,086	\$88,800

For More Information

Mario Vigliotta

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Nick Vittorio

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Property Description

This space in The Old Neck Market shopping center is zoned for office, medical or retail use.

Location Description

This retail space is located on Main Street on the corner of Old Neck Road. The surrounding area is a charming and picturesque part of town. Main Street, the heart of this community, is lined with a mix of quaint shops, local businesses, and cozy cafes, all housed in buildings that exude small-town charm. The streets are beautifully maintained, with tree-lined sidewalks and well-kept storefronts that invite visitors to explore.

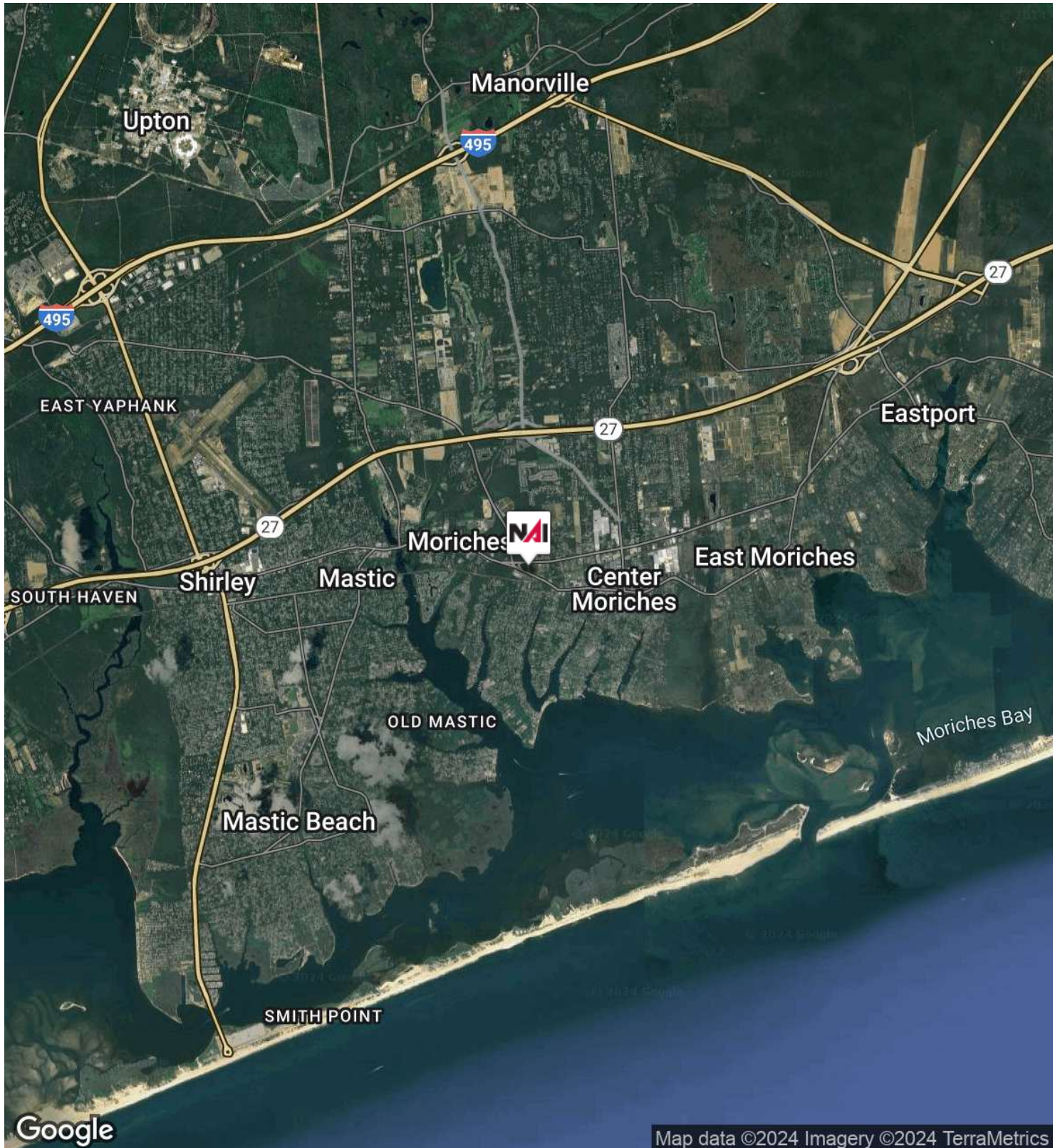
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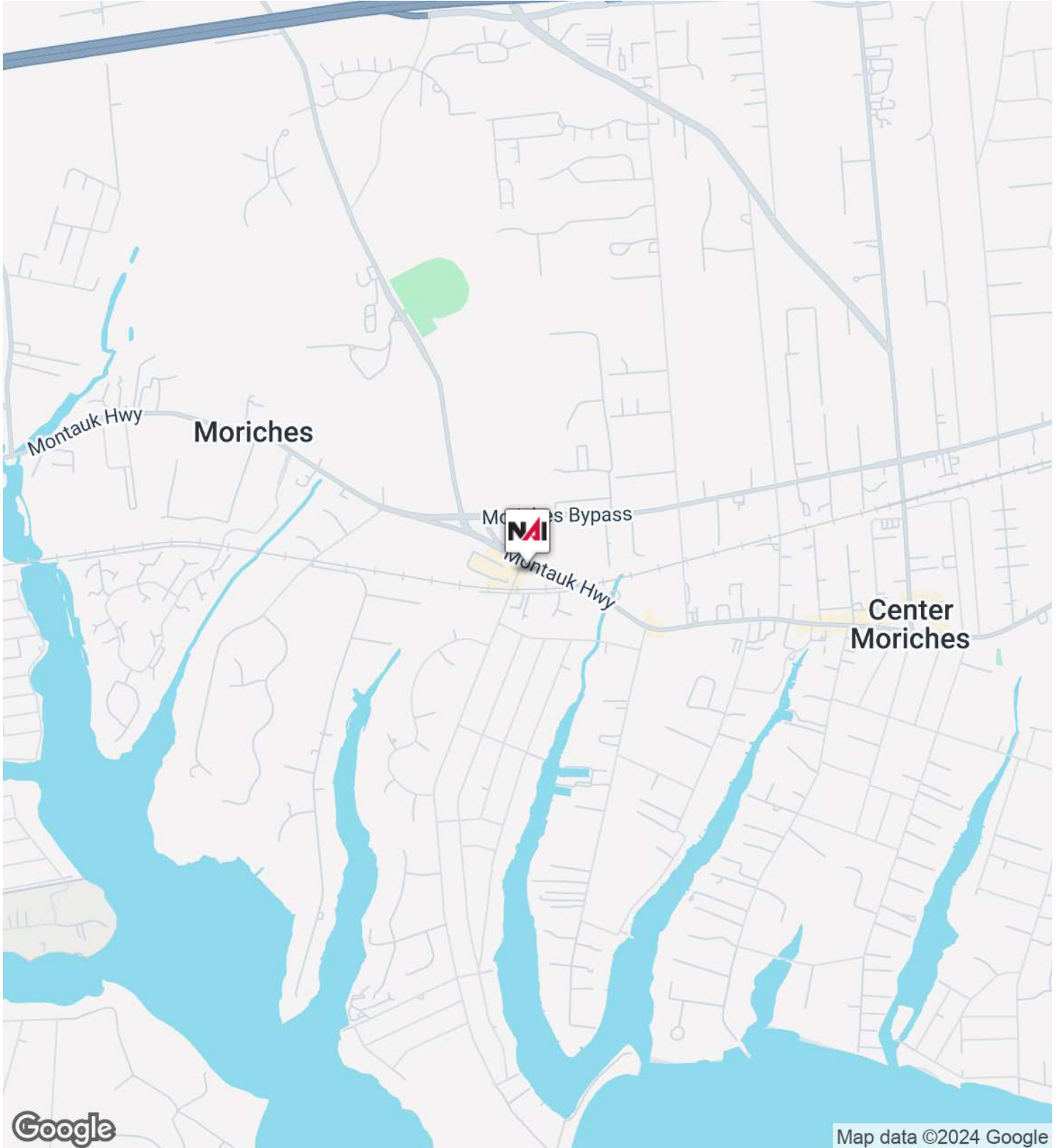
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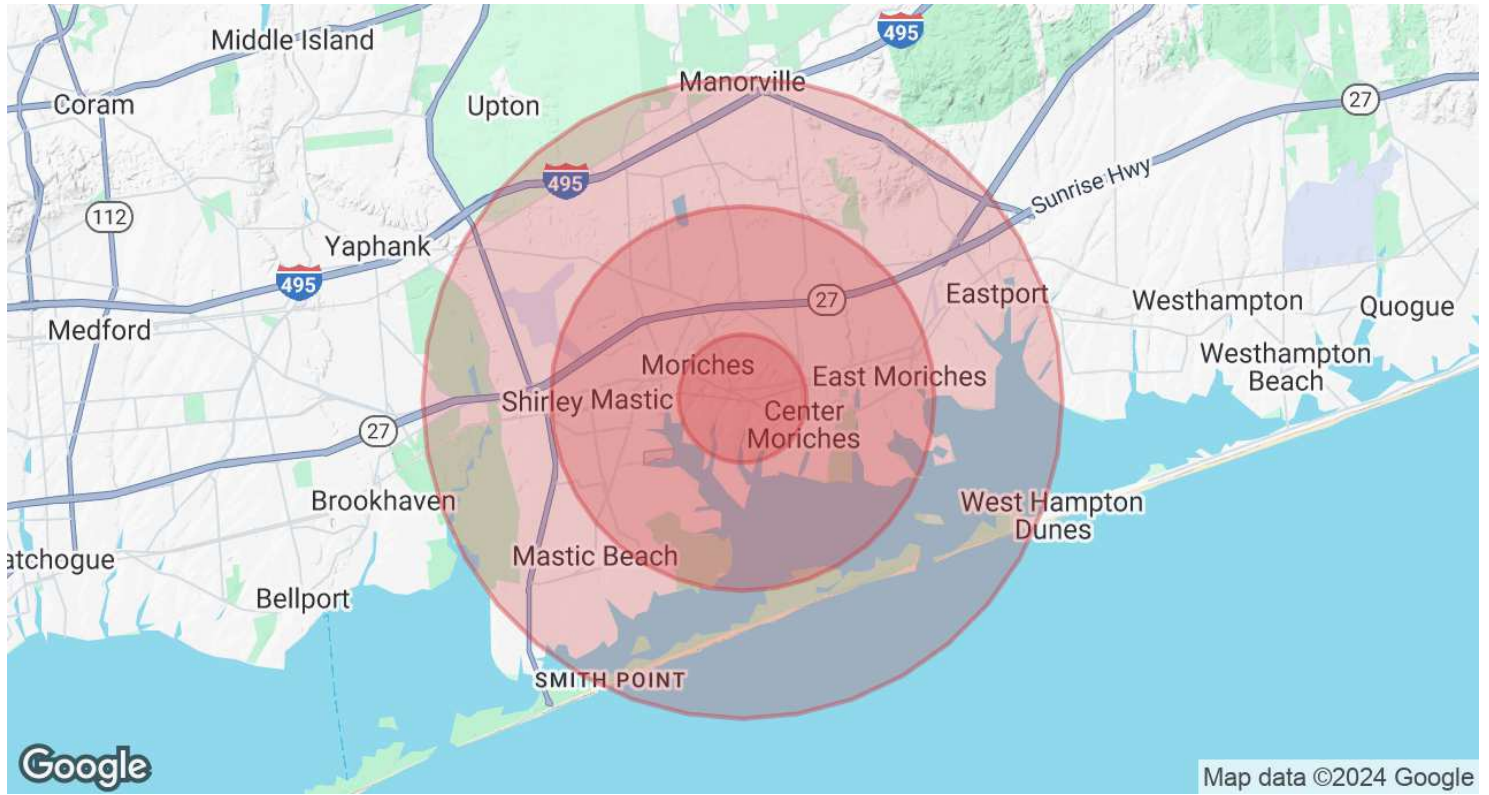
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,506	39,899	85,621
Average Age	40.5	38.0	37.3
Average Age (Male)	42.0	37.7	37.1
Average Age (Female)	38.8	38.0	37.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,637	13,831	29,032
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$92,260	\$87,986	\$88,890
Average House Value	\$349,286	\$387,134	\$398,268

2020 American Community Survey (ACS)

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Mario Vigliotta

Associate

mvigliotta@nailongisland.com

Direct: 631.761.9402 | Cell: 631.807.6734

Professional Background

Mario is a distinguished professional who has been a valuable asset to the renowned brokerage of NAI Long Island since December 2015. With a wealth of experience spanning various facets of the commercial real estate industry, Mario's expertise is prominently anchored in the dynamic world of retail. His impressive track record includes collaboration with distinguished chains such as Dunkin Donuts, CityMD, 7-Eleven, Subway, and numerous independent enterprises.

As a licensed expeditor in Suffolk County, Mario brings over two decades of comprehensive experience and expertise to the table. He possesses an unparalleled understanding of zoning regulations, which play a pivotal role in shaping the land use for each property. For instance, Mario orchestrated the successful sale of three contiguous properties to a Dunkin Donuts Franchisee by skillfully illustrating to them that the local community would wholeheartedly support a change of zoning to facilitate the establishment of a new Dunkin Donuts location. Subsequently, the franchisee engaged Mario to navigate the intricate process of acquiring all requisite approvals and permits, cementing his status as a trusted partner in their venture. Moreover, Mario takes immense pride in his role in identifying the ideal location for The Better Man Distilling Co, a groundbreaking urban craft distillery on Long Island. His exceptional negotiation skills not only secured the lease but also prompted the owner to entrust him with the essential task of securing all necessary approvals and permits.

Beyond his professional achievements, Mario exemplifies a strong commitment to community and civic involvement. He has been an active member of esteemed organizations like the Rotary and has previously served as a trustee of the Mastics-Moriches-Shirley Community Library. He is also a dedicated member of several Chambers of Commerce, actively contributing to the betterment of his local business community.

Mario's life outside the real estate arena is equally fulfilling. He shares his home in Patchogue with his beloved wife, Jane, and together, they cherish the precious moments spent with their seven children and 19 cherished grandchildren. Mario's multifaceted achievements and unwavering dedication to both his professional and personal life underscore his remarkable character and indomitable spirit.

Education

State University of New York at Delhi

Memberships

Member of the Patchogue Chamber of Commerce

Member of Moriches Chamber of Commerce

Member of the Chamber of Commerce of the Mastics & Shirley

NAI Long Island
1601 Veterans Memorial Highway Suite 420
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631.232.4400



Nick Vittorio

Associate

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NY #10401243538

Professional Background

Nick Vittorio is a highly skilled commercial real estate broker with over 25 years of real estate industry experience, specializing in selling investment properties, identifying high-value investment opportunities for investors, and managing commercial leasing for national tenants.

As the previous President of NV Equity Holdings Corp., Nick has built a reputation for delivering profitable real estate investments and maximizing returns for his clients. His expertise spans the full spectrum of commercial real estate, from acquisition and deal structuring to tenant negotiations and property management.

Nick's career has been defined by his ability to source lucrative investment properties that align with his clients' financial goals. He is adept at analyzing market trends, conducting comprehensive property evaluations, and executing complex transactions that ensure long-term profitability.

His work with national anchor tenants has helped him secure high-value leases, ensuring stable income streams for property owners and investors alike.

With a hands-on approach to real estate acquisitions and leasing, Nick builds strong partnerships with investors, property managers, and tenants to facilitate seamless transactions. His deep knowledge of market dynamics and his strategic negotiation skills make him a trusted partner for investors seeking to grow their portfolios.

Nick's proficiency in commercial property sales, deal oversight, and tenant relations has led to the successful completion of numerous real estate ventures. He continues to stay ahead of industry trends and innovations.

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