

HIGHLY VISIBLE CORNER LOCATION AVAILABLE FOR SALE OR LEASE

IDEAL FOR NATIONAL RETAILER OR AUTO REPAIR SHOP

445 E. Main Street, East Patchogue, NY 11772



For More Information:



Michael G. Murphy

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Corner Retail Property For Sale or Lease

445 E. Main Street | East Patchogue, NY 11772



Offering Summary	
Sale Price:	\$799,000
Building Size:	2,029 SF
Lot Size:	0.37 Acres
Frontage:	105 Feet
Curb Cuts:	(3) Three
Lease Rate:	\$7,000/MO NNN
Price / SF:	\$393.79

Property Overview

Available For Sale or Lease. 2,029 +/- SF Retail/Service Station On A Busy Corner In The Heart Of Patchogue! Located At A 4 Way Traffic Light- This Property Features 3 Curb Cuts On A 0.37 Acre Lot With 105 Feet Of Frontage. An Ideal Redevelopment Opportunity! Strategically Located On Heavily Traveled Montauk Highway With Traffic Counts Of Over 25k Vehicles Per Day! IDEAL LOCATION For A National Retailer Or Redevelopment Site. The Current Building Is Set Up As An Auto Service Center With 3 Drive Ins And Zoning Allows For Continued Use As A Service Station/Gas Station. Sewer Line Accessible! Surrounded By Popular Retailers, Restaurants And Only Minutes To The Revitalized Village Of Patchogue.

Property Highlights

- Traffic Counts Almost 30K Cars Passing Per Day!
- Over 105 Feet Of Frontage On Corner at 4-Way Traffic Light
- Minutes From Revitalized Downtown Patchogue Village!
- Ideal Opportunity For National Retailer!

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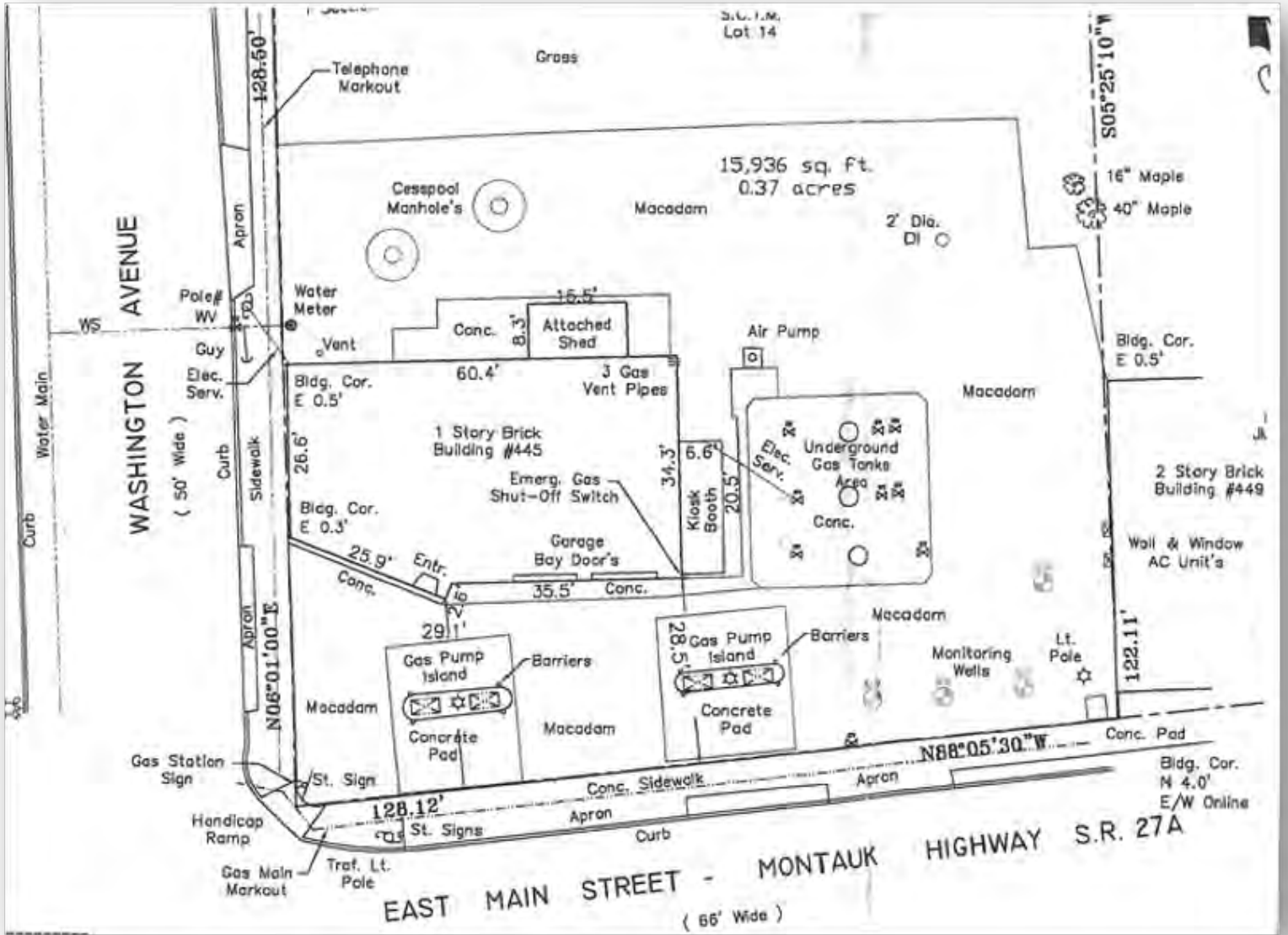
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Property Survey

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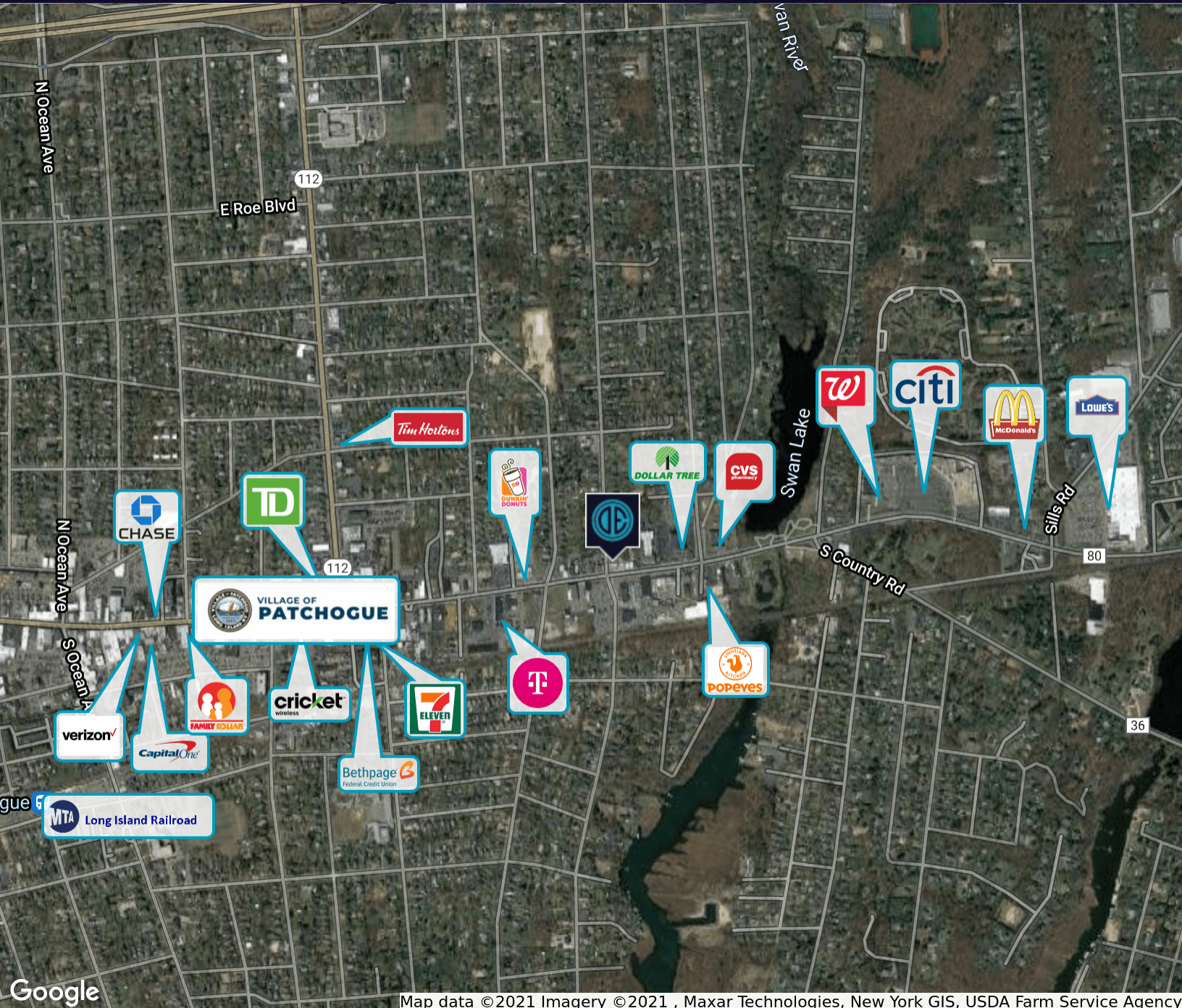
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National & Local Retailer Map

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Demographics Map & Data

445 E. Main Street | East Patchogue, NY 11772



Map data ©2022 Google

Population	1 Mile	3 Miles	5 Miles
Total Population	8,954	64,808	142,571
Average Age	36.2	37.3	37.9
Average Age (Male)	32.5	35.2	36.9
Average Age (Female)	41.8	40.0	39.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,543	23,967	50,537
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$71,761	\$79,144	\$88,441
Average House Value	\$324,796	\$355,567	\$403,471

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Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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