

117 W Montauk Highway | East Islip, NY 11730

\$2,300,000 | 8% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 1180
📞 (516) 864.8000
🌐 www.SilberProperties.com

Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Exp.	Increases
Ale House	1,650	\$37.82	\$62,400	Jun 2026	3%
Dog Grooming	750	\$34.90	\$26,172	Nov 2027	3%
Pet Food & Supplies	750	\$32.80	\$24,600	Nov 2025	3%
Realty	1,150	\$26.09	\$30,000	M-M	3%
Deli	1,150	\$38.45	\$44,220	Oct 2030	3%
Acupuncture	1,000	\$25.45	\$25,452	Jun 2026	3%
Vacant	700	\$35.71	\$25,000	Mar 2027	3%
Total	7,150 SF		\$237,844		

Income	
Rent	\$237,844
Total Income	\$237,844

Expenses	
Taxes	\$34,533
Insurance	\$9,000
Garbage	\$3,000
Common Area Electric	\$1,800
Parking	\$2,200
Sewer	\$2,000
Fire Sprinkler Line	\$1,000
Total Expenses	\$53,533

Net Operating Income	\$184,311
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INVESTMENT HIGHLIGHTS

- ▣ Oscar's Ale House, Pet Food & Supplies, and Acupuncture all want 5 year extension
- ▣ Oscar's Ale House has been a tenant for 35 years
- ▣ Dog Groomer and Pet Food store have been tenants for over 20 years
- ▣ 100% Occupancy
- ▣ Front and side parking to accommodate 40+ cars
- ▣ Located just off the corner of Montauk Highway and Somerset Ave
- ▣ Area retailers include 7-Eleven, Dunkin, H2O Restaurant, CVS, and more



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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PROPERTY AERIAL

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MONTAUK HWY - 15,242 VPD



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NEIGHBORHOOD AERIAL

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DEMOGRAPHICS

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POPULATION:	3 MILE	5 MILE	10 MILE
2024 PROJECTION	12,380	68,081	176,823
2019 ESTIMATE	12,446	69,044	179,758
2010 CENSUS	12,509	72,503	190,984
GROWTH 2019-2024	-0.53%	-1.39%	-1.63%
GROWTH 2010-2019	-0.50%	-4.77%	-5.88%
2019 POPULATION HISPANIC ORIGIN	1,205	18,125	74,032
2019 POPULATION BY RACE:			
WHITE	11,692	57,304	140,405
BLACK	291	7,558	26,833
AM. INDIAN & ALASKAN	22	567	2,055
ASIAN	266	2,052	5,459
HAWAIIAN & PACIFIC ISLAND	10	70	246
OTHER	166	1,493	4,759
U.S. ARMED FORCES:	0	39	67
HOUSEHOLDS:			
2024 PROJECTION	4,353	22,416	52,578
2019 ESTIMATE	4,382	22,678	53,406
2010 CENSUS	4,436	23,536	56,539
GROWTH 2019 - 2024	-0.66%	-1.16%	-1.55%
GROWTH 2010 - 2019	-1.22%	-3.65%	-5.54%
OWNER OCCUPIED	3,527	16,496	39,136
RENTER OCCUPIED	855	6,181	14,271
2019 AVG HOUSEHOLD INCOME	\$125,089	\$113,249	\$106,131



East Islip is a hamlet and CDP in the Town of Islip, Suffolk County, New York, United States. At the time of the 2010 census, the CDP had a population of 14,475. Originally referred to as "East of Islip", the name was acquired in 1890 from the estate of William Nicoll, an English aristocrat who purchased the surrounding land in 1683 to erect a family residence. Nicoll's purchase comprised 51,000 acres (210 km²) from the Secatogue Indians, reaching as far as Bayport to the east, Babylon to the west and Ronkonkoma to the north. His mansion, Islip Grange, named after his family's ancestral estate at Northamptonshire, England, stood near the shoreline of what is now Heckscher State Park.

East Islip, as well as many hamlets along Long Island's south shore, was once an enclave for some of the nation's wealthiest families. Its estates at one time included the Hollins, Gulden, and Knapp estates, among others. An original estate mansion, Brookwood Hall, has passed from its last private owners, the Thorne family (originally of Great Neck during the Dutch colonial era) and now serves as a municipal building for the Town of Islip. The Sullivan estate became the home of the Hewlett School, a private boarding school which closed shortly after the turn of the century. Some estate and early farmlands were donated to the Roman Catholic church and make up the current grounds of St Mary's of East Islip, which includes a private elementary and middle school, in addition to church and other parish buildings. The original Westbrook farm on the boundary between East Islip and Oakdale, near the Bayard Cutting Arboretum, has ceased operations, and its fields are now the home of East Islip Soccer, near the fields set aside for the Little League of the Islips.



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FOR MORE INFORMATION



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Main | (516) 864.8000

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