



Island Associates Real Estate Inc.

We create value

Available

361 Main Street (Montauk Hwy.)

Center Moriches, NY



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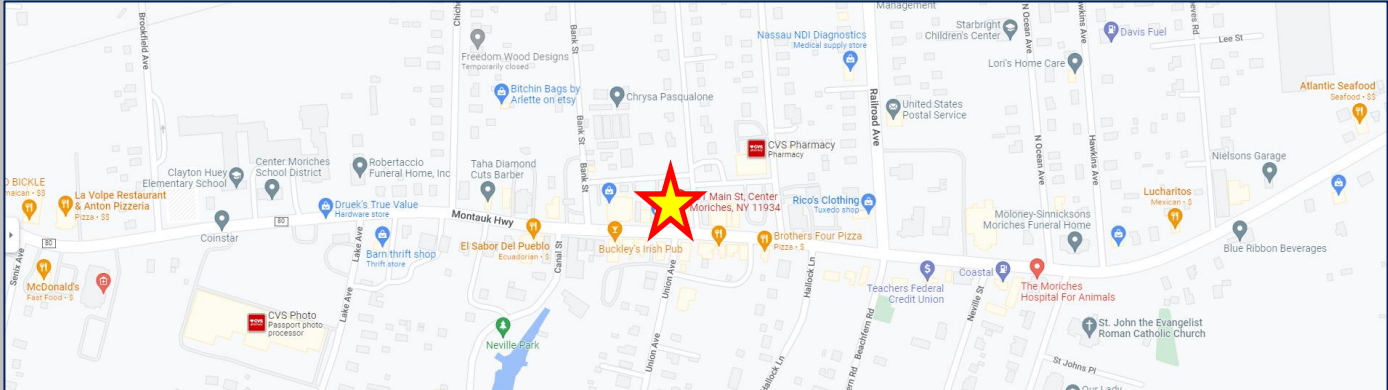
Property Information

6,100 SF Restaurant Space Available

Price: \$30.00 SF / NNN

*Key Money upon request

Owner will entertain sale



Fully equipped Restaurant gross receipts in excess of \$2,000,000.00

❖ Seats 242

❖ Located on a signalized corner location on busy Montauk Hwy.

❖ Daily Traffic Count of 14,361

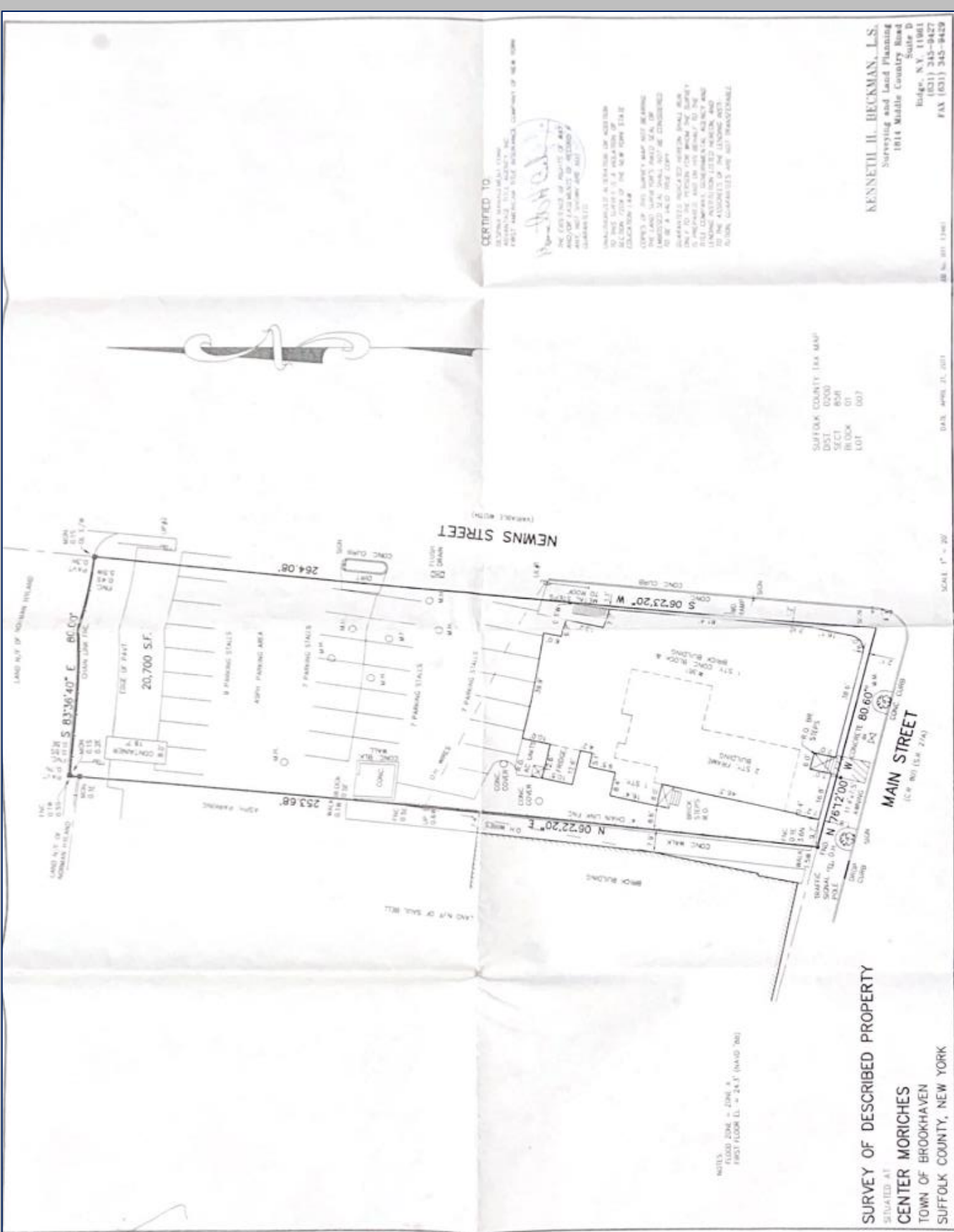
❖ +/- 80' Frontage on Main St. (Montauk Hwy.) & +/- 131 Frontage on Newins St.

❖ 25 Parking Spaces

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Total Population | 13,726 | 78,619 | 163,648 |
| Average HH Income | \$127,758 | \$118,248 | \$116,405 |



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.



SURVEY OF DESCRIBED PROPERTY
 SITUATED AT
CENTER MORICHES
 TOWN OF BROOKHAVEN
 SUFFOLK COUNTY, NEW YORK

NOTES:
 FLOOD ZONE - ZONE A
 FIRST FLOOR EL. = 24.5' (NAVD 88)

SUFFOLK COUNTY 18A MAP
 DIST. 1000
 SECT. 80
 TOWNSHIP 01
 RANGE 01
 LOT 007

SCALE 1" = 20'
 DATE APRIL 21, 2011
 JOB NO. 011-11801

CERTIFIED TO
 BEING A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP AS FILED IN THE OFFICE OF THE COUNTY CLERK OF SUFFOLK COUNTY, NEW YORK, ON APRIL 21, 2011.
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UNLAWFUL TO REPRODUCE OR ALTER THIS MAP WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
 THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HER.
 THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.
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