



RETAIL SPACE

PATCHOGUE, NY

217 WAVERLY AVENUE

SIZE

4,921 SF Divisible

ASKING RENT

Upon Request

NEIGHBORS

King Kullen, Orangetheory Fitness, Staples, UPS, Wendy's, Whole Foods (Coming Soon)

St. Joseph's University

COMMENTS

FREESTANDING BUILDING AVAILABLE - POTENTIAL REDEVELOPMENT OPPORTUNITY

All Uses Considered

28 Car Private Parking Lot

Corner Visibility

CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RENDERINGS - ALL USES CONSIDERED



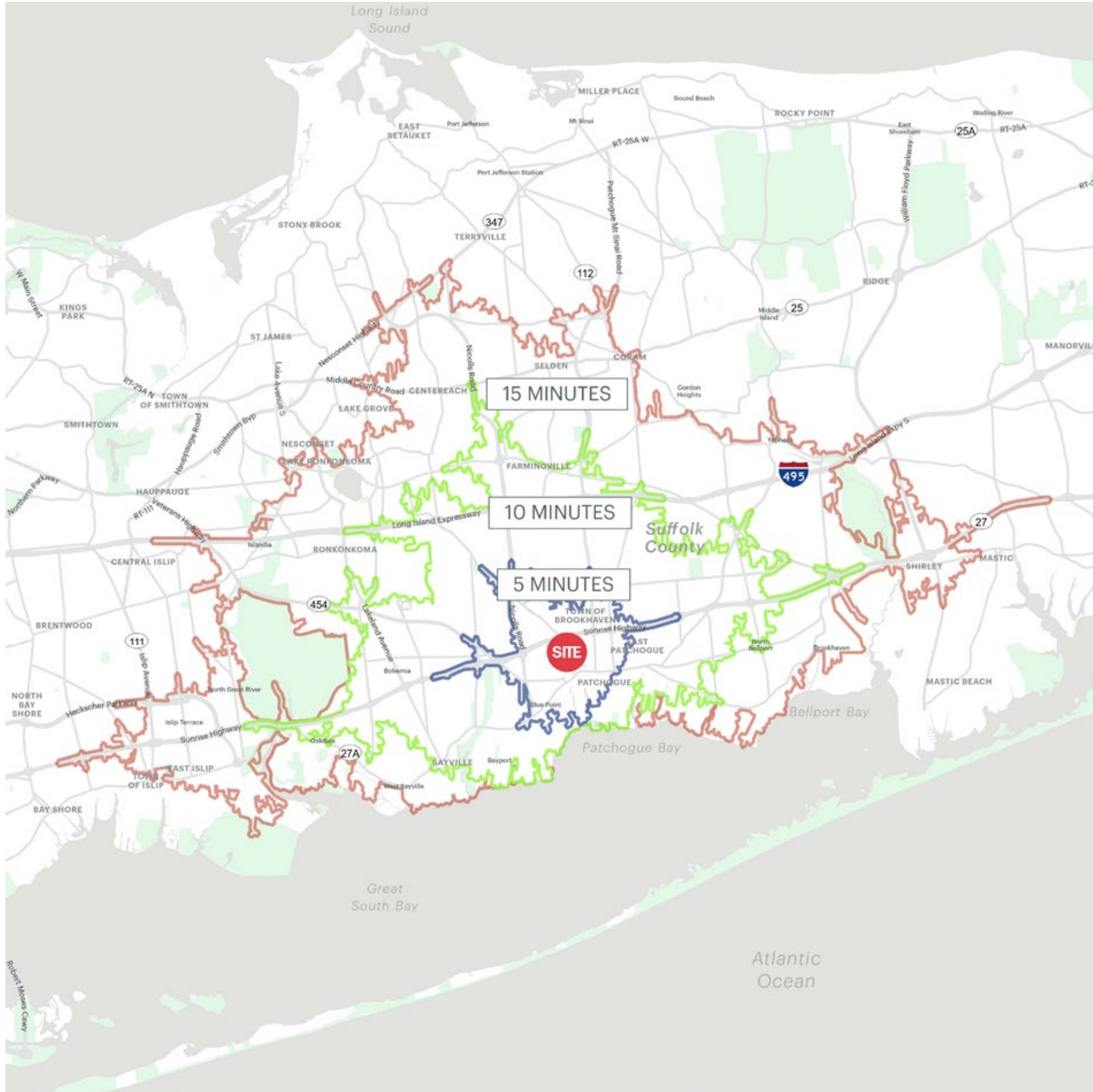
MARKET AERIAL



CLOSE UP AERIAL



AREA DEMOGRAPHICS



5 MINUTE DRIVE TIME

POPULATION
27,691

HOUSEHOLDS
11,163

AVERAGE HOUSEHOLD INCOME
\$134,713

MEDIAN HOUSEHOLD INCOME
\$104,578

COLLEGE GRADUATES (BACHELOR'S +)
7,452 - 37.0%

TOTAL BUSINESSES
1,495

TOTAL EMPLOYEES
12,161

DAYTIME POPULATION (W/ 16 YR +)
24,537

10 MINUTE DRIVE TIME

POPULATION
141,611

HOUSEHOLDS
51,121

AVERAGE HOUSEHOLD INCOME
\$147,568

MEDIAN HOUSEHOLD INCOME
\$110,787

COLLEGE GRADUATES (BACHELOR'S +)
37,543 - 37.0%

TOTAL BUSINESSES
7,283

TOTAL EMPLOYEES
62,884

DAYTIME POPULATION (W/ 16 YR +)
130,481

15 MINUTE DRIVE TIME

POPULATION
327,001

HOUSEHOLDS
115,153

AVERAGE HOUSEHOLD INCOME
\$145,837

MEDIAN HOUSEHOLD INCOME
\$109,334

COLLEGE GRADUATES (BACHELOR'S +)
83,636 - 35.0%

TOTAL BUSINESSES
14,552

TOTAL EMPLOYEES
137,909

DAYTIME POPULATION (W/ 16 YR +)
296,567

AREA DEMOGRAPHICS

