



RETAIL SPACE

ISLIP, NY

454 MAIN STREET

SIZE

1,250 SF

ASKING RENT

Upon Request

FRONTAGE

± 23 FT

NEIGHBORS

Starbucks, SoBol, Bubba's Burrito Bar, Chase Bank, South Bay Orthodontics, Hardware Store

COMMENTS

Highly visible end cap in the heart of downtown

½ Mile from Islip Middle School and High School

One block from Islip Town Hall

CONTACT EXCLUSIVE AGENTS

JASON SOBEL

jsobel@ripcony.com

516.933.8880

JULIANA CHIARELLI

jchiarelli@ripcony.com

516.933.8880

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

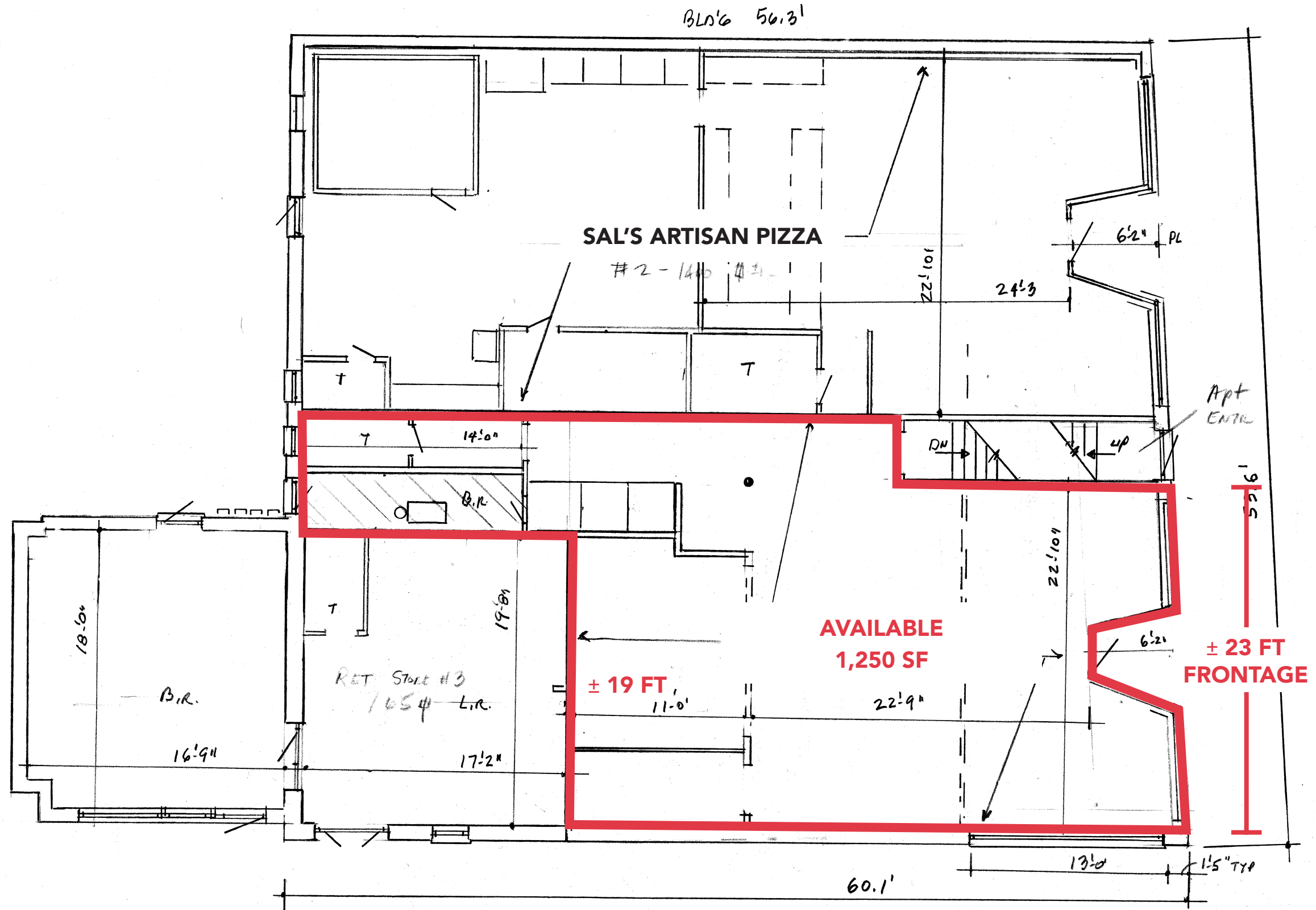
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

INTERIOR PHOTOS - 1,250 SF



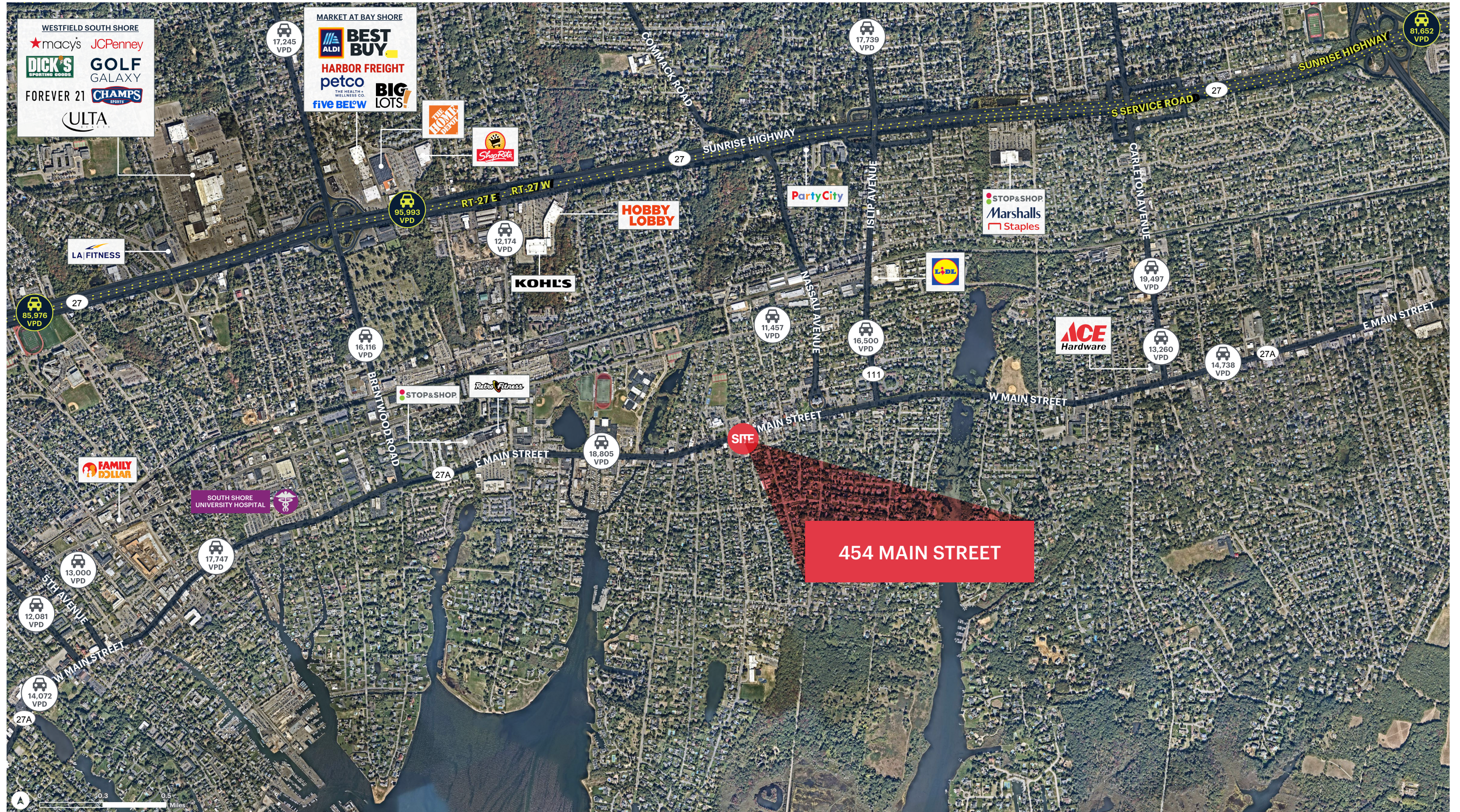
SITE PLAN



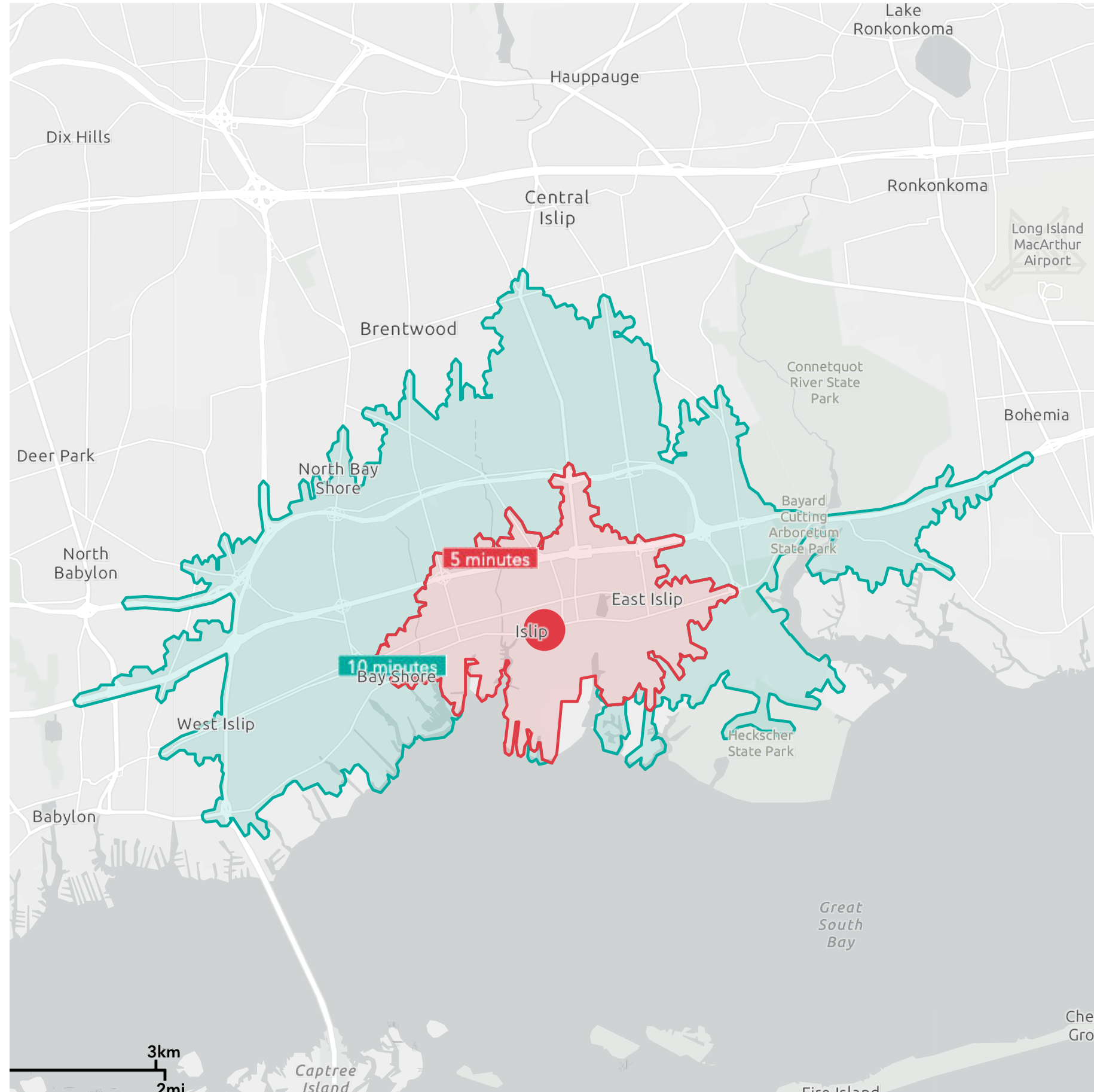
AERIAL



MARKET AERIAL



DRIVE TIME DEMOGRAPHICS



454 MAIN STREET ISLIP, NY

5 MINUTE

POPULATION

25,006

HOUSEHOLDS

9,098

AVERAGE HOUSEHOLD INCOME

\$144,087

MEDIAN HOUSEHOLD INCOME

\$109,992

COLLEGE GRADUATES (BACHELOR'S +)

7,541 - 27.3%

TOTAL BUSINESSES

1,474

TOTAL EMPLOYEES

14,018

DAYTIME POPULATION (W/ 16 YR +)

26,198

10 MINUTE

POPULATION

122,138

HOUSEHOLDS

38,017

AVERAGE HOUSEHOLD INCOME

\$144,061

MEDIAN HOUSEHOLD INCOME

\$111,698

COLLEGE GRADUATES (BACHELOR'S +)

28,658 - 21.8%

TOTAL BUSINESSES

3,854

TOTAL EMPLOYEES

40,386

DAYTIME POPULATION (W/ 16 YR +)

101,742