Islip, NY

454 Main Street
Suffolk County, Long Island

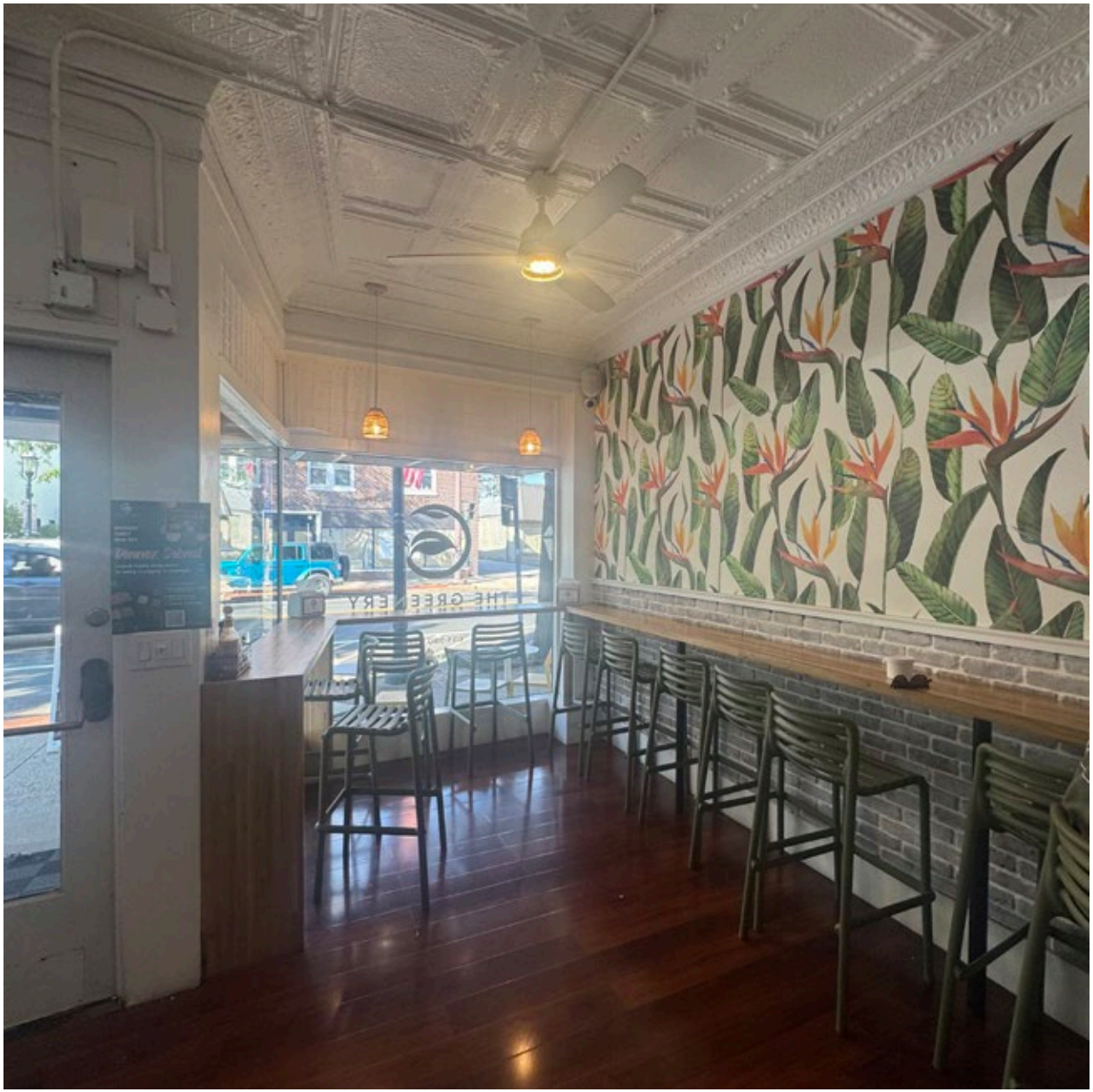
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1,400 SF

Fully Equipped, 2nd Generation Restaurant

Space Details



Size	1,400 SF
Rent	Upon Request
Frontage	±23 FT
Co-Tenants	Erica Logan Clothing Boutique
Neighbors	Starbucks, SoBol, Bubba's Burrito Bar, Chase Bank, South Bay Orthodontics, Hardware Store
Comments	Fully equipped, 2nd generation restaurant ($50,000 Key Money). Highly visible end cap in the heart of downtown. ½ Mile from Islip Middle School and High School. Directly across the street from Starbucks.

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Contact Exclusive Agents

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jsobel@ripcony.com | 516.342.8290

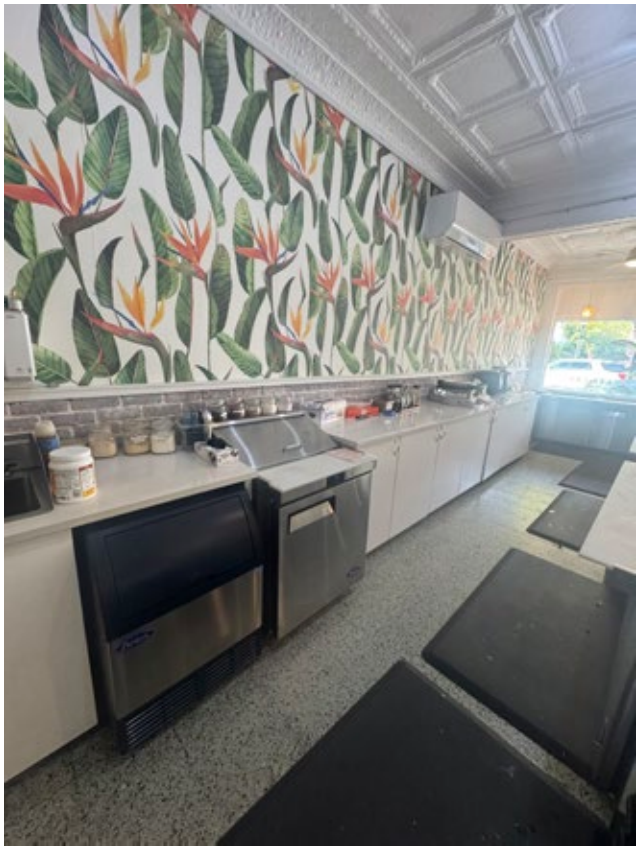
Sydney Schmitt
sschmitt@ripcony.com | 516.933.8280

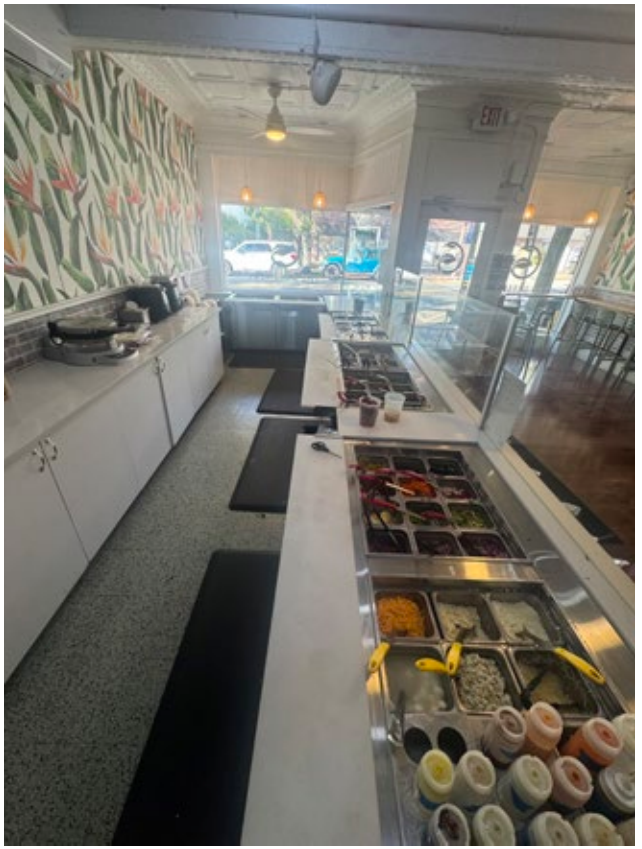
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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant or Buyer must independently verify and assumes risk for inaccuracies.

Interior Photos







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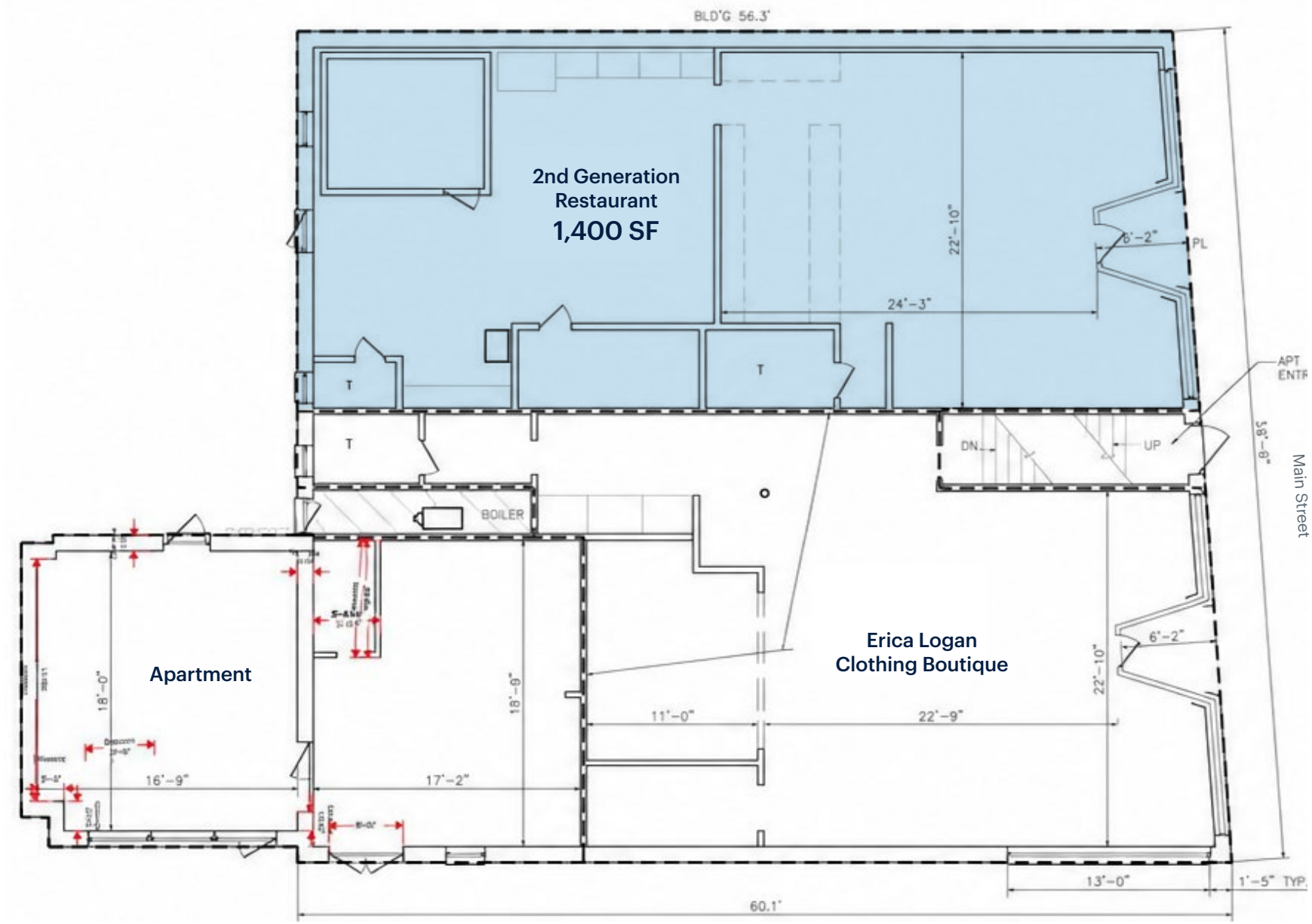
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Floor Plan



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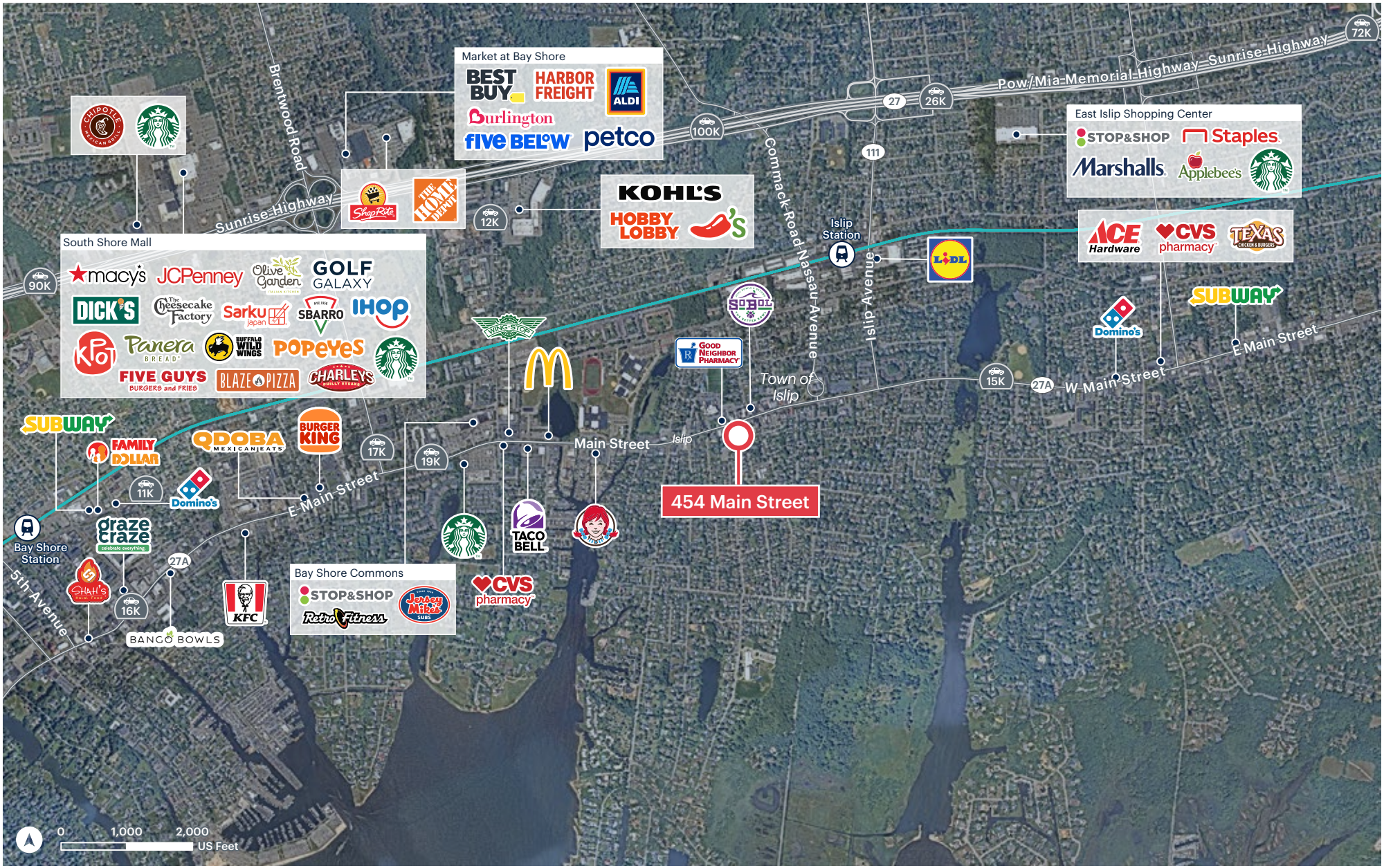
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Market Aerial



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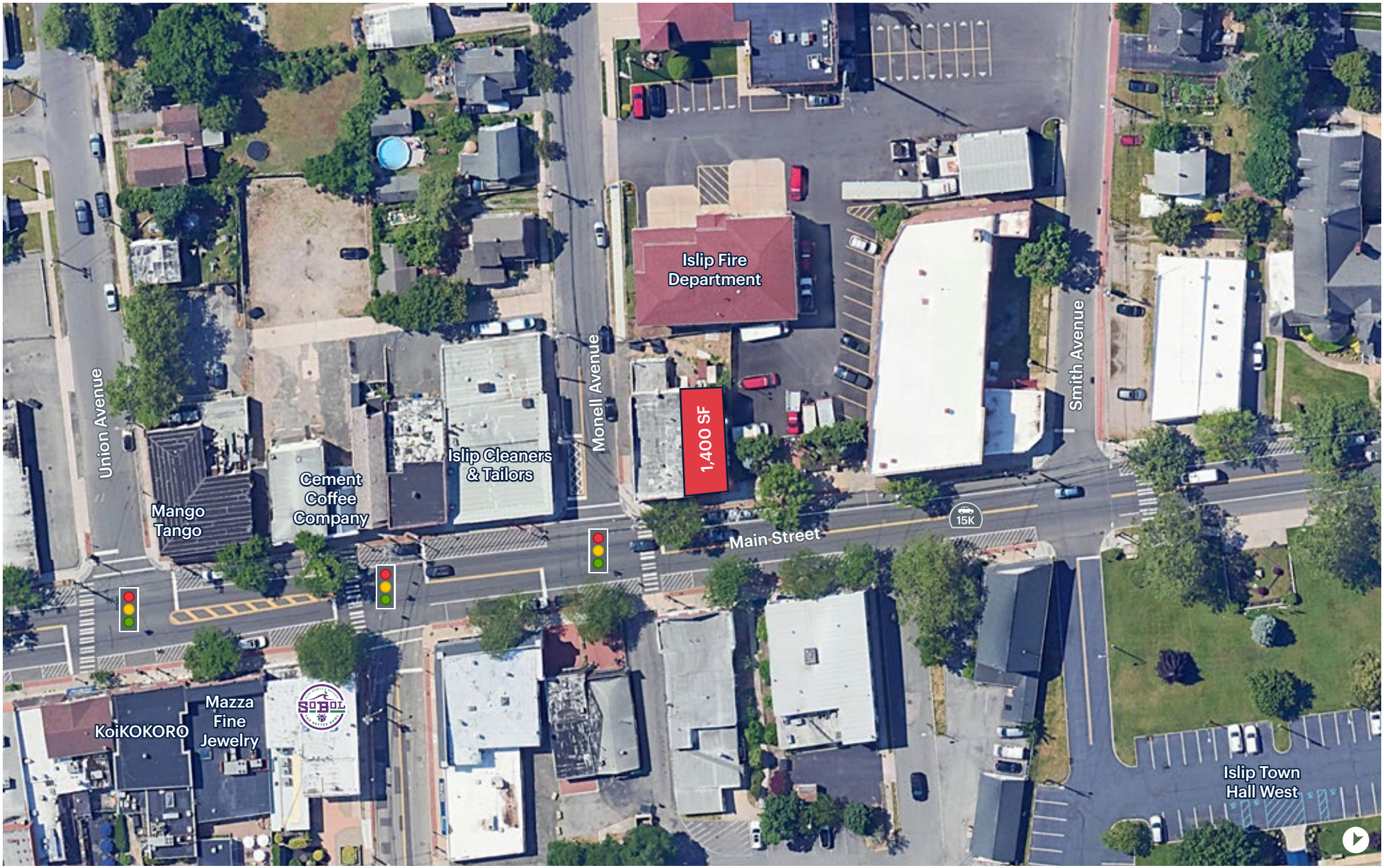
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Close Up Aerial



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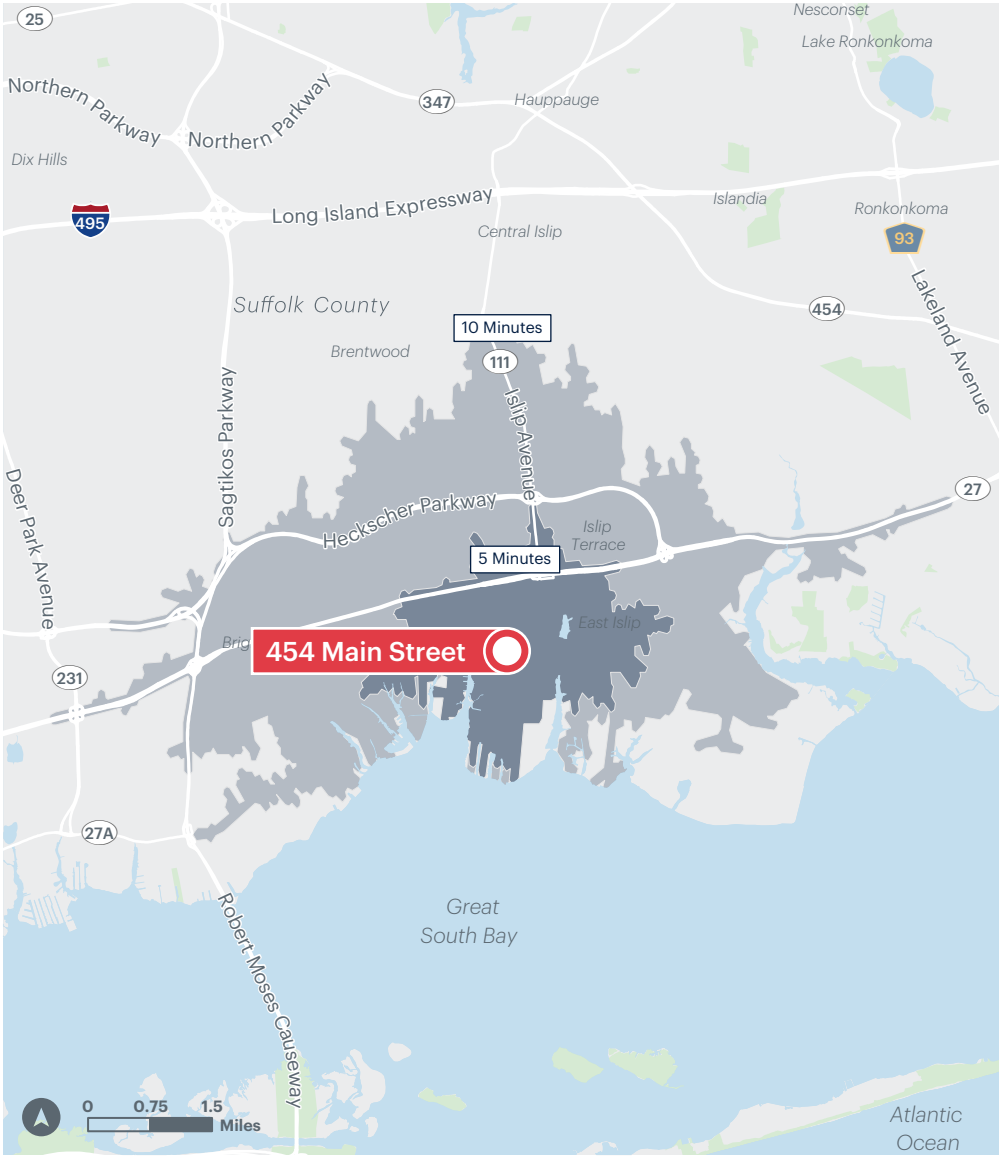
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Area Demographics

2026 ESRI Summary Report



	5 Minute Drivetime	10 Minute Drivetime
Total Population	18,220	98,149
Total Households	7,219	32,575
Average Household Income	$144,847	$153,791
Median Household Income	$119,523	$128,702
% Population with Bachelors +	39.01%	33.94%
Daytime Population	19,898	78,291
Total Daytime Employees	10,808	31,916
Total Businesses	1,099	3,117

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