

For Sale
Land
1 Acre



89 Peconic Avenue

Riverhead, New York 11901

Property Description

1 acre retail redevelopment site with preliminary site plan approval to construct a 4,000 sq.ft restaurant with rooftop bar and canoe rental business. 160' frontage on Peconic Avenue with 3 curb cuts.

\$500,000.00 development grant available to prospective buyer, through the NYS Development Corp. and The Town of Southampton .

Details

| | |
|----------------|-----------------|
| Lot Size | 1 Acre |
| Sale Price | \$1,500,000 |
| Lease Rate PSF | Negotiable |
| Taxes PSF | \$5,600 / year |
| Zoning | HB + ROD Zoning |

OFFERING SUMMARY

| | |
|------------|-------------|
| Sale Price | \$1,500,000 |
| Lot Size | 1.0 Acre |

For more information

Brian McGuire

O: 631 761 9403
bmcguire@nailongisland.com

Lee Rosner

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1601 Veterans Memorial Highway
Islandia, NY 11749
631 232 4400 tel
www.nailongisland.com

Property Description



Property Overview

1 acre retail redevelopment site with preliminary site plan approval to construct a 4,000 sq.ft restaurant with rooftop bar and canoe rental business. 160' frontage on Peconic Avenue with 3 curb cuts.

Location Overview

Located between E. Main Street and Nugent Drive on the Peconic River adjacent to Grangabel Riverhead Town Park at the entrance way to main street Riverhead business district.

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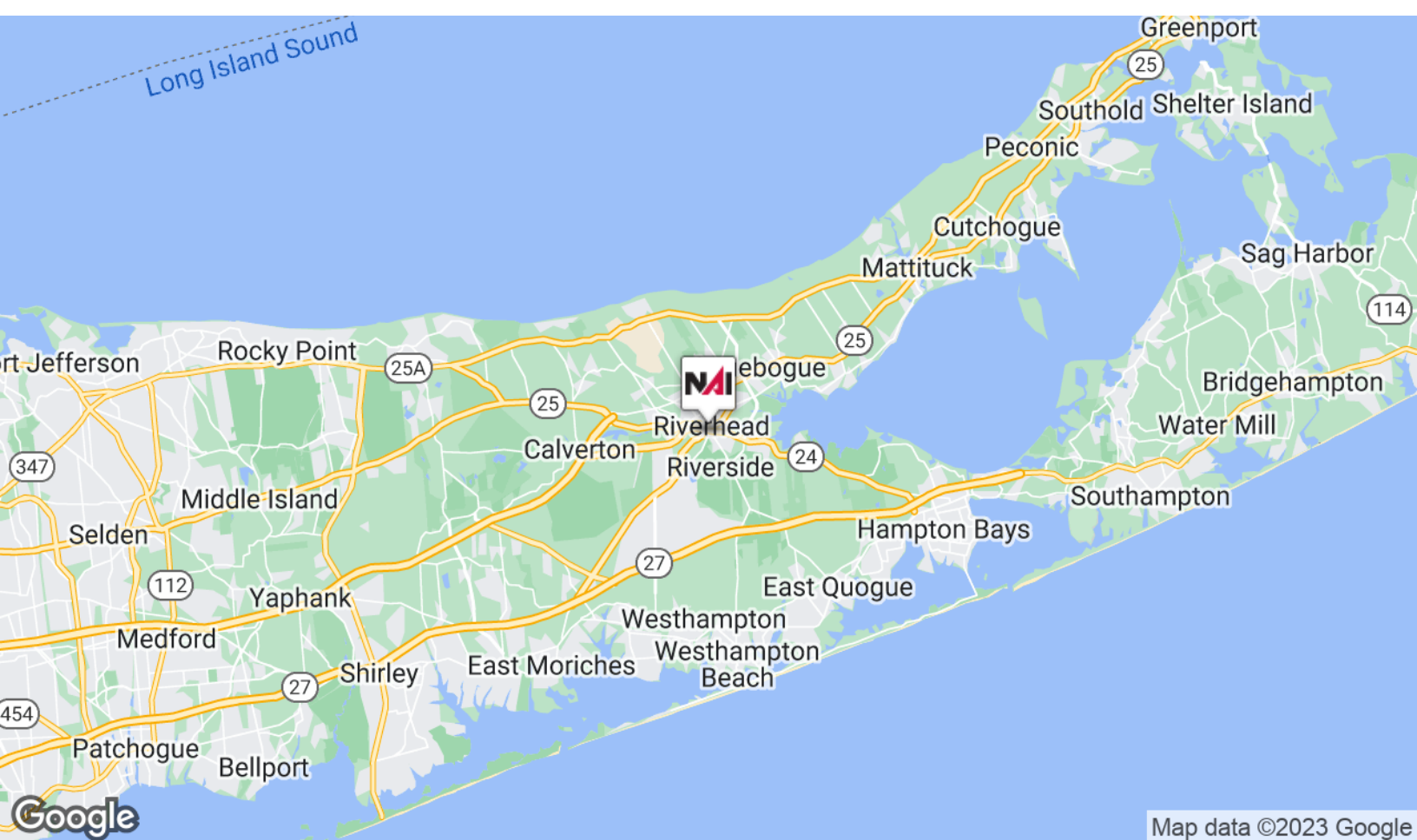
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NAI Long Island

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Google

Map data
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Brian McGuire

Senior Director

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bmcguire@nailongisland.com

Memberships & Affiliations

CIBS

Education

Bachelor's Degree, Management and Mathematics, Dowling College

Professional Background

Brian McGuire has been a prominent licensed real estate broker for over fifteen years and his extensive portfolio is focused on industrial manufacturing, distribution, and R&D facilities as well as professional office space.

Prior to joining NAI Long Island as Senior Director, Brian accomplished six high-performing years at Corporate Realty Services. Throughout his career, he has represented a diverse portfolio of tenants including regional and national companies as well as startups and small businesses, while setting new sales records.

Brian prides himself on maintaining long-lasting client relationships and providing on-demand up-to-date real estate market information. He excels at managing leases, building ownership, and full ground-up build-to-suit facilities. Some of his satisfied clients include Rechler Equity Partners, Racanelli Associates, Milvado Group, Staller Associates, O'Shea Properties, Brent Mako Group, Spiegel Associates, Heartland Associates, and Sid Farber.

Previously, Brian owned and operated Rain Drop Irrigation, a popular Long Island fixture, for over two decades. His substantial experience as a local business owner gives him unique insight in accessing his clients' real estate needs.

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Lee Rosner

Managing Principal

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Memberships & Affiliations

SIOR
CCIM
Director and Board Member, Real Estate Institute at Stony Brook University College of Business
Commercial Industrial Brokers Society of Long Island (CIBS)

Education

Bachelor of Science, Syracuse University
Former Adjunct Professor, Stony Brook University College of Business (MBA) from 2010-2017

Professional Background

Career Summary

A veteran of the commercial real estate industry, Lee's career spans more than 35 years gaining him hands on experience in nearly every facet of the business including sales, leasing, investment strategies, property management and ownership. In 1997, Lee launched a commercial real estate brokerage firm that is now NAI Long Island, building on his exceptional depth of industry knowledge and pairing it with his natural leadership style to set a path of growth for the company. He currently is the Managing Principal of NAI Long Island. He is actively involved, daily, with business development, coaching, transaction management, recruiting, operations and long-term visioning for the firm. Under Lee's leadership and management, NAI Long Island has grown into one of the leading Long Island -based full service commercial real estate firms completing over \$1B in transaction values and thousands of transactions over the years. The firm manages more than 1.5M square feet of commercial real estate.

Lee completed two terms as a Trustee of the Incorporated Village of Port Jefferson and is the former Chairman of the Zoning Board of Appeals. From 2010 to 2016 he was an Adjunct Professor at Stony Brook University's College of Business teaching an MBA level course (traditional and online) in commercial real estate fundamentals, user decision-making and investment analysis through a case study approach to learning.

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