

RETAIL FOR LEASE-BUILD TO SUIT

EAST PATCHOGUE BUILD TO SUIT

326-330 East Main Street, Patchogue, NY 11772



OFFERING SUMMARY

[CLICK HERE TO VIEW VIDEO](#)

AVAILABLE SF:	2.1 Acres
LEASE RATE:	Price Upon Request
LOT SIZE:	2.1 Acres
BUILDING SIZE:	53,000 SF
ZONING:	J6
MARKET:	Patchogue Village
SUBMARKET:	East Patchogue

PROPERTY OVERVIEW

Build to Suit- Prime Retail on heavily traveled E. Main Street, in Patchogue. This up and coming neighborhood is the prime location for ANY retail business including, but not limited to large restaurant, fitness center, department store, professional office, convenience, pharmacy/drug store, etc.

LOCATION OVERVIEW

Corner Lot(s) on East Main Street in Downtown Patchogue

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,118	24,315	51,915
Total Population	10,281	65,253	146,588

KW COMMERCIAL DIVISION NY
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32-55 Francis Lewis BLVD
Flushing, NY 11358

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East Patchogue Build to Suit:

EAST MAIN STREET PATCHOGUE- Build to Suit on heavily traveled CORNER lot on E. Main Street in highly desired Patchogue. This PRIME location is perfect for ANY retail business including but not limited to large Restaurant, Fitness Center, Department Store, Professional Office, Convenience, Pharmacy/Drug Store, etc.

PROPERTY DETAILS:

LOT SIZE:	2.1 Acres +/-
BUILDABLE:	60,000 SF
ZONED:	J6
PARKING:	100 + Vehicles
CURB CUTS:	2
SEWERS:	YES

LEASE PRICE: UPON REQUEST

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Public Transportation

Commuter Rail	Drive	Walk	Distance
Patchogue Station Commuter Rail (Montauk Branch)	3 min	9 min	0.5 mi
Bellport Station Commuter Rail (Montauk Branch)	8 min		3.8 mi
Airport	Drive		Distance
Long Island MacArthur Airport	14 min		6.1 mi

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
E Main St	Avery Ave, W	27,026	2016	0.02 mi
Conklin Ave	E Main St, N	1,723	2016	0.09 mi
E Main St	Pitts Rd, E	22,500	2014	0.10 mi
Grove Ave	Swezey St, S	2,621	2016	0.15 mi
E Main St	Phyllis Dr, W	25,724	2016	0.21 mi

Demographics

	1 Mi	3 Mi
Population	12,332	70,231
Households	4,334	24,925
Average Age	39.30	39.40
Median HH Income	\$71,031	\$74,922
Daytime Employees	7,588	27,862
Population Growth '17-'22	↑ 0.3%	↑ 0.6%
Household Growth '17-'22	↓ 0.1%	↑ 0.4%

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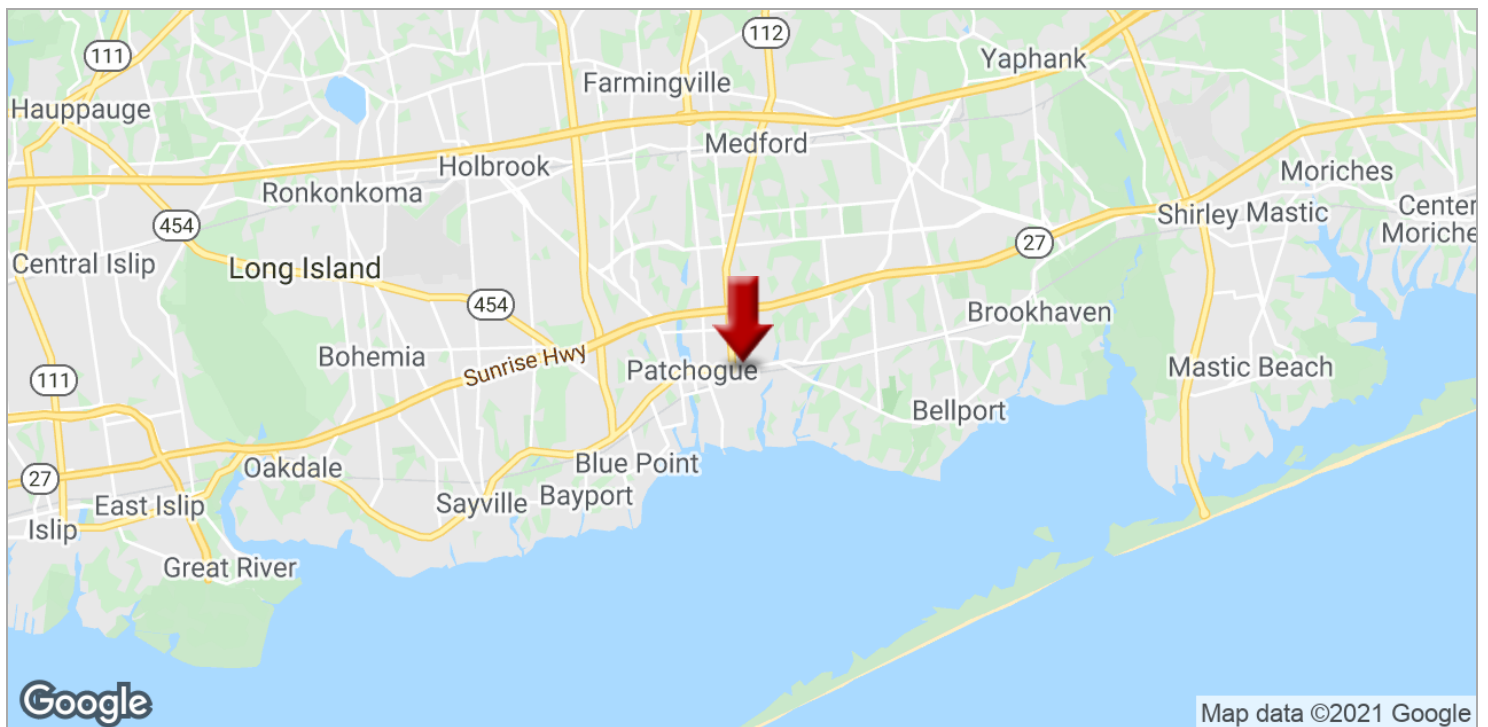


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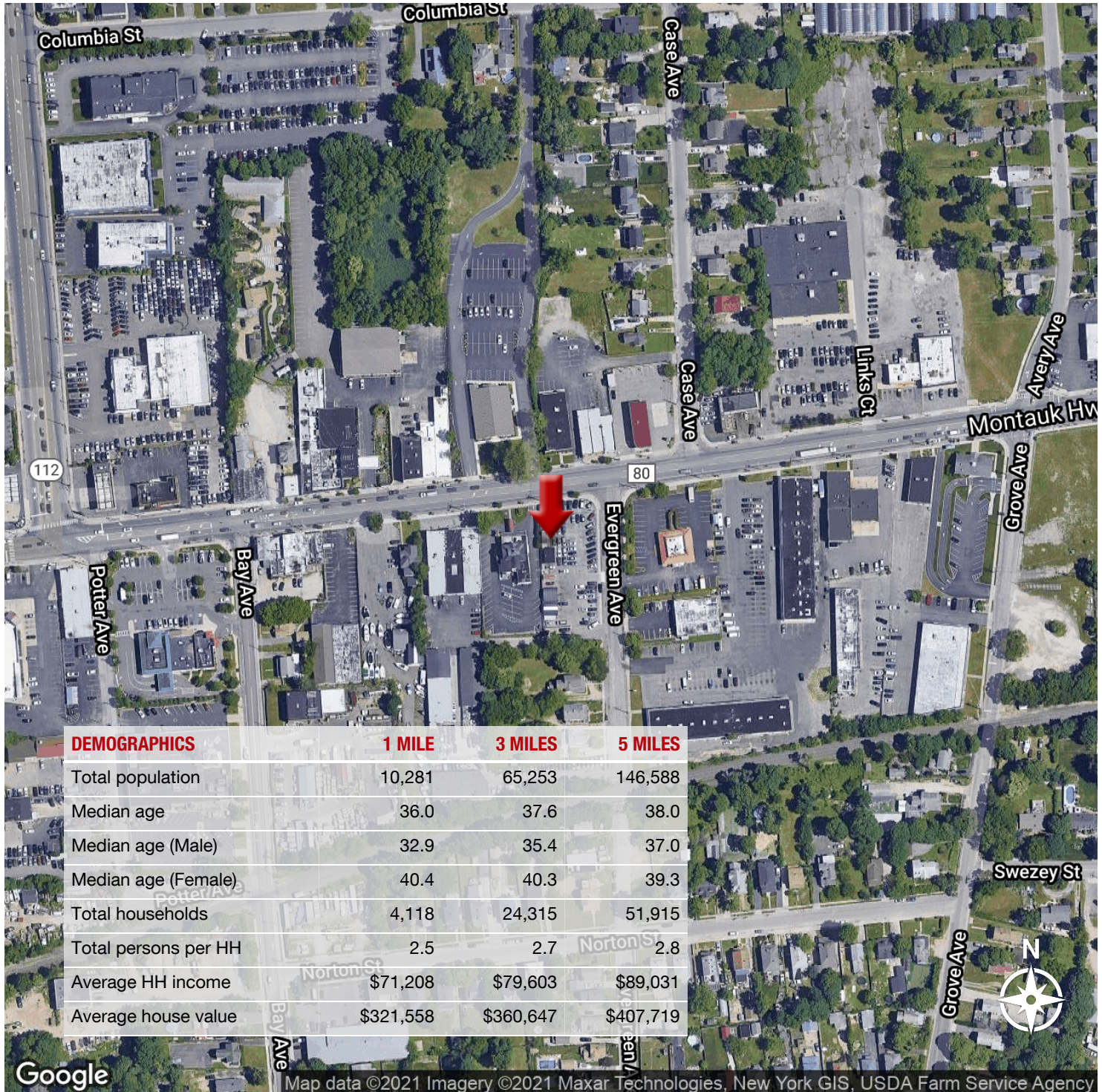


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12/10/2018

Patchogue revitalization brings \$693M in economic growth, officials say | Newsday

LONG ISLAND / SUFFOLK

Patchogue revitalization brings \$693M in economic growth, officials say

In 2002, 18.2 percent of the village's downtown storefronts were empty. Today, vacancies are minimal.



Changes in downtown Patchogue include the \$100 million New Village apartment complex and \$1 million in renovations to the Patchogue Theatre of the Performing Arts. Photo Credit: Rande Daddona

By Deon J. Hampton

deon.hampton@newsday.com @deonjhampton

Updated December 6, 2018 6:00 AM

The Long Island Regional Planning Council on Thursday deemed Patchogue as the region's best example of smart growth and transit-oriented development.

A first-of-its-kind study found that the village generated \$693 million in economic growth from 2000 to 2017, which included construction, downtown business operations and non-local household spending, council officials said.

"We agreed that Patchogue is really the model for transit-orientated development. It's one of the most successful revitalization efforts that has ever taken place on Long Island," said Rich Guardino, executive director of the Long Island Regional Planning Council, before Thursday's presentation at the Patchogue Theatre for the Performing Arts.

Patchogue received \$246 million in private construction investments and added several thousand full and part-time jobs, including hundreds of construction jobs, said Todd Poole of 4ward Planning Inc., a consulting firm hired by the council.

It also managed \$37 million in federal, state and county grants for infrastructure, development and improvements.

12/10/2018

Patchogue revitalization brings \$693M in economic growth, officials say | Newsday

that time.

In 2002, a study by the Suffolk County Planning Department found 18.2 percent of downtown Patchogue's storefronts were empty, including the theater building that had been left to decay. Today, vacancies in the village are minimal.

Downtown Patchogue has grown rapidly in recent years, from successful projects such as the \$100 million New Village, a complex with hundreds of apartments, and \$1 million in renovations to its theater.

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And the comeback is only expected to continue, officials said. By the year 2029, a prospective new hotel and apartment projects combined are expected to generate an additional \$239 million and create 2,530 jobs.

"When you watch a report like this, you understand all of your efforts, and it tells you that your instincts were right," Patchogue Mayor Paul Pontieri said. "The thing that you thought and the

board that you worked with benefited the region."

Restaurants and nightlife have transformed the village into a hub for young adults while attracting new residents and visitors from around the region.

Guardino recommended that every Long Island municipality examine the 131-page report as a model to improve.

"There are some key catalysts to Patchogue's success and I think it's important to recognize how they were able to make these tremendous gains," he said.

The study did not compare Patchogue to other municipalities, but Guardino did say that Greenport, Farmingdale, Mineola and Wyandanch have shown strong revitalization efforts and have taken an aggressive approach to transit-oriented development.

"I think Westbury is on its way, also," Guardino said.

The council examined seven residential projects dating back to 2006. Six of those resulted in \$3.1 million in school district surplus, according to the report. The projects were Cooper Beach, Condos on Waverly, Diverisium Condos, Artense Lofts, Diverisium Lofts, Condos, Bay Village Condos and New Village. New Village has a

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EAST MAIN STREET

(N. 82° 17' 20" E.)

S. 83° 49' 30" E.

105.60'

100.00'

RD. CORN. 5' WALK

RD. WALK ON SIDEWALK

Progress of Curved curb 0.3' West

Back wire dimensions 0.3' East

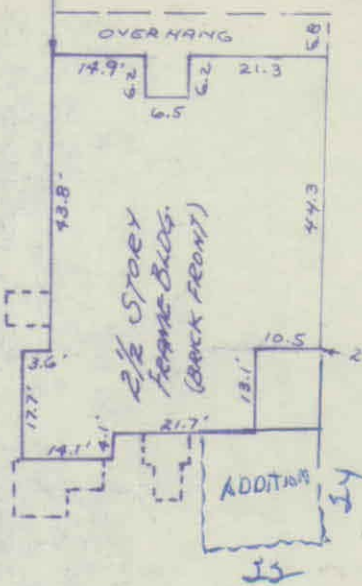
RD. IRON PIPE 5' FENCE 12' EAST

FORMERLY BARRIS BROTHERS, INC.

CONCRETE BLOCK BUILDING (N. 03° 28' 10" W.) 25'-00" E. 217' 40"

EMPT. WALL ON CURV. BLDG. BLDG. ON LINDS

Electric meter 0.3' West



West Line of Property Surveyed for Lehigh Realty Co., Inc., Nov. 1952.

225.80'

FORMERLY BARRIS BROTHERS, INC.

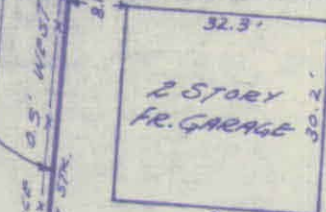
North Point in General Use in this Area.

North Point Surveyed by Geo. Macomber in 1866 #56 53, Pg. #205.

EVERGREEN AVENUE

NOW OR FORMERLY

East Line of Property Surveyed for John C. Barrett, July, 1958.



(N. 82° 17' 20" E.)

S. 83° 49' 30" E. 80.00'

Parcel Conveyed to Patchogue Described by Deed Recorded in Liber #5653, Pg. #205.

79.63'

N. 79° 16' 30" W. 103.65'

(S. 86° 50' 20" W.)

NOW OR FORMERLY BARRIS BROTHERS, INC.

NOTE:

BEARINGS IN PARENTHESIS REFER TO NORTH POINT DESCRIBED BY DEED RECORDED IN LIBER #5653, Pg. #205.

BEARINGS NOT IN PARENTHESIS REFER TO NORTH POINT IN GENERAL USE IN THIS AREA.

REVISIONS	DATE
RESURVEYED PROPERTY FOR CARMAN FUNERAL HOME	10/2/72

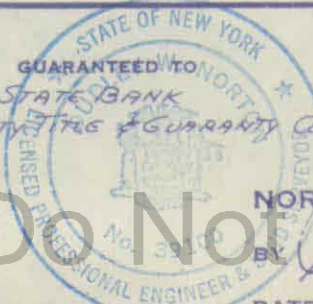
SURVEYED FOR CARMAN FUNERAL HOME
PROPERTY AT PATCHOGUE
SUFFOLK COUNTY, N. Y.

NORTON BROTHERS' SURVEYORS
EAST MORICHES, PATCHOGUE & SAYVILLE, N. Y.

SCALE 1 IN. = 30 FT. DATE 10/2/72

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STATE OF NEW YORK
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ISLAND STATE BANK
SECURITY TITLE & GUARANTY COMPANY



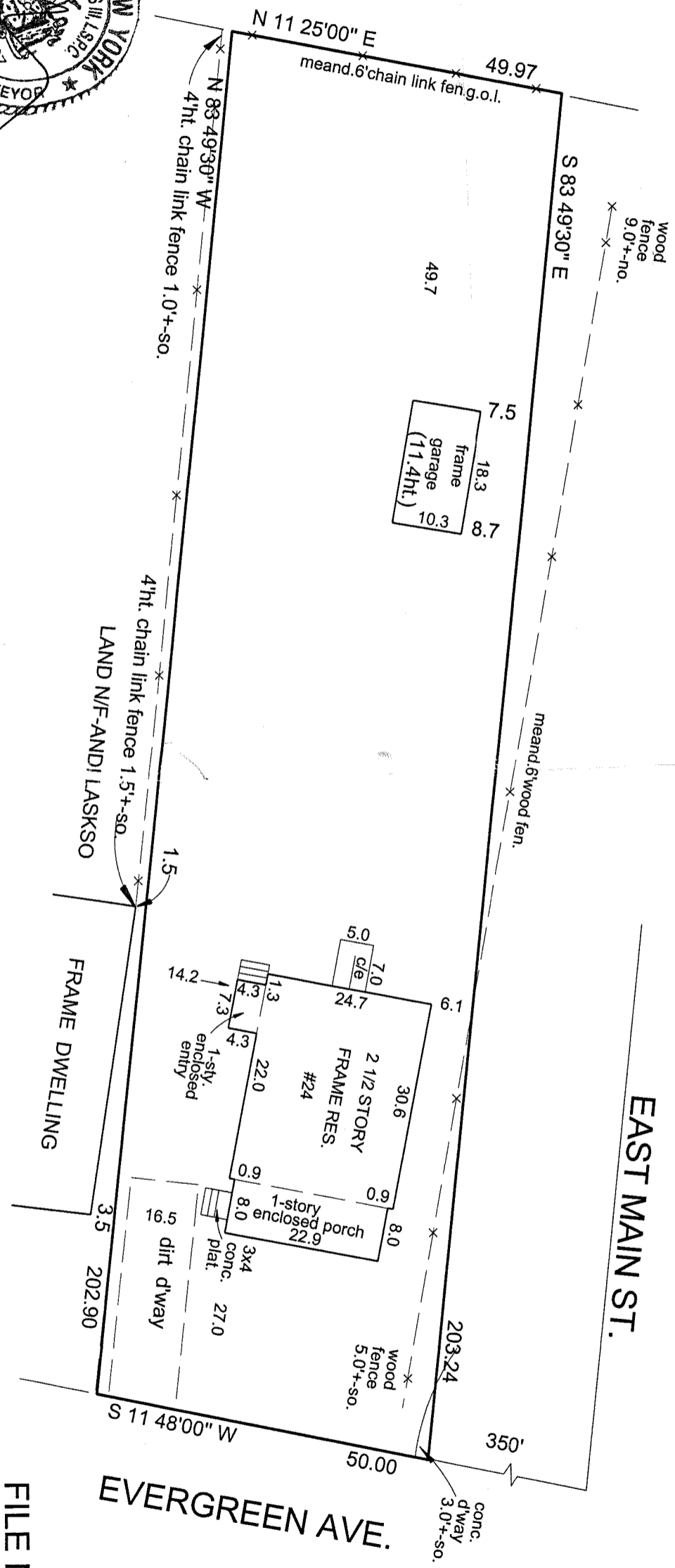
NORTON BROTHERS

DATE 10/2/72

DATE 10/2/72

SURVEYED FOR: EVAN ABAZIS
 LOCATED AT PATCHOGUE, T/O BROOKHAVEN, SUFF. CO. N.Y.
 LOT IS DESC.
 MAP OF AS SHOWN
 SCALE 1"=20'

S.C.T.M. 0200-977.50-03-016



FILE NO. 47093

WILLIAM R. SIMMONS III, L.S.P.C.	
128 CARLETON AVE. EAST ISLIP, N.Y. 11730	
PH: (631) 581-1688	FX: (631) 581-1691
DATE: 12/30/2010	SCALE: 1" = 20'
	DRAWN BY: MRS. IV

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