



RETAIL SPACE

PATCHOGUE, NY

196 EAST MAIN STREET

SIZE

30,000 SF Ground Floor

25,000 SF Second Floor

55,000 SF Total

ASKING RENT

Upon Request

NEIGHBORS

Metro by T-Mobile, Sherwin-Williams Paint Store, Finest Fitness, TD Bank, Advance Auto Parts, AT&T, Chase Bank, Capital One Bank, Perabell Food Bar, Roast Coffee & Tea Trading Company, RHUM, Toast Coffeehouse

COMMENTS

Municipal parking in rear

Located down the block from new development The Shoppes at New Village with 291 brand new residential units

12,000 vehicles pass this site daily on Main Street

CONTACT EXCLUSIVE AGENTS

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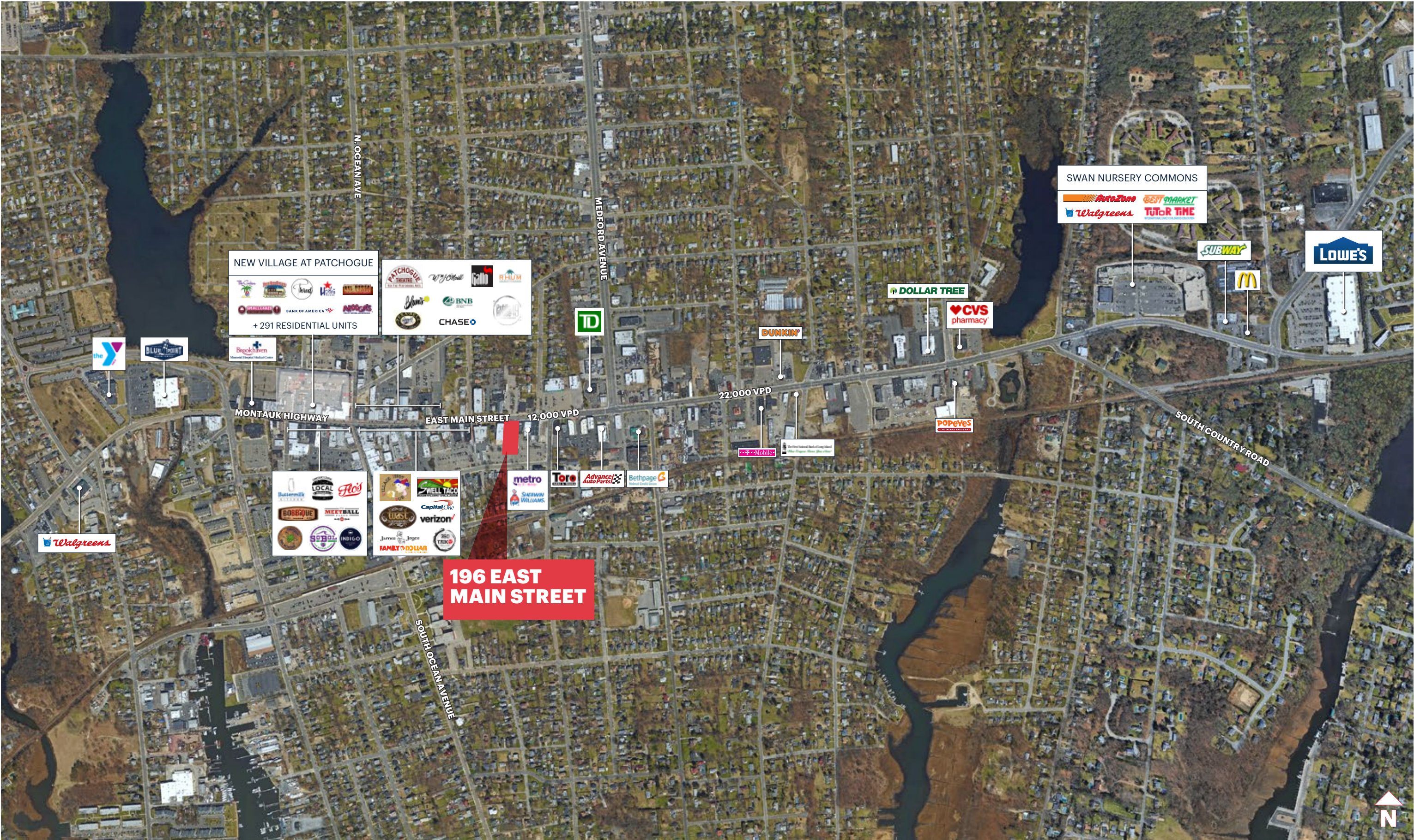
RIPCO
REAL ESTATE

100 Jericho Quadrangle
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Please visit us at ripcony.com for more information

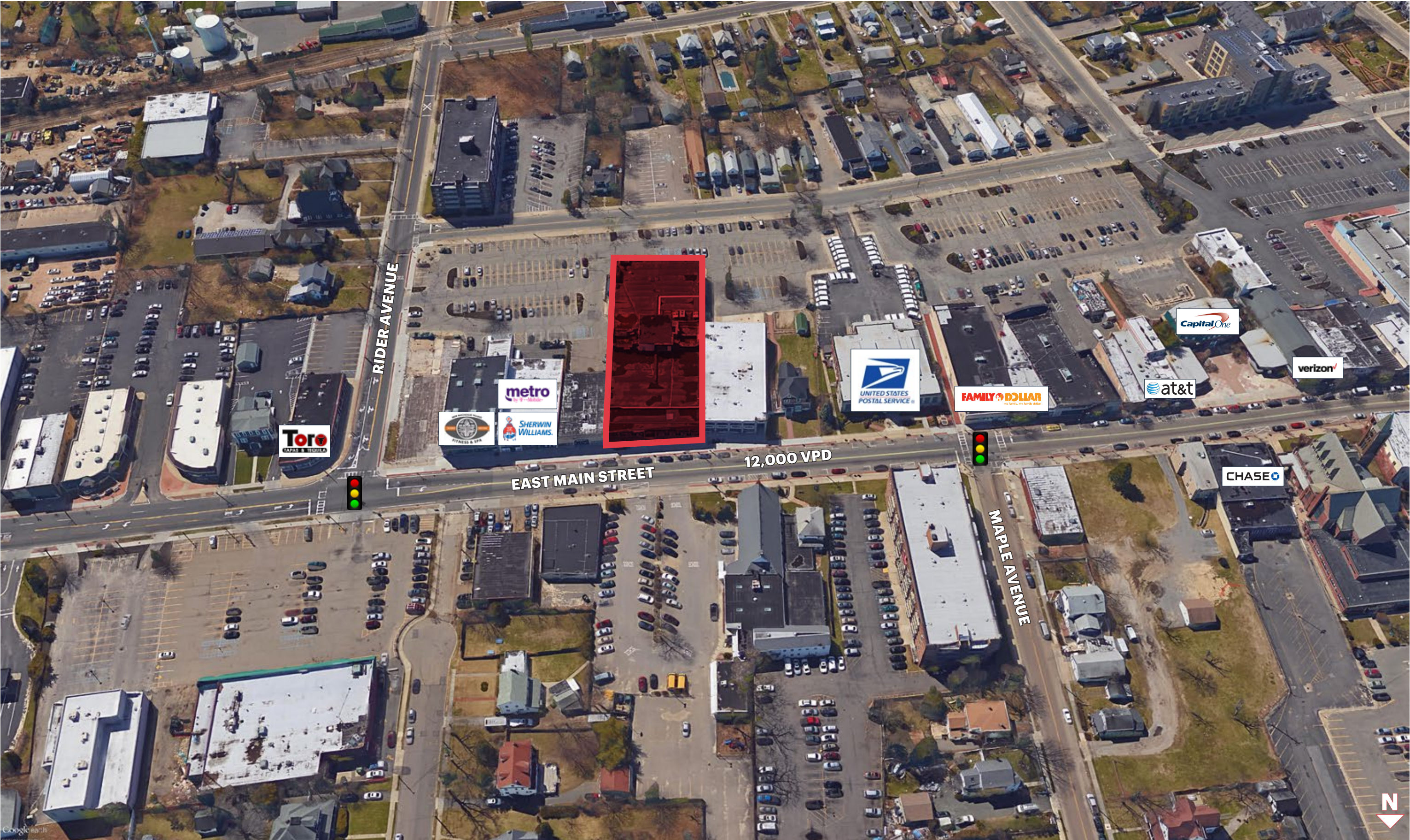
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MID-LEVEL AERIAL



196 EAST MAIN STREET PATCHOGUE, NEW YORK

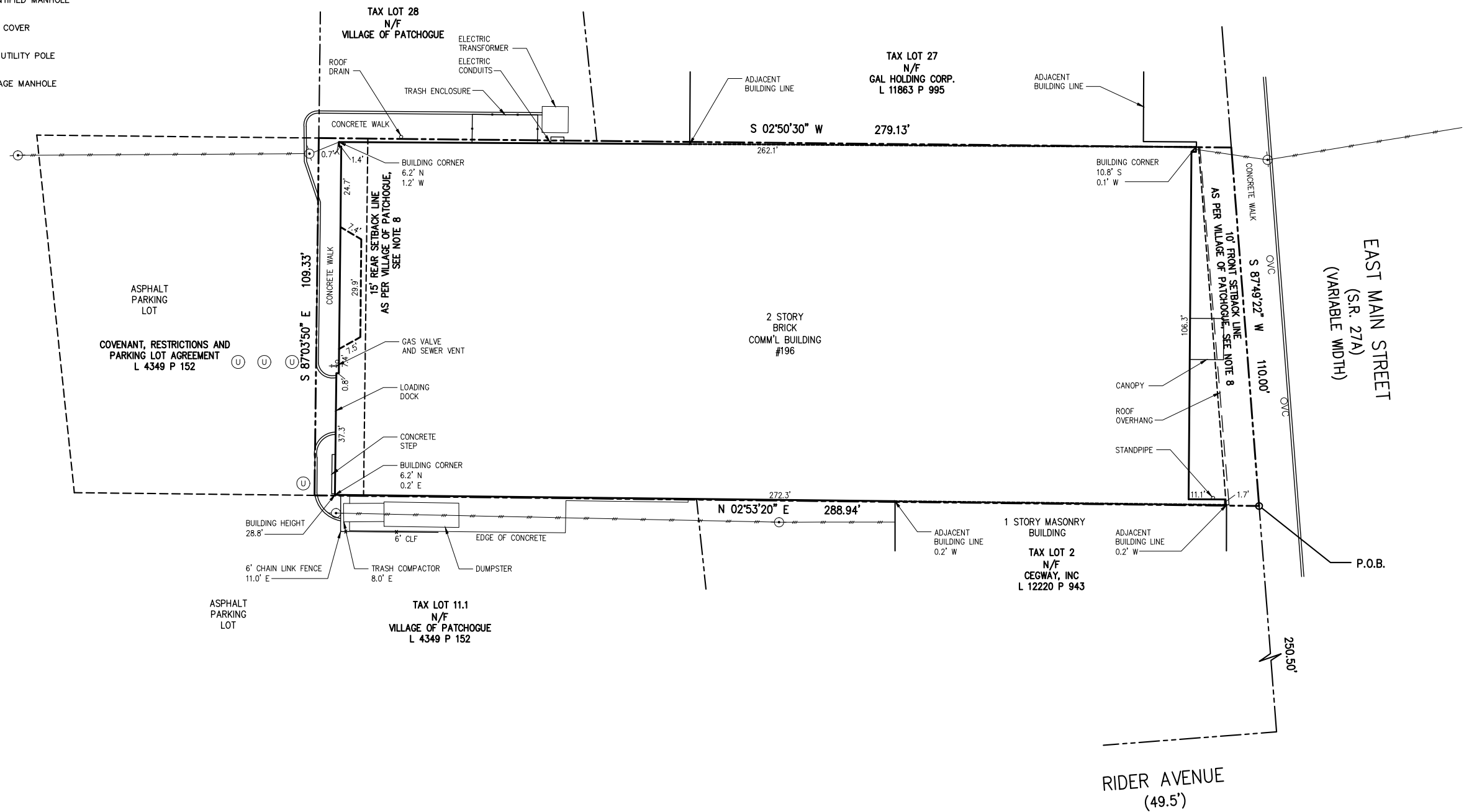
CLOSE UP AERIAL



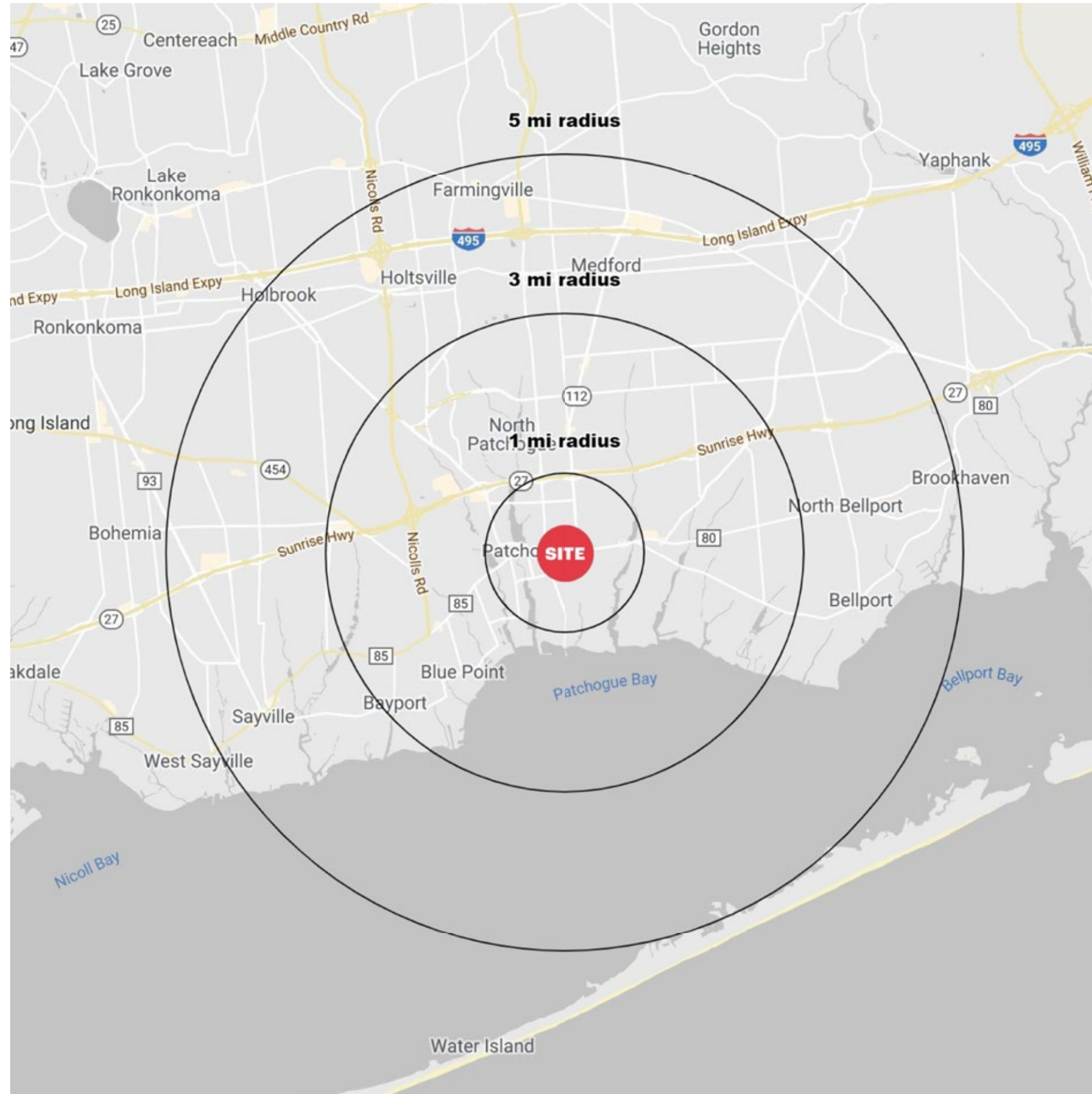
SURVEY

LEGEND:

	PROPERTY LINE WITH BEARING & DISTANCE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	OVERHEAD WIRE
	WOOD UTILITY POLE
	CURB LINE
	GAS VALVE
	UNIDENTIFIED MANHOLE
	VALVE COVER
	WOOD UTILITY POLE
	DRAINAGE MANHOLE



AREA DEMOGRAPHICS



196 EAST MAIN STREET PATCHOGUE, NEW YORK

1 MILE RADIUS

POPULATION

15,212

HOUSEHOLDS

5,613

MEDIAN HOUSEHOLD INCOME

\$82,692

MEDIAN AGE

36.9

COLLEGE GRADUATES (Bachelor's +)

2,862 - 26.8%

TOTAL BUSINESSES

1,111

TOTAL EMPLOYEES

7,254

DAYTIME POPULATION (w/ 16 yr +)

11,514

3 MILE RADIUS

POPULATION

67,726

HOUSEHOLDS

25,445

MEDIAN HOUSEHOLD INCOME

\$85,092

MEDIAN AGE

40.5

COLLEGE GRADUATES (Bachelor's +)

14,251 - 29.5%

TOTAL BUSINESSES

3,052

TOTAL EMPLOYEES

25,887

DAYTIME POPULATION (w/ 16 yr +)

46,937

5 MILE RADIUS

POPULATION

152,695

HOUSEHOLDS

55,489

MEDIAN HOUSEHOLD INCOME

\$93,433

MEDIAN AGE

40.7

COLLEGE GRADUATES (Bachelor's +)

34,639 - 32.1%

TOTAL BUSINESSES

7,657

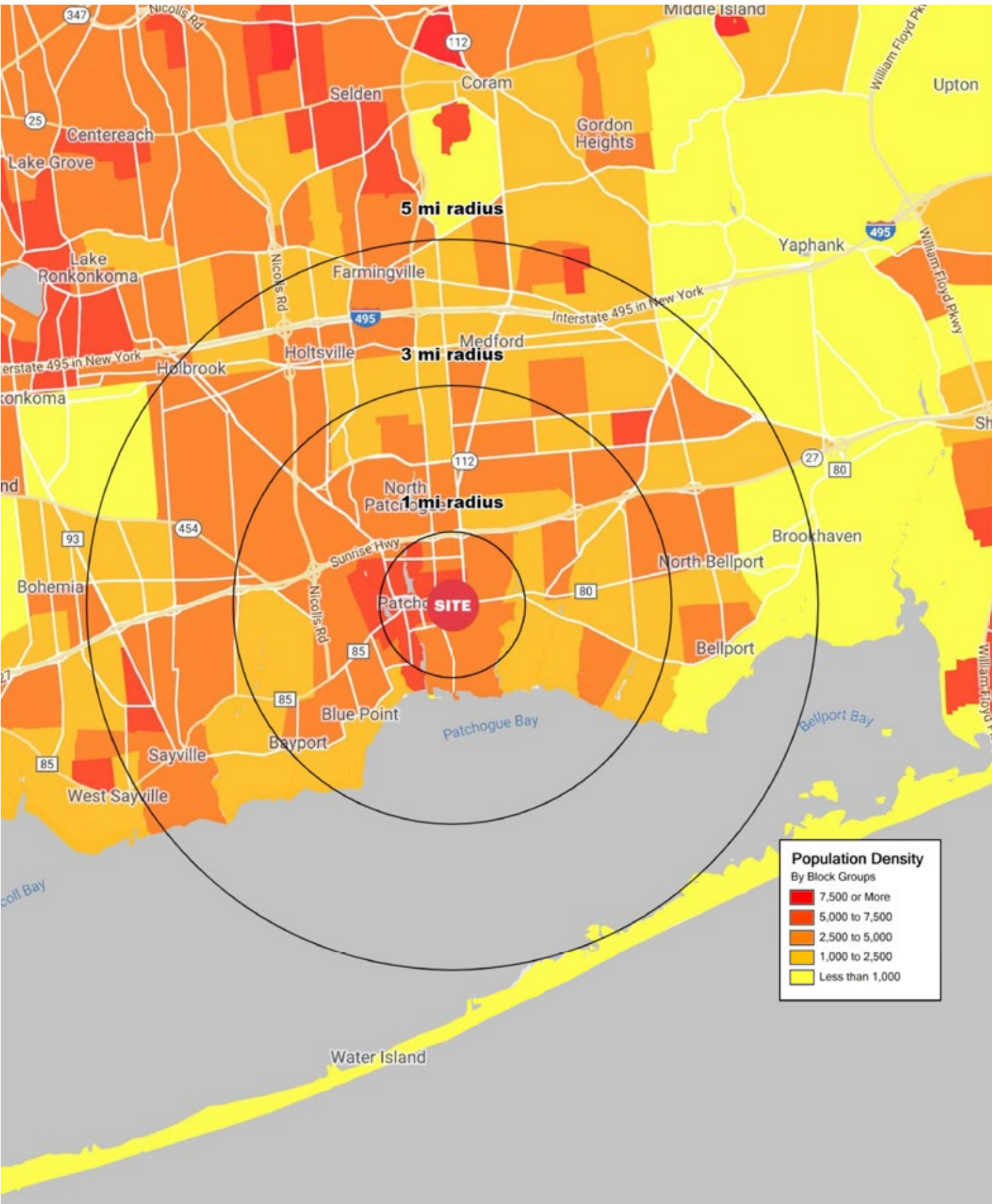
TOTAL EMPLOYEES

71,269

DAYTIME POPULATION (w/ 16 yr +)

118,112

POPULATION MAP



INCOME MAP

