



777 South Oyster Bay Road

Plainview, NY



Address:	777 South Oyster Bay Road (corner of Stewart Avenue)
Size:	Approximately 2.3 Acres
Purchase Price:	\$8,000,000
Proposed:	CVS/pharmacy
Rent:	\$575,000 Annually (Years 1-10) \$632,500 Annually (Years 11-20) 10% increase every 10 years thereafter
Property Tax:	\$101,000

2005 DEMOS:	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population:	15,278	137,741	323,069
Avg HH Income:	\$90,706	\$95,898	\$99,058

Details: Presently Chrysler Automotive, on the intersection of Stewart Avenue and South Oyster Bay Road. Tremendous exposure, 1/4 mile south of Old Country Road.

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals-all without notice



For more information, contact:
 Roger Delisle, Jr. • roger@islandassociates.com
 Lewis Russo • lewis@islandassociates.com
 Phone: 631.982.2100 • Fax: 631.982.2101
 444 Route 111, Suite 1, Smithtown, NY 11787
www.islandassociates.com

