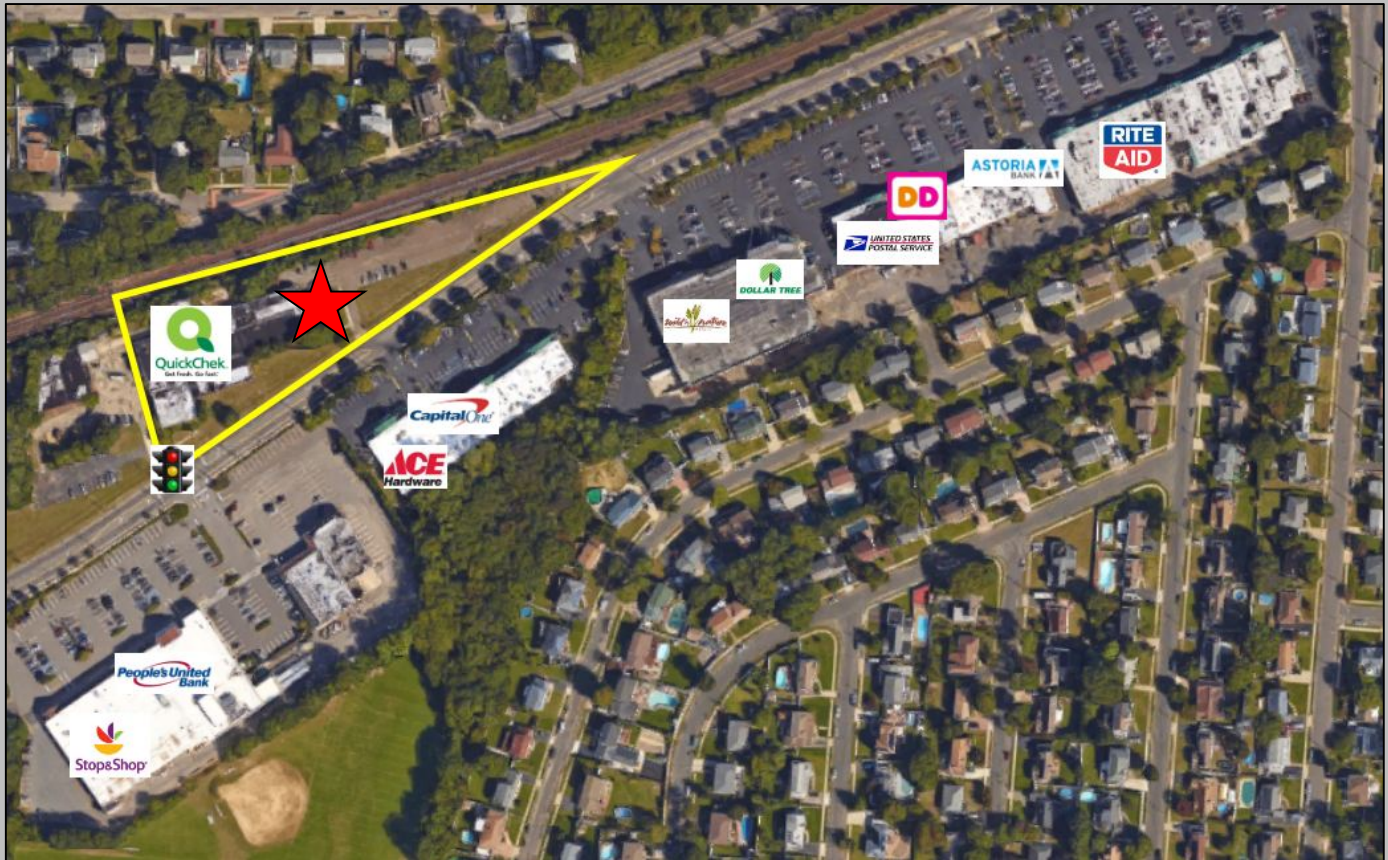




Island Associates Real Estate Inc.

**425 Union Boulevard
West Islip, NY 11795**



Island Associates Real Estate Inc.

Roger A. Delisle, Jr – roger@islandassociates.com

(631) 982-2100

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Property Info

Available Space:

8,500 SF Strip Center

Proposed 4,554 SF Restaurant with 174 seats

Lease Price: \$28 SF NNN

Ground Lease: \$175,000

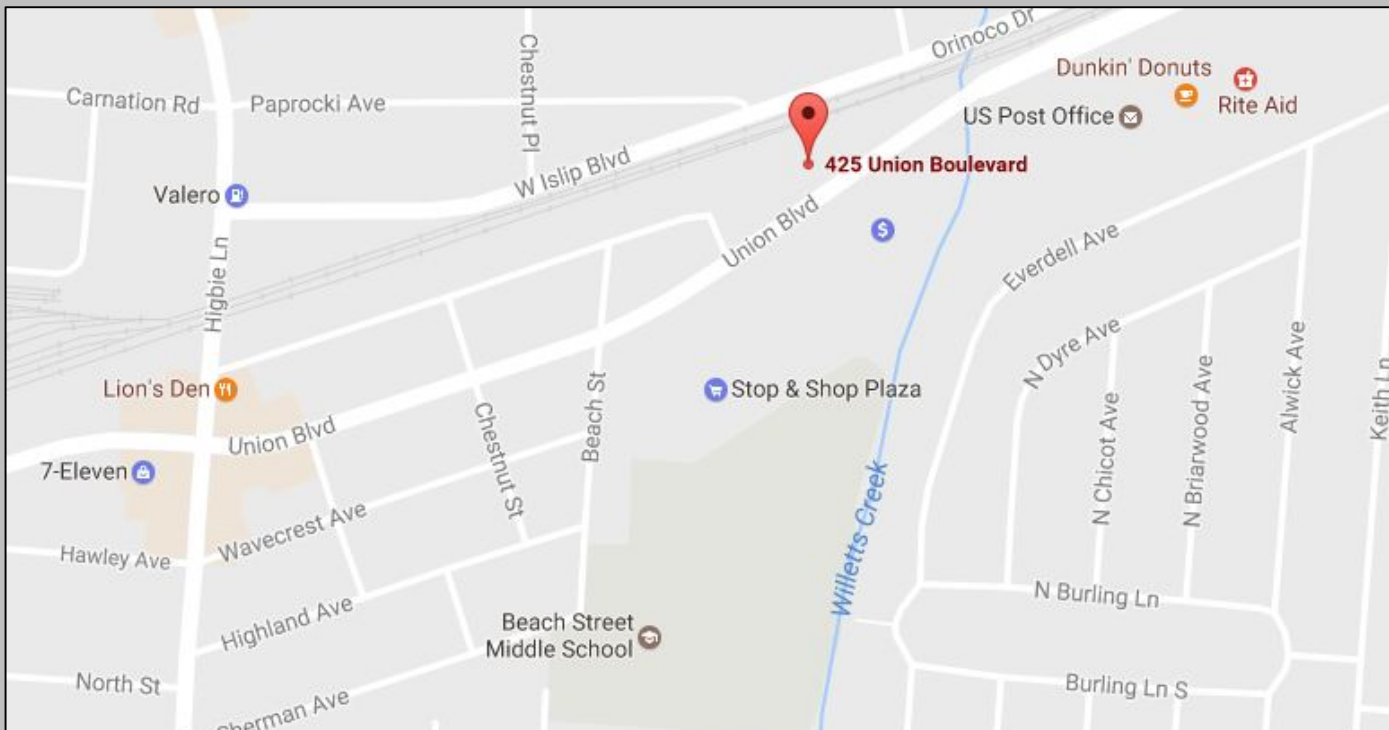
Property Size: 4 Acres

Taxes: TBD

Total Parking: 176 stalls

- ❖ ±15,000 daily vehicle count at traffic light
- ❖ Just East of Higbie Lane
- ❖ Located across the street from Stop 'n Shop, Dunkin Donuts, Rite Aid, Dollar Tree, Astoria Federal Savings Bank, People's United Bank, Wild By Nature, and Costello's Ace Hardware

Demographics	1 Mile	2 Miles	3 Miles
Total Population	14,530	100,853	251,348
Median HH Income	\$101,855	\$92,098	\$84,440



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

