



Island Associates Real Estate Inc.

We create value

+/- 7 Acres For Sale
Sunrise Hwy South Service Rd. & Station Rd.
North Bellport, NY

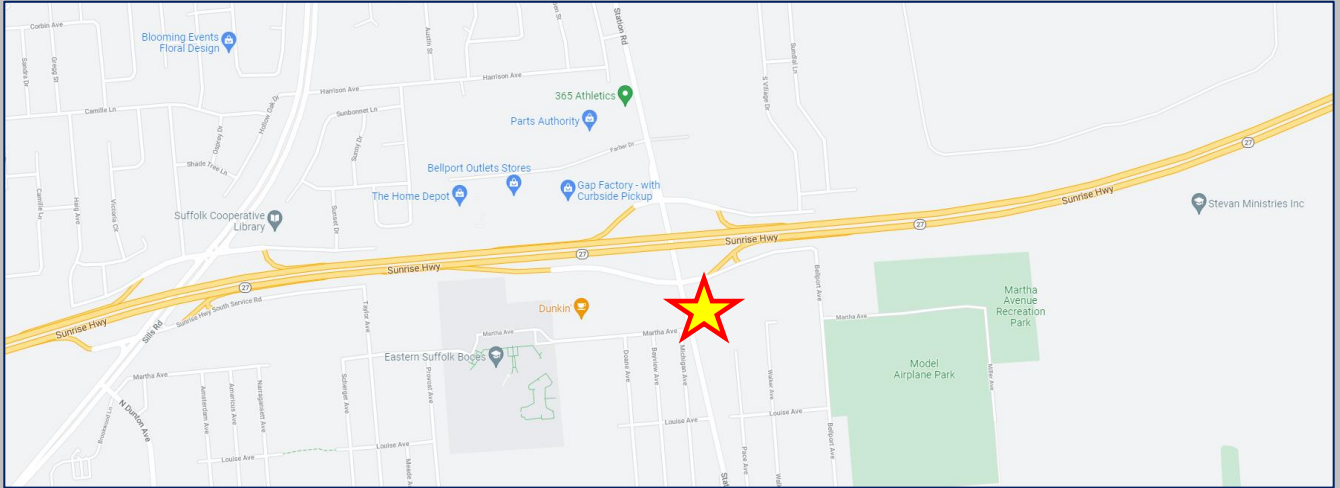


Chris Mayor
Chris@IslandAssociates.com
(631) 513-2000

Larry Densen
Larry@IslandAssociates.com
(516) 857-5564

7 Acres Available

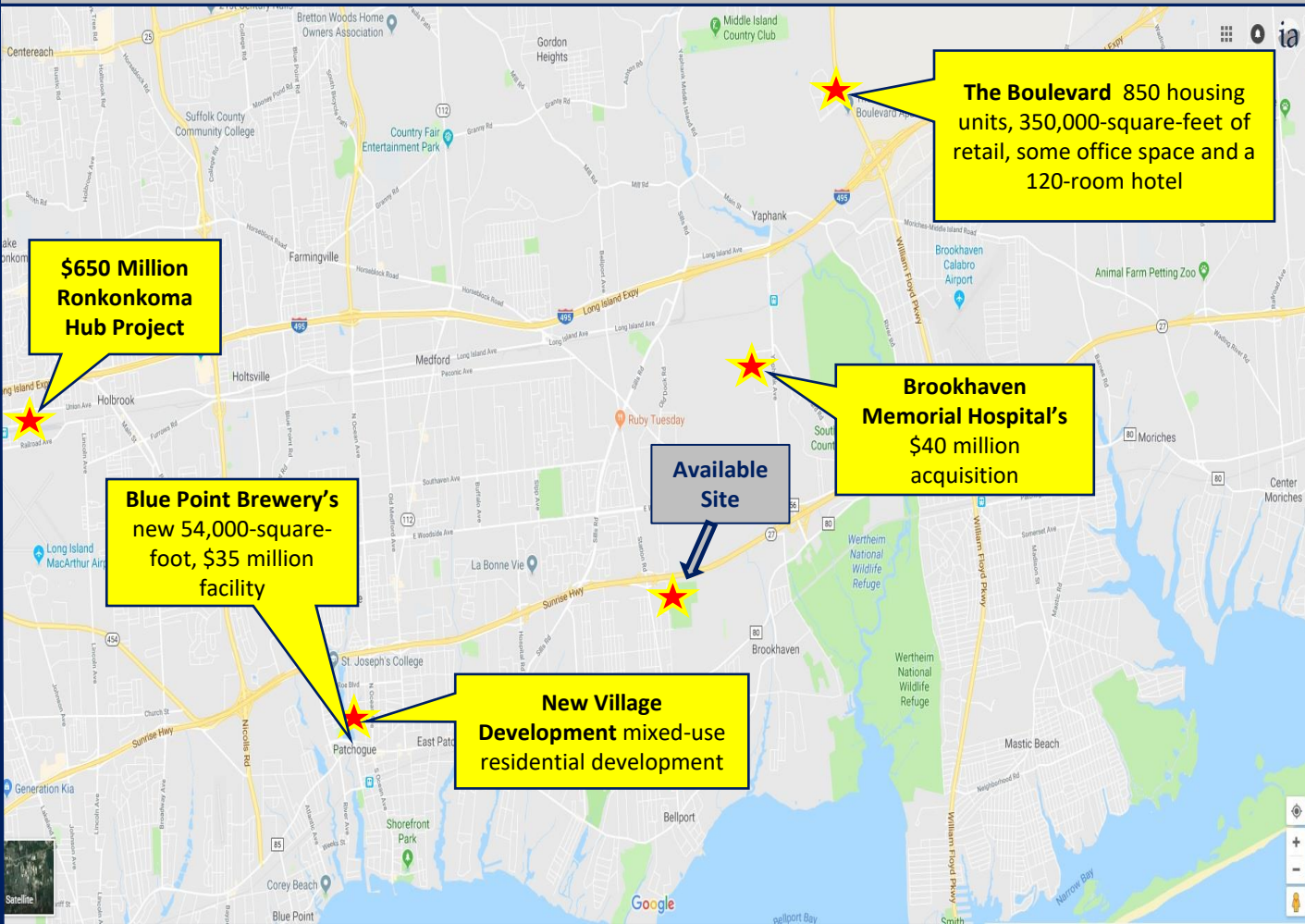
Price: \$3,900,000



- ❖ Perfect for Assisted Living or Adult Day Care
- ❖ Access to site from both Sunrise Highway South Service Road & Station Rd.
- ❖ Located 2.5 Miles from the Long Island Expressway Exit 65
- ❖ 78,569 DVC on Sunrise Highway & 11,995 on Station Rd.
- ❖ Adjacent to Bellport Outlets, Home Depot, BJ's Wholesale Club

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,840	43,640	120,747
Average HH Income	\$101,627	\$117,091	\$114,634

Project Area Map



Project Area Development

5 miles away - TRITEC Development Group created **New Village**, a mixed-use residential development, which brings the principles of Smart Growth and New Urbanism to downtown Patchogue. An essential element of the New Village development is to promote an active, pedestrian friendly community. The project has already won a 2008 Smart Growth Award from Vision Long Island and the 2009 Top Mixed-Use Project Awarded by the Long Island Business News.

7 miles away – **The Boulevard** (formerly known as The Meadows at Yaphank) The site will include 850 housing units, 350,000-square-feet of retail, some office space and a 120-room hotel, all to be completed within its projected eight to 10-year build out. The project will also feature a 100-unit assisted-living facility.

4 miles away - **Brookhaven Memorial Hospital's** \$40 million acquisition of the former Suffolk County-owned Foley Nursing Home in Yaphank. Brookhaven plans to move its 30,000-square-foot dialysis center to the Foley building in Yaphank.

6 Miles away – **Blue Point Brewery's** new 54,000-square-foot, \$35 million facility will be constructed (Broke ground 9/17)

9 miles away - **Ronkonkoma Hub**, mixed-use development project, which broke ground in October. Phase 1 of the \$538 million project involves infrastructure improvements and 477,300 square feet of apartments on 11.94 acres and is valued at \$112.7 million. Tritec Real Estate have already begun demolition in preparation for the project's first phase, which will include 489 rental apartments in six buildings on the western edge of the nearly 50-acre development site around the Ronkonkoma Long Island Railroad station. It's slated to include 1,450 residential units, 195,000 square feet of retail space, 360,000 square feet of office/commercial space and 60,000 square feet of flex space to be utilized for conference, exhibition, hospitality, and/or residential uses.

To Be Noted – Construction of a \$4.9 million distribution facility in Holtsville (7 miles away) by Queens-based T. Mina Supply Inc., retaining 25 jobs, creating 5 jobs and 15 construction jobs. • Construction of a \$3 million, second facility in Bellport (2 Miles away) by McKeon Rolling Steel Door Co. The project will retain 65 jobs and create 10 permanent jobs and 22 construction jobs. • A 24,000-square-foot, \$2 million expansion of Burmax's 104,000-square-foot facilities in Holtsville (7 Miles away). The project will retain 161 jobs and create eight new positions and 15 construction jobs.