

OFFERING MEMORANDUM

611 Sunrise Highway, Patchogue NY 11772
10,000 SF Retail / Flex Warehouse

FOR SALE or FOR LEASE



ia

Island Associates Real Estate, Inc.

www.islandassociates.com

EXECUTIVE SUMMARY

611 Sunrise Highway, Patchogue NY 11772
10,000 SF Retail / Flex Warehouse

\$18.00 SF / NNN

Building Size: 10,000 SF

Lot Size: 0.87 Acres

Ceiling Height: 15' in warehouse

Parking: 30 Vehicles

Zoning: J-2

Taxes: \$51,860.00

Year Built: 1987

Renovated: 2022

Strategically Located On Heavily Traveled Sunrise Highway With 120ft Frontage & Traffic Counts Of Over 75k Vehicles Per Day This Is The Ideal Building For Any Retail Or Warehouse Use. Ample Parking For 30 Cars On Large 0.87 Acre Lot With Large Fenced-In Side and Rear Yard. 15 Foot Ceilings In Rear Warehouse, Plus One (1) 12 Foot Overhead Door. Entire Building Was Renovated in 2022, Including Repaired Roof, Brand New Electrical Service, New High-End Finishes Inside And Out! Just Minutes From Patchogue and Ronkonkoma LIRR Commuter Rails And Surrounded By National Retailers.

Exclusively represented by:

Jason Merrell

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PROPERTY HIGHLIGHTS:

611 Sunrise Highway, Patchogue NY 11772
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- **Large Fenced-In Side and Rear Yard**
- **15 Foot Ceilings In Rear Warehouse**
- **One (1) 12 Foot Overhead Door**
- **Entire Building Was Renovated in 2022, Including Repaired Roof, Brand New Electrical Service**

Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,189	83,427	184,160
Average HH Income	\$125,346	\$137,057	\$136,104

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PROPERTY PHOTOS

611 Sunrise Highway, Patchogue NY 11772
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AERIAL VIEW OF PROPERTY

611 Sunrise Highway, Patchogue NY 11772
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RETAILER MAP

611 Sunrise Highway, Patchogue NY 11772
10,000 SF Retail / Flex Warehouse



PROPERTY SURVEY

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