



Island Associates Real Estate Inc.

We create value

Available

361 Main Street (Montauk Hwy.)

Center Moriches, NY



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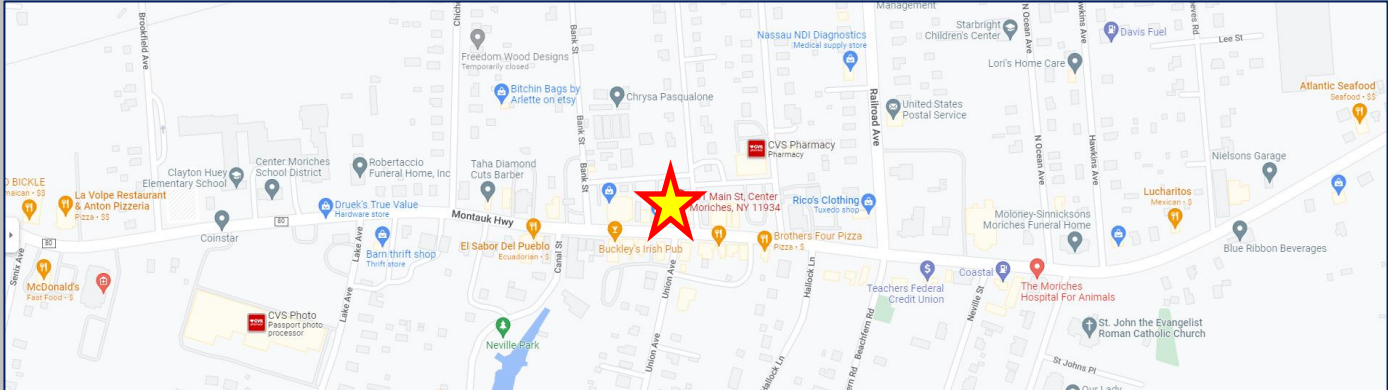
Property Information

6,100 SF Restaurant Space Available

Price: \$13,000 MO Gross

***Key Money \$600,000 / \$400,000 Down**

Owner will entertain sale



**Fully equipped Restaurant gross receipts in excess of
\$1,600,000.00/\$250,000 Net**

❖ **Seats 242 + 25 Outdoor Dining**

❖ **Located on a signalized corner location on busy Montauk Hwy.**

❖ **Daily Traffic Count of 14,361**

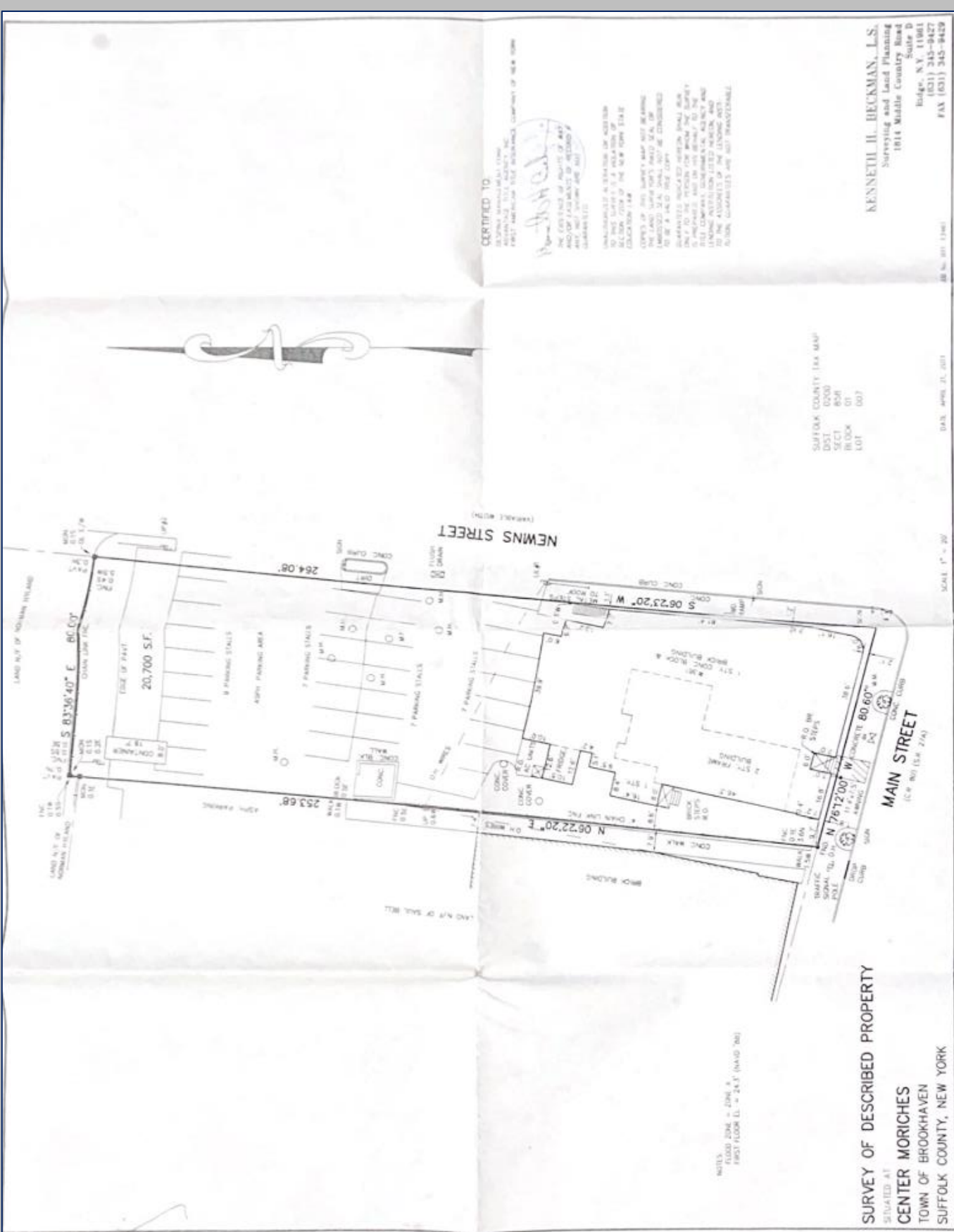
❖ **+/- 80' Frontage on Main St. (Montauk Hwy.) & +/- 131 Frontage on
Newins St.**

❖ **25 Parking Spaces**

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Total Population | 13,726 | 78,619 | 163,648 |
| Average HH Income | \$127,758 | \$118,248 | \$116,405 |



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.



SURVEY OF DESCRIBED PROPERTY
 SITUATED AT
CENTER MORICHES
 TOWN OF BROOKHAVEN
 SUFFOLK COUNTY, NEW YORK

NOTES:
 FLOOD ZONE - ZONE A
 FIRST FLOOR EL. - 24.5' (NAVD 88)

SUFFOLK COUNTY 18A MAP
 DIST. 2000
 SECT. 80
 TOWNSHIP 01
 RANGE 01
 LOT 007

SCALE 1" = 20'

DATE APRIL 21, 2013

JOB NO. 017-1301

CERTIFIED TO:
 BEING HEREBY CERTIFIED THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW YORK.
 THE CERTIFICATE OF SURVEY IS VALID AND CORRECT AS SHOWN ON THIS MAP AND THE SAME IS TRUE AND CORRECT.
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