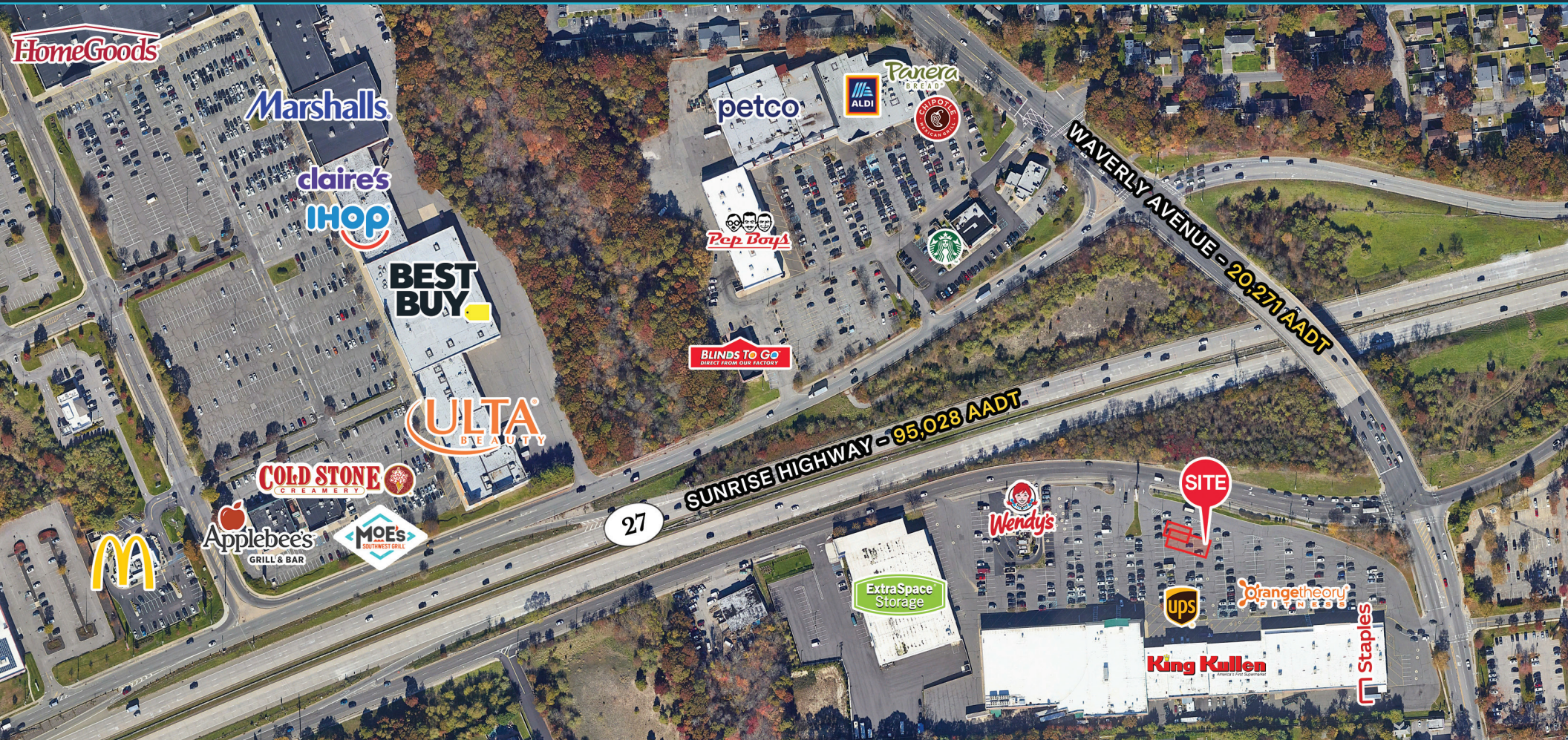


AVAILABLE

# PAD SITE AVAILABLE

440 Sunrise Highway | Patchogue, NY



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Ian Goldfeder  
ASSOCIATE  
ian@katzretail.com  
(845) 735-2254

Russel Helbling  
MANAGING DIRECTOR  
russelhelbling@katzretail.com  
(212) 219-6515



# Property Overview

## HIGHLIGHTS

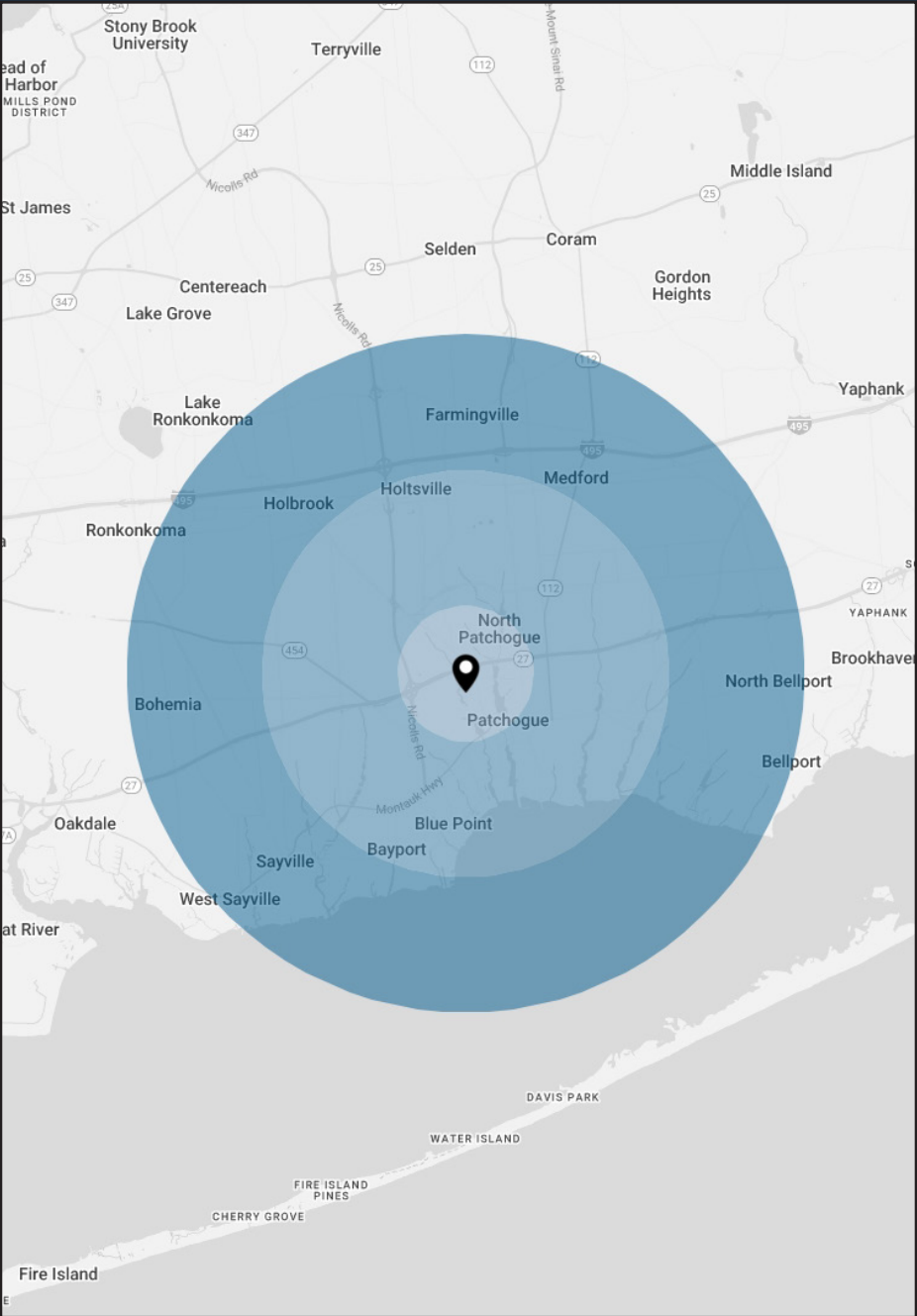
- Pad Available in Grocery anchored center
- Great access and traffic along Sunrise Hwy & Waverly Ave
- Build to Suit or ground lease options available
- Drive Thru available
- Perfect for a QSR or Bank user

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,854	81,034	181,077
HOUSEHOLDS	5,449	30,592	64,312
EMPLOYEES	10,921	68,378	152,020
AVERAGE HH INCOME	\$134,233	\$147,164	\$146,354

## TRAFFIC COUNTS

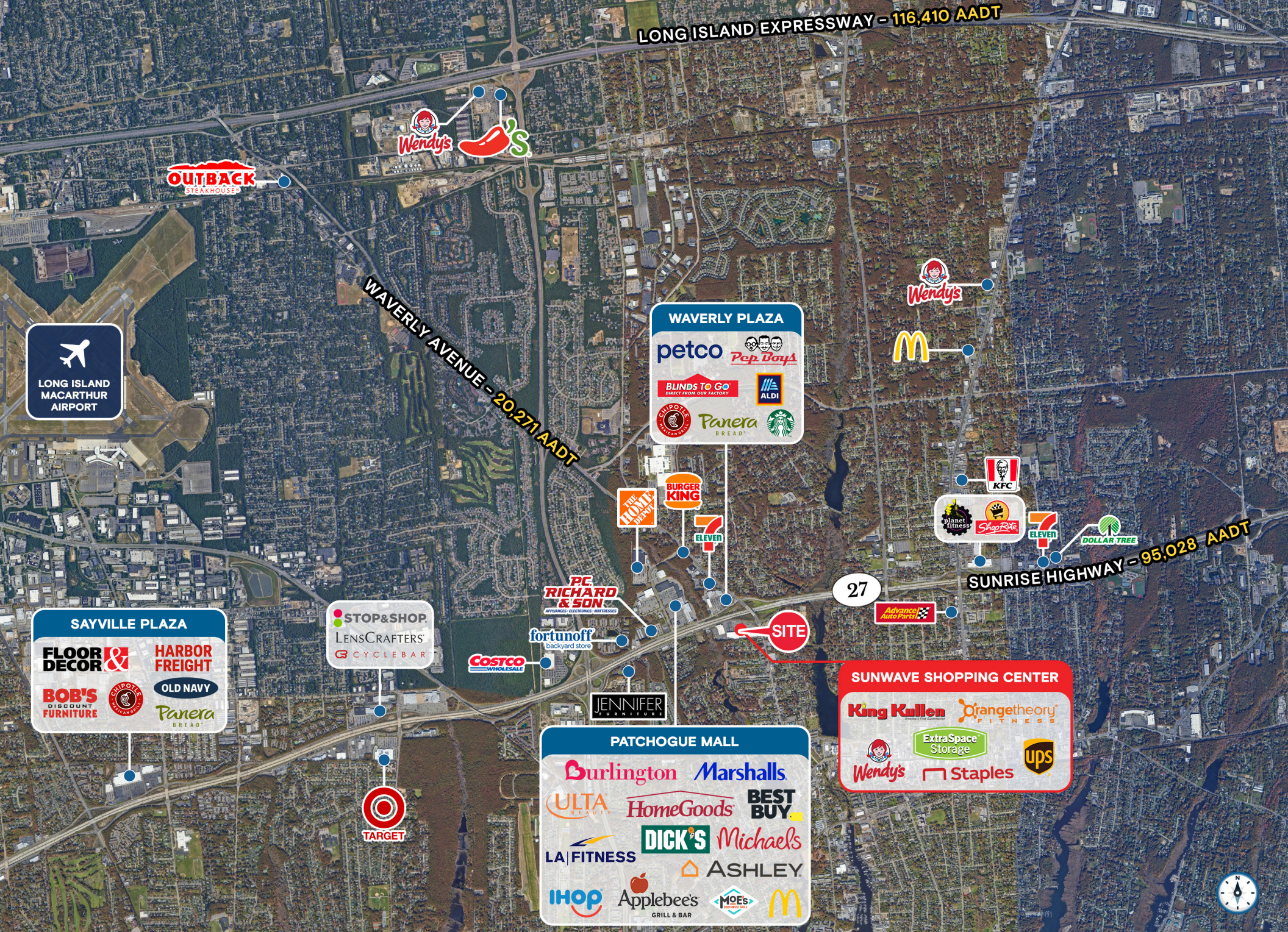
WAVERLY AVENUE	20,271 AADT
SUNRISE HIGHWAY	95,028 AADT













## Contact Brokers

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MANAGING DIRECTOR  
[russelhelbling@katzretail.com](mailto:russelhelbling@katzretail.com)  
(212) 219-6515



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[katzretail.com](http://katzretail.com)

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