

LAST REMAINING SPACE AVAILABLE FOR LEASE

PRIME 2ND GEN RESTAURANT END CAP SPACE AVAILABLE, SUITABLE FOR A QSR USE

586 Veterans Memorial Highway | Hauppauge, NY 11788



EXCLUSIVE RETAIL LEASING

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PROPERTY OVERVIEW

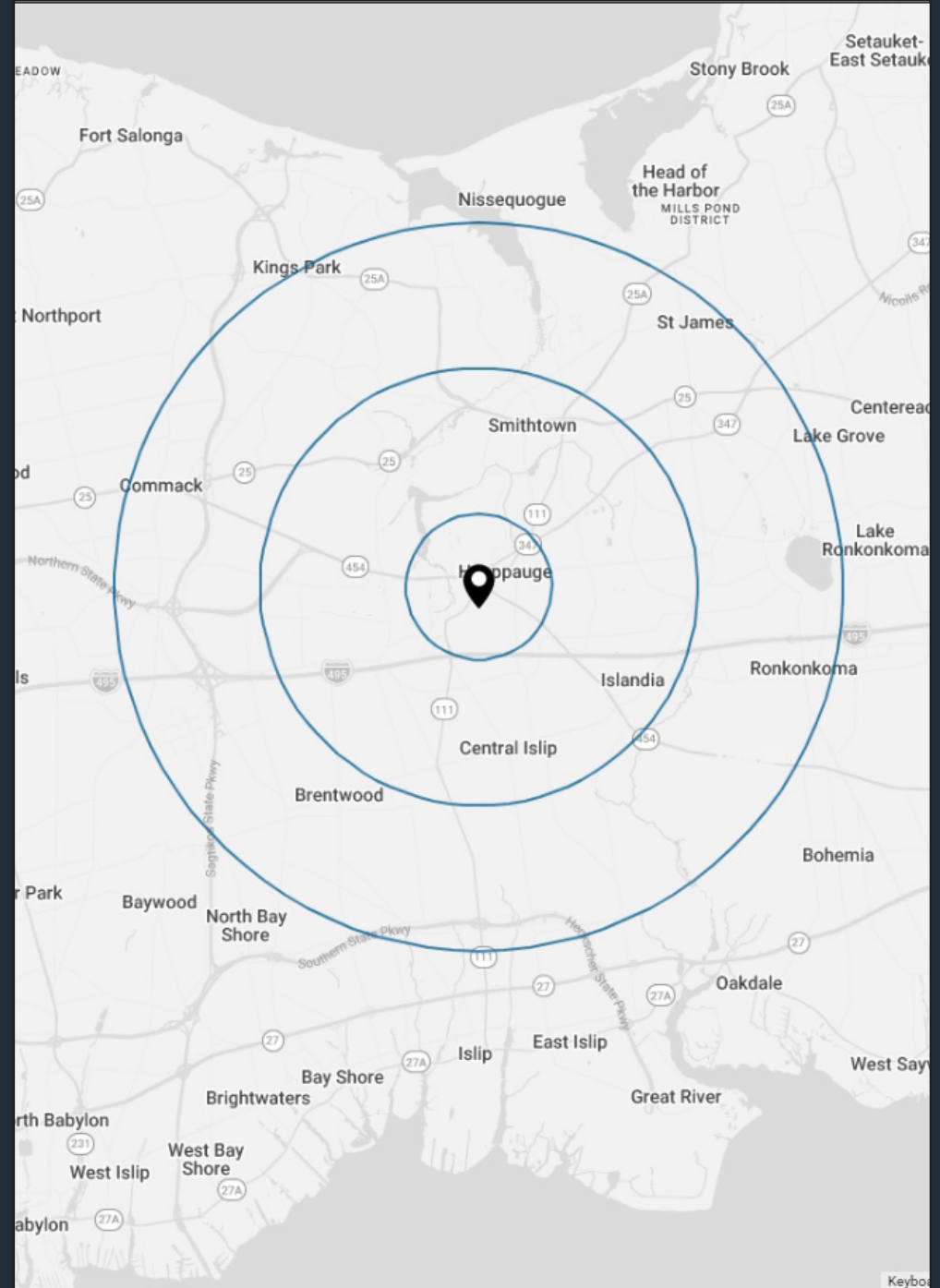
- **PRIME END-CAP VISIBILITY:** Prominent corner location with strong frontage along Veterans Memorial Highway, offering excellent signage opportunities and high daily traffic counts.
- **TURNKEY RESTAURANT INFRASTRUCTURE:** Former Moe's Southwest Grill with existing kitchen infrastructure, hood, and utilities in place—ideal for quick conversion to food or fast-casual use.
- **STRONG CO-TENANCY & RETAIL CORRIDOR:** Situated within a busy retail strip surrounded by national and regional tenants, driving consistent foot traffic and cross-shopping.
- **AMPLE PARKING & EASY ACCESS:** Generous on-site parking and convenient ingress/egress, supporting both dine-in and takeout operations.
- **DENSELY POPULATED TRADE AREA:** Located in the heart of Hauppauge's commercial corridor with proximity to offices, industrial parks, and residential neighborhoods, ensuring a built-in customer base.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,681	88,902	259,820
HOUSEHOLDS	2,450	25,964	76,998
EMPLOYEES	5,883	66,627	124,782
AVERAGE HH INCOME	\$175,414	\$166,161	\$170,577

TRAFFIC COUNTS

VETERANS MEMORIAL HIGHWAY	79,189 AADT
LONG ISLAND EXPRESSWAY	172,042 AADT
NORTHERN STATE PARKWAY	36,361 AADT

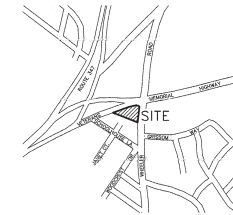
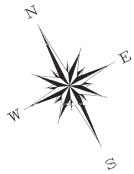




HAUPPAUGE PLAZA		
Unit	Tenant	SF
1A	Available	3,615
1B	Duck Donuts	1,682
1C	Sola Salon Studios	5,946
2	Dollar Tree	12,076
3	Shah's Halal Food	2,000
4	Ace Plus Cleaners	1,600
5	Jersey Mike's	1,200
6	Sushi Restaurant	1,200
7	Matador Cigars	2,000
8	Mama Brick Oven Pizzeria	3,600
Total SF		34,919

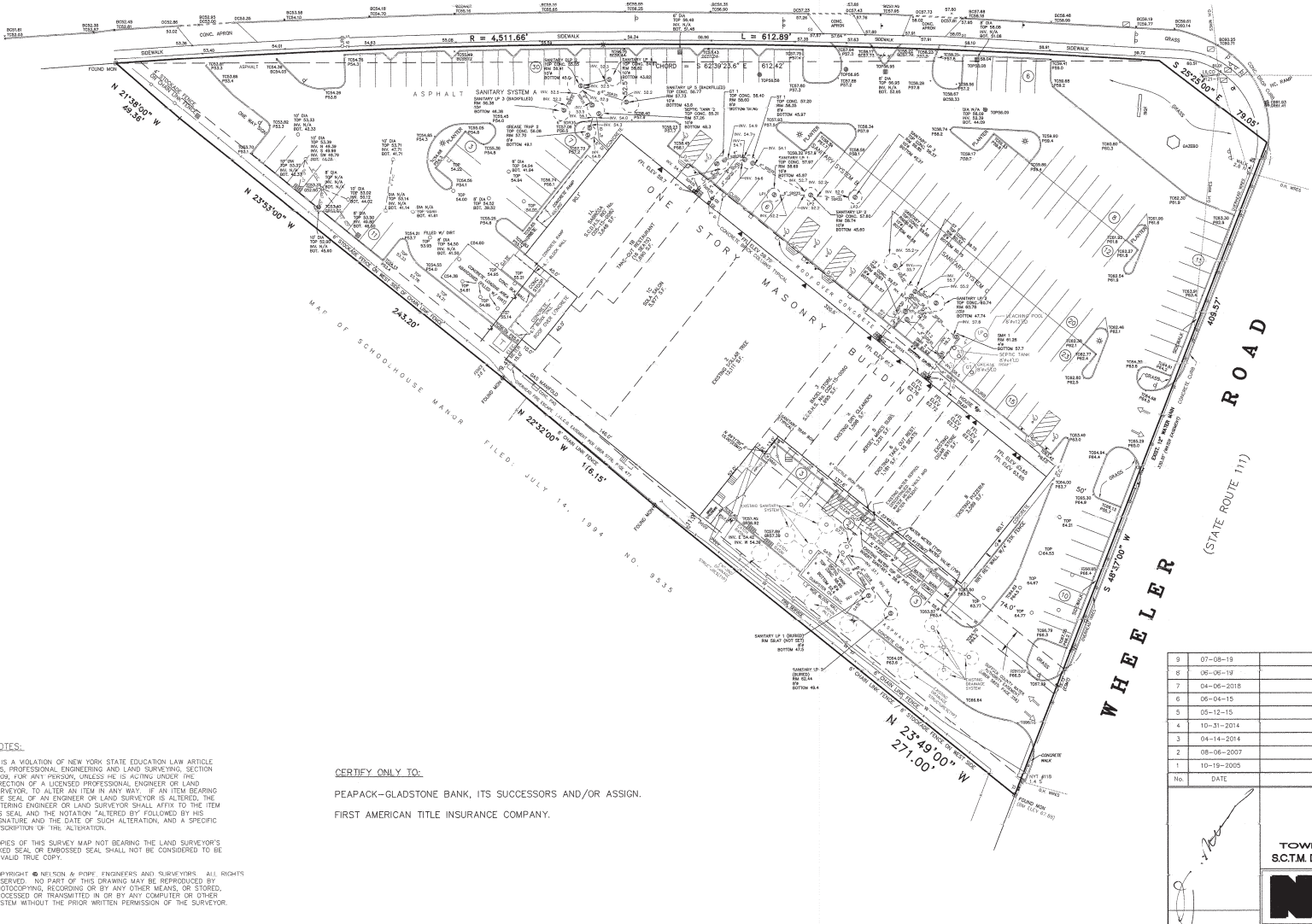
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HAUPPAUGE PLAZA
 586 Veterans Memorial Highway | Suffolk County | Hauppauge, New York 11788



KEY MAP
1"=1000'

VETERANS MEMORIAL HIGHWAY (STATE ROUTE 454)



LEGEND

- CHAIN LINK FENCE
- OVERHEAD WIRES
- ▣ CATCH BASIN
- ⊙ LIGHT POLE
- ⊙ SIGN
- ⊙ DRAIN INLET
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE WITH GUY WIRE
- ⊙ TRANSFORMER
- ⊙ WATER METER
- ⊙ MANHOLE
- ⊙ CLEAN-OUT
- ⊙ VENT
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ FOUND MONUMENT
- ⊙ NUMBER OF PARKING STALLS
- ⊙ DROP CURB
- ⊙ RAMP
- ⊙ SIAMENSE CONNECTION
- ⊙ MONITORING WELL
- ⊙ GAS VALVE
- ⊙ BOLLARD
- ⊙ TRAFFIC PULL BOX
- ⊙ PEDESTRIAN PUSH BUTTON/SIGNAL

NOTES:

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CERTIFY ONLY TO:

PEAPACK-Gladstone Bank, ITS SUCCESSORS AND/OR ASSIGN.
FIRST AMERICAN TITLE INSURANCE COMPANY.

No.	DATE	REVISION	BY:
9	07-08-19	REVISED CERTIFICATIONS	RW
8	06-06-19	FIELD SURVEY UPDATE	MH
7	04-06-2018	FINAL AS-BUILT	ZB
6	06-04-15	REVISE CERTIFICATION, NOTES	PF
5	05-12-15	FIELD SURVEY UPDATE	PF
4	10-31-2014	PARTIAL AS-BUILT OF SANITARY STRUCTURES	ED
3	04-14-2014	FIELD SURVEY UPDATE	FS
2	08-06-2007	FIELD SURVEY UPDATE	FS
1	10-19-2005	FIELD SURVEY UPDATE	FS
No.	DATE	REVISION	BY:

FINAL AS BUILT SURVEY OF PROPERTY			DWN. BY:
SITUATED AT			DATE: 11-16
HAUPPAUGE			CHK'D BY:
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK			DATE:
S.C.T.M. DESIGNATION: DISTRICT 0500 SECTION 002 BLOCK 01 LOT 9			JOB No.: 961
N&P NELSON & POPE, LLP			FILE No.: 500
ENGINEERS • DESIGNERS • SURVEYORS			CADD: FIVE 45-00
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747-2188			SCALE: 1" =
(631) 427-5665 FAX (631) 427-5620			SHEET: 1 C





FIVE GUYS
BURGERS and FRIES

287

VETERANS MEMORIAL HIGHWAY - 79,189 AADT

DUCK DONUTS

Sola
SALON STUDIOS

DOLLAR TREE

SINCE 1980
Jersey Mike's
SUBS

WHEELER ROAD - 14,025 AADT

111

Contact Brokers

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ASSOCIATE

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