MULTIPLE SPACES AVAILABLE FOR LEASE

SWAN NURSERY COMMONS

655 E MAIN STREET, EAST PATCHOGUE, NY 11772



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

RUSSEL HELBLING
MANAGING DIRECTOR
russelhelbling@katzretail.com
(212) 219-6515

PROPERTY OVERVIEW

HIGHLIGHTS

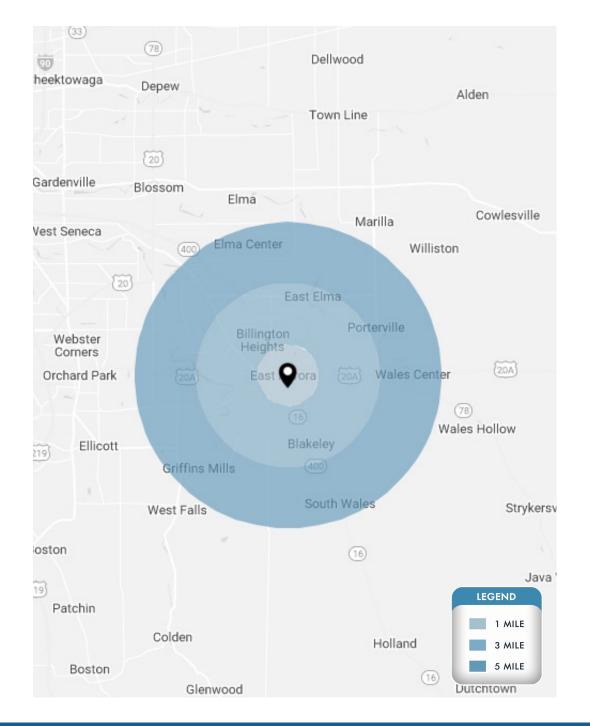
- Total GLA:126,582 SF
- Various sizes available
- Anchored by Lidl, Walgreens, and Autozone
- Great visibility from Montauk Highway with easy access to Sunrise Highway

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	8,828	67,639	134,194
HOUSEHOLDS	3,517	25,138	48,403
EMPLOYEES	3,870	24,421	43,153
AVERAGE HH INCOME	\$103,922	\$130,647	\$138,555

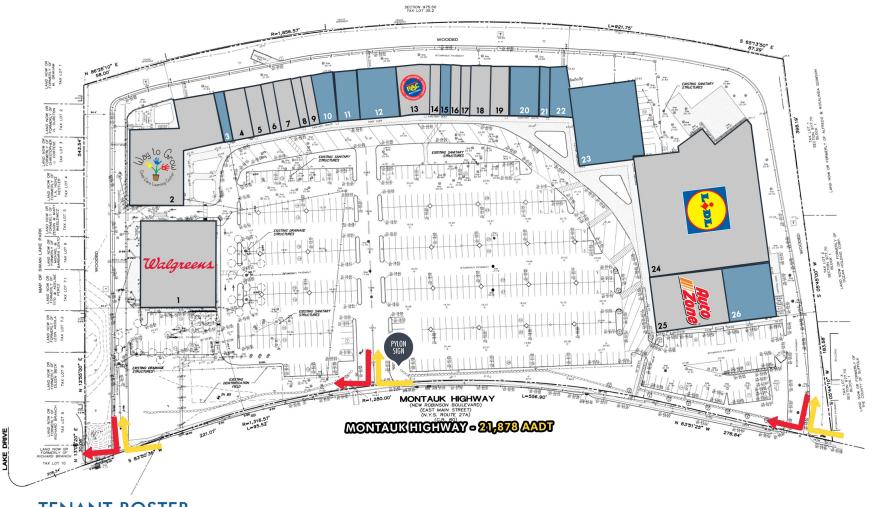
TRAFFIC COUNTS

MONTAUK HIGHWAY	21,878 AADT
E PATCHOGUE YAPHANK ROAD	81,644 AADT



655 MAIN STREET | EXECUTIVE SUMMARY



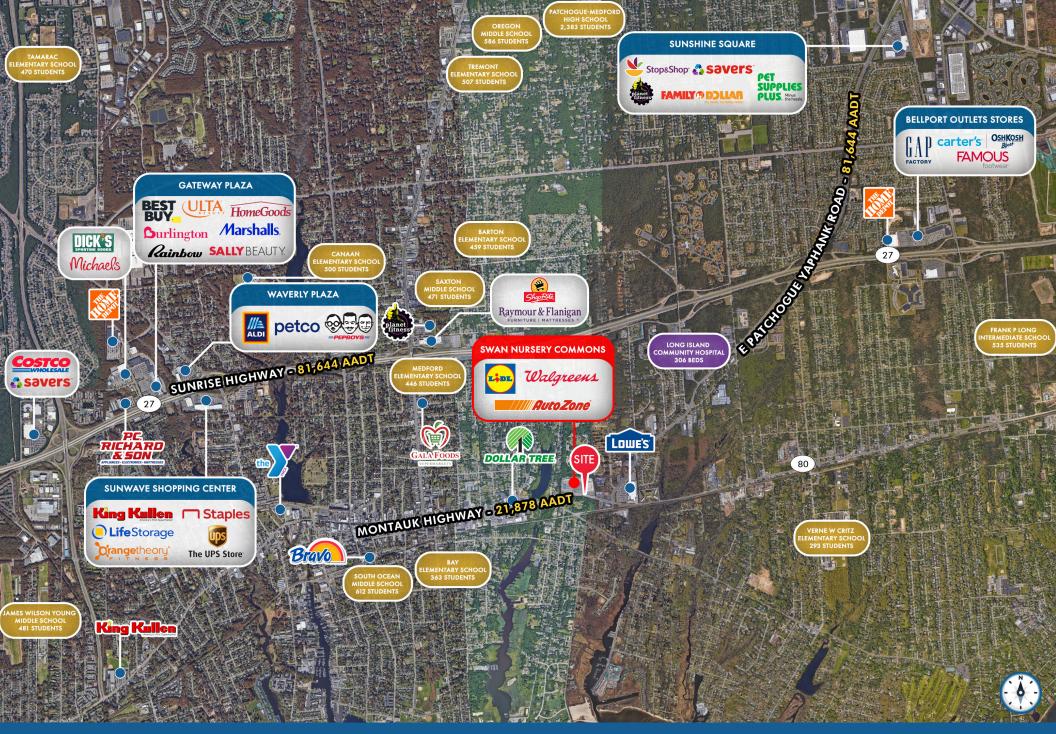


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1 Walgreens	7 Maz Optical	13 Rent-A-Center	19 Chachama	25 Autozone
2 Way To Grow	8 KB Wines and Liquors	14 Beauty Center	20 3,375 SF Available	26 6,500 SF Available
3 1,125 SF Available	9 Miracle Ear	15 1,125 SF Available	21 1,125 SF Available (can be combined)	
4 Royal Prestige	10 2,463 SF Available	16 Patchogue Jewelers	22 2,250 SF Available (can be combined)	
5 Bustos Martial Arts	11 2,475 SF Available	17 Card Store	23 11,466 SF Available	
6 Shanghai	12 4,500 SF Available	18 QT Nail Spa	24 Lidl	

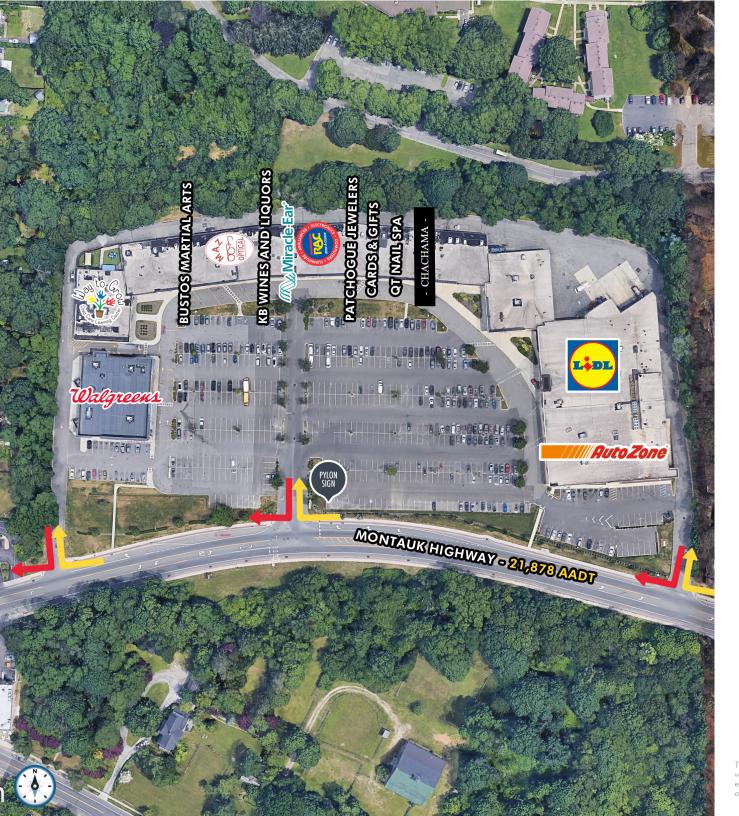
655 MAIN STREET | SITE PLAN





655 MAIN STREET | MARKET AERIAL





CONTACT AGENTS

IAN GOLDFEDER ASSOCIATE ian@katzretail.com (845) 735-2254

RUSSEL HELBLING MANAGING DIRECTOR russelhelbling@katzretail.com (212) 219-6515



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