

MULTIPLE SPACES AVAILABLE FOR LEASE

# SWAN NURSERY COMMONS

655 E MAIN STREET, EAST PATCHOGUE, NY 11772

JOIN ONE OF  
LONG ISLAND'S FIRST  
LIDL LOCATIONS



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

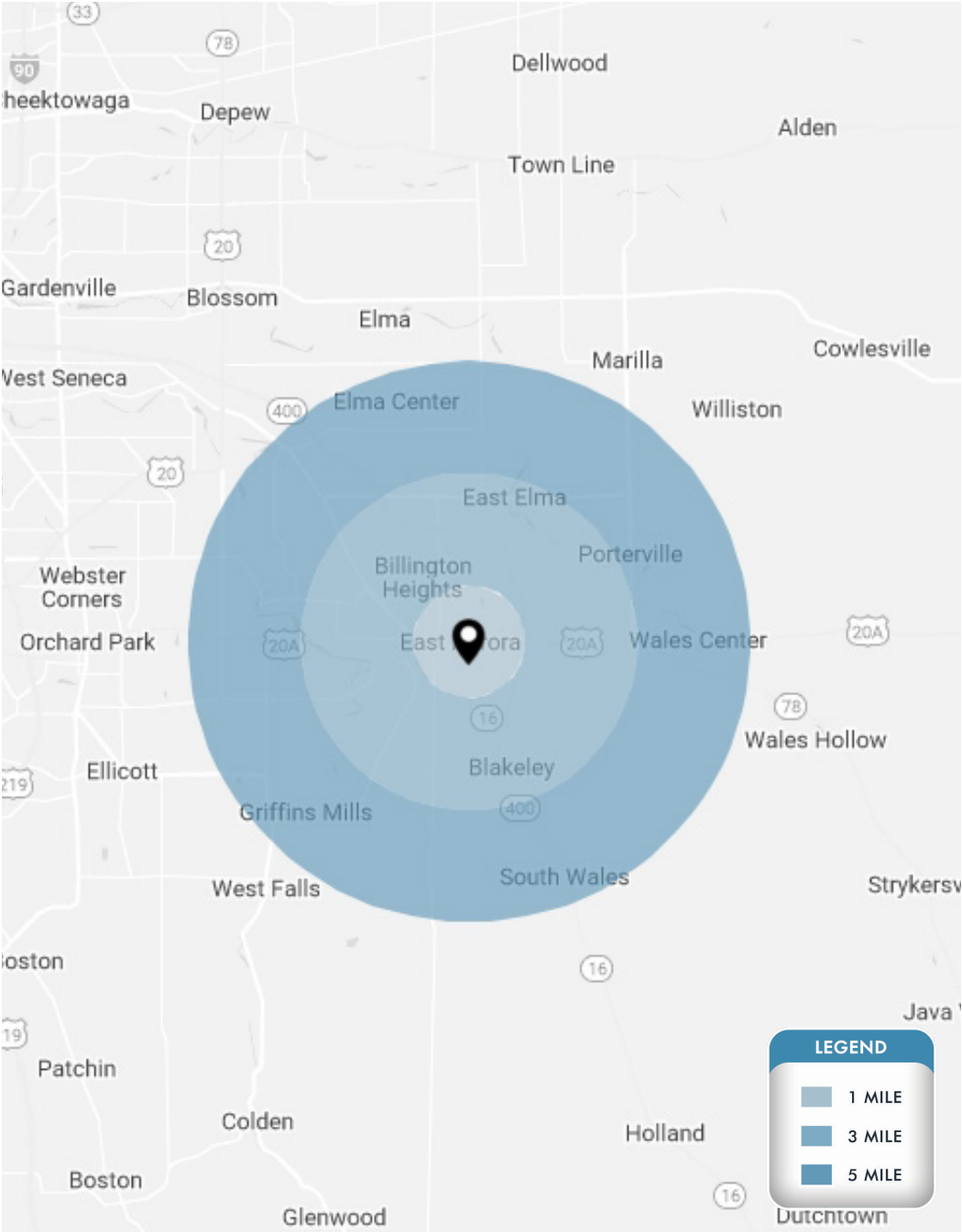
- Total GLA:126,582 SF
- Various sizes available
- Anchored by Lidl, Walgreens, and Autozone
- Great visibility from Montauk Highway with easy access to Sunrise Highway

## 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



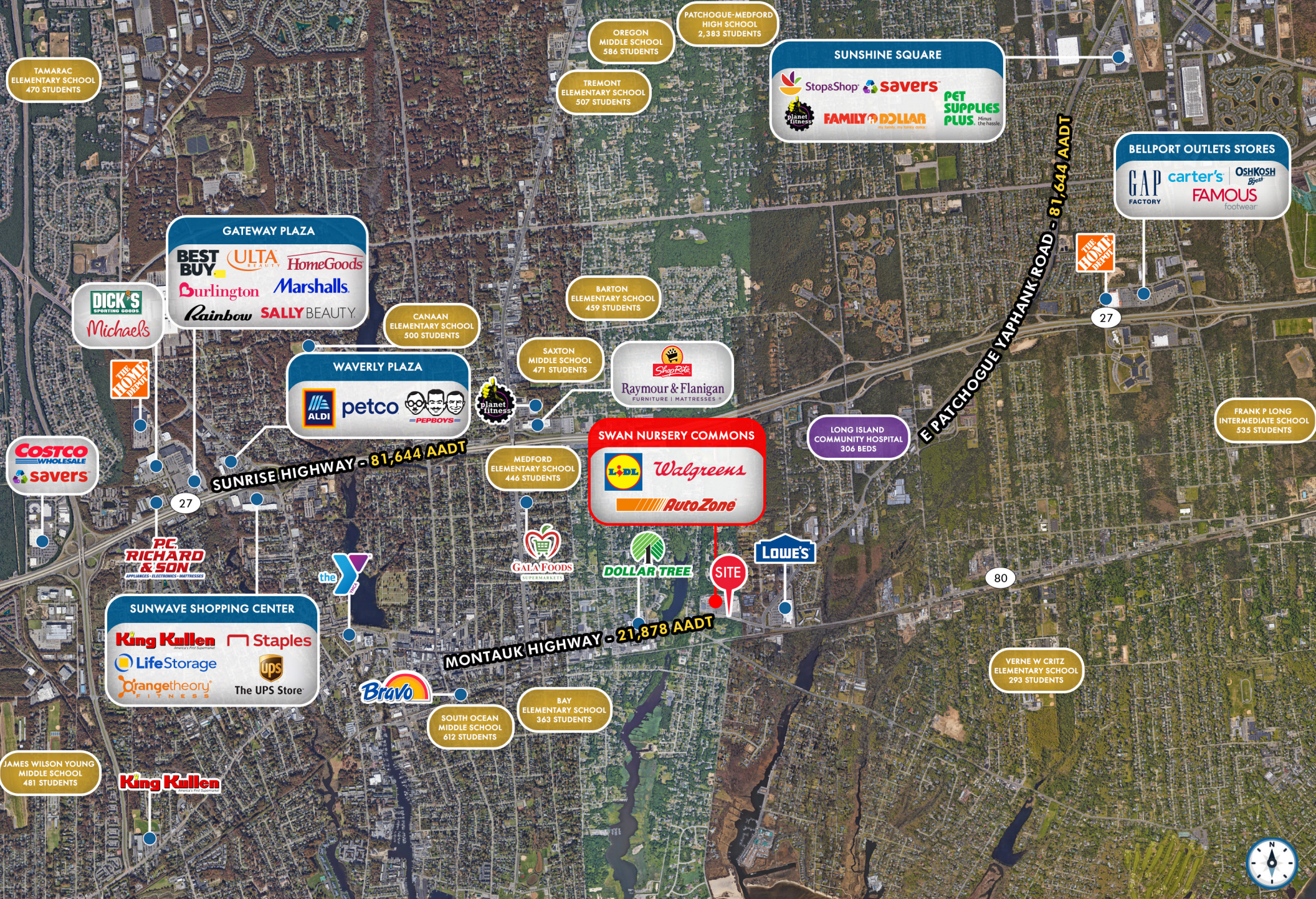
# 655 MAIN STREET | EXECUTIVE SUMMARY





## 655 MAIN STREET | SITE PLAN



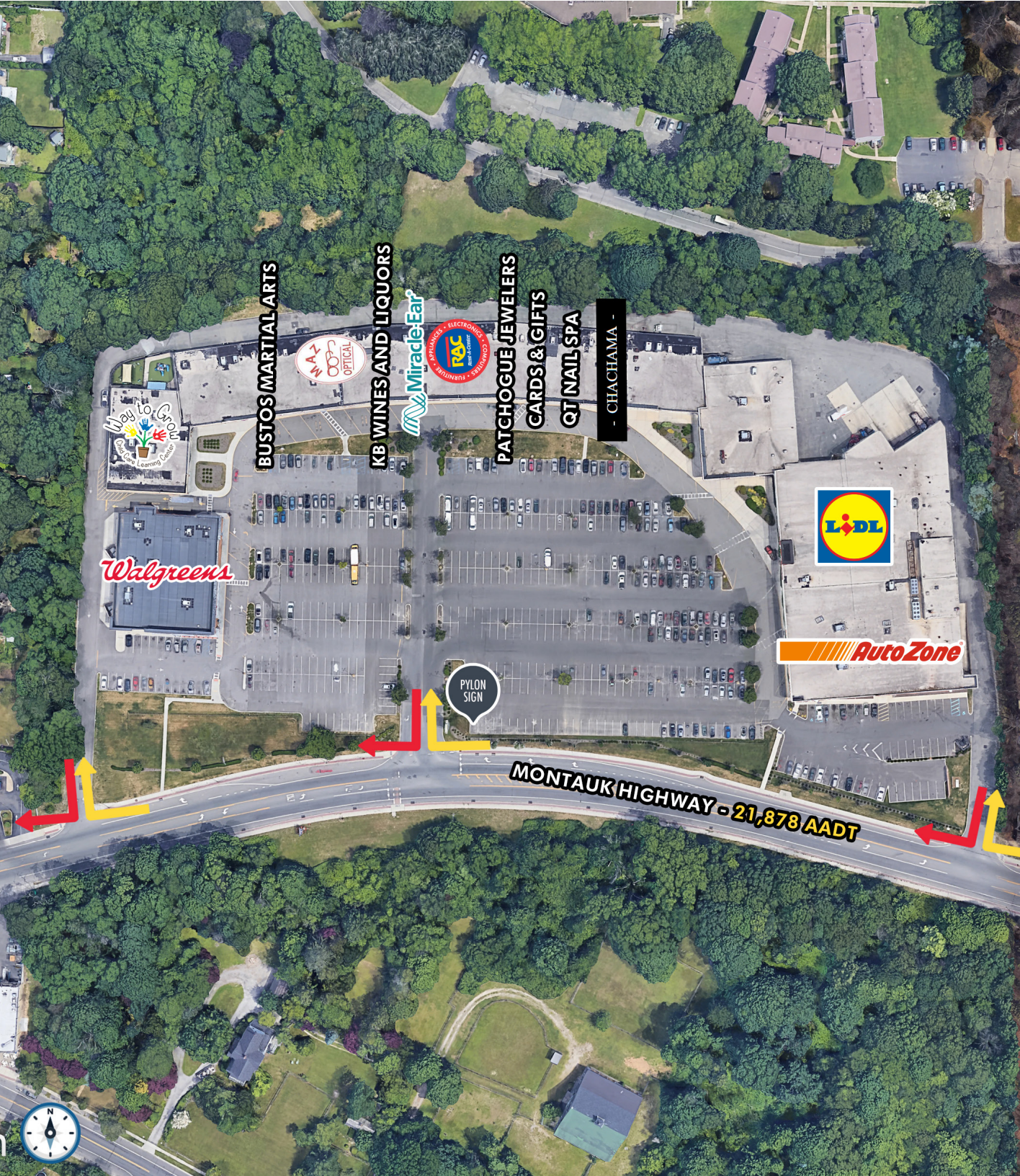


## 655 MAIN STREET | MARKET AERIAL

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