

+/- 2,029 SF RETAIL/SERVICE STATION

445 E Main St | Patchogue, New York 11772

FOR SALE OR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

445 E Main St | Patchogue, New York 11772

Building Size:	2,029 SF	Lot Size:	0.37 Acres
Frontage:	105 Feet	Zoning:	J6
Annual Taxes:	\$14,243.69	Asking Price:	Price on Request

Annual Taxes Reflected for 2025.

FOR SALE OR LEASE

Prime 2,029 ± SF Retail/Service Station positioned on a highly visible, signalized corner in the heart of Patchogue. Located at a 4-way traffic light along heavily traveled Montauk Highway, this property offers exceptional exposure with traffic counts exceeding 25,000 vehicles per day. Situated on a 0.37-acre lot with 105 feet of frontage and three curb cuts, the site provides unmatched accessibility and flexibility for a variety of retail or service-based users. The existing building is currently configured as an auto service center with three drive-ins, and zoning permits continued use as a service station. Sewer line is accessible, further enhancing redevelopment potential. This is an ideal opportunity for an owner-user, investor, or national retailer seeking a high-traffic corner location surrounded by popular retailers, restaurants, and just minutes from the revitalized Patchogue Village. A true value-add or redevelopment opportunity in one of Suffolk County’s most active commercial corridors.

Property Highlights

- Prime corner location at a 4-way traffic light on heavily traveled Montauk Highway with over 25,000 vehicles passing daily
- 2,029 ± SF retail/service station on a 0.37-acre lot with 105 feet of frontage and three curb cuts
- Currently set up as auto service center with three drive-ins; zoning permits continued service station use
- Exceptional visibility and accessibility, ideal for national retailers, owner-users, or redevelopment
- Surrounded by major retailers and restaurants, minutes from the revitalized Patchogue Village, with sewer line accessible

Exclusively represented by:

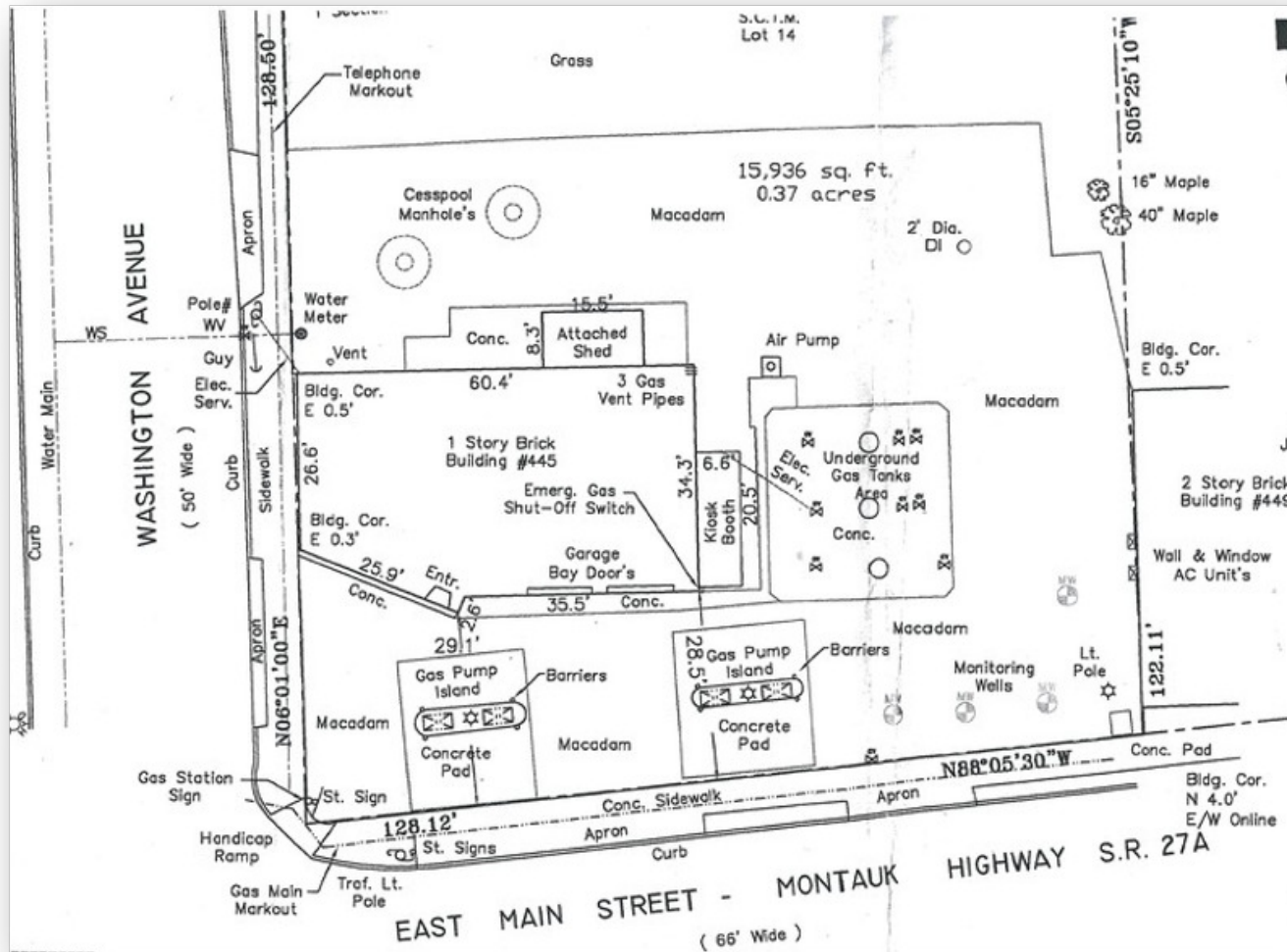
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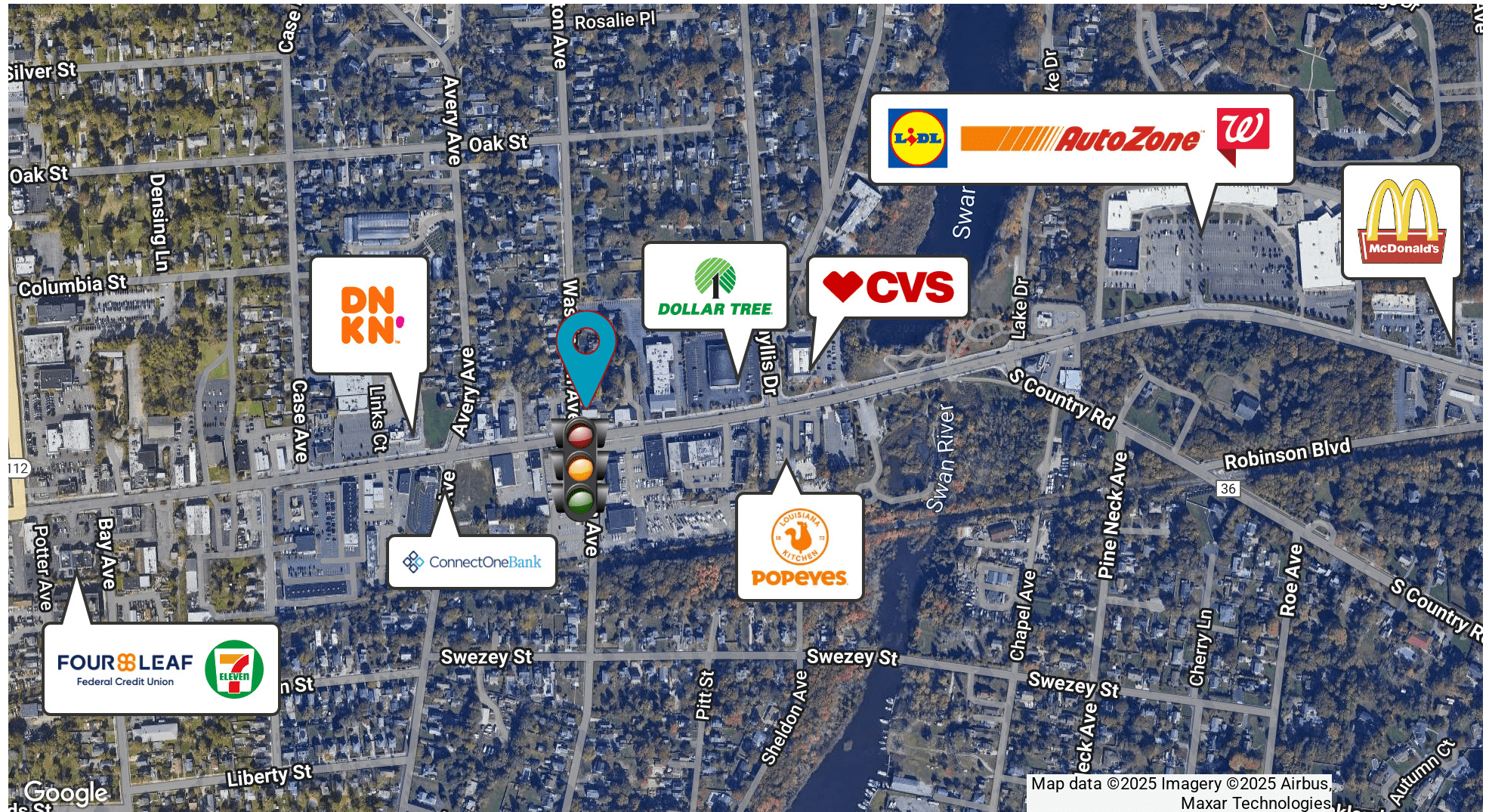
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RETAILER MAP

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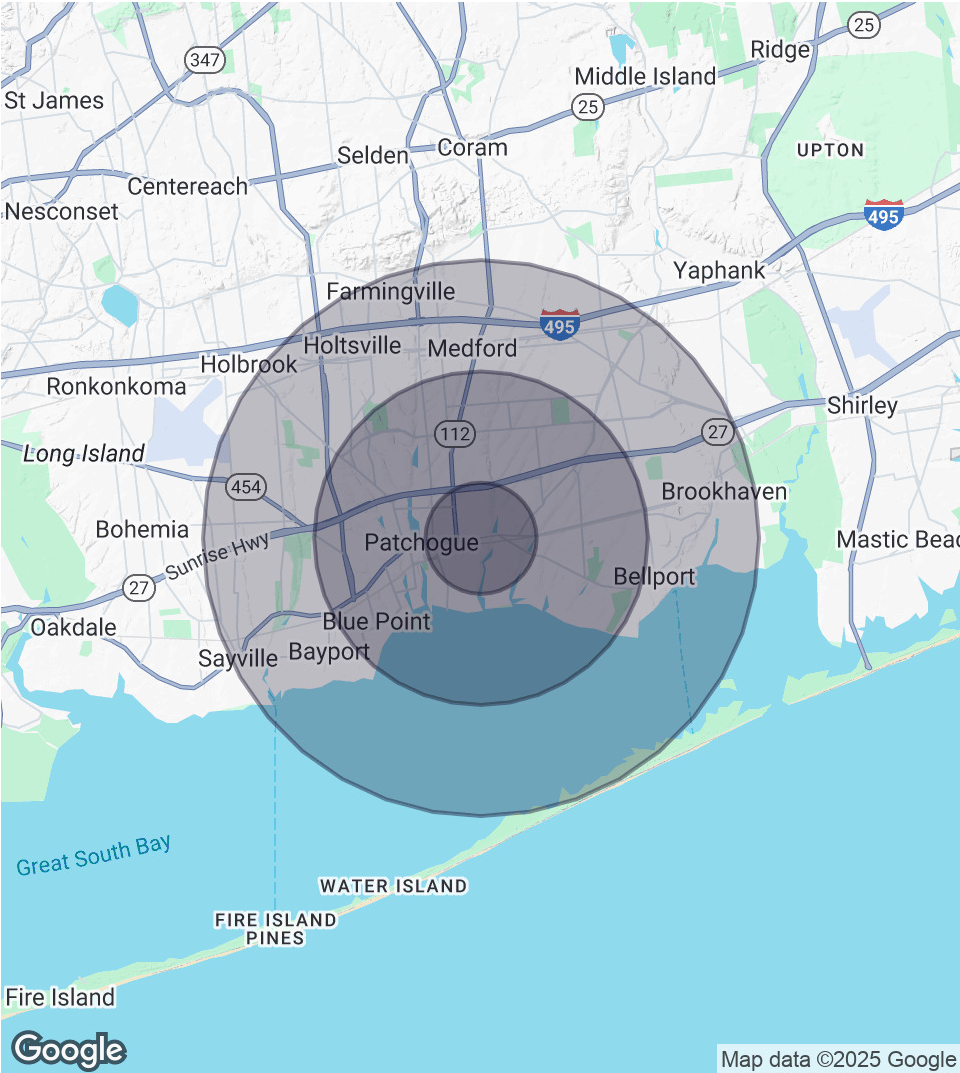
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DEMOGRAPHICS MAP & REPORT

445 E Main St | Patchogue, New York 11772



1 Mile Radius

Population
8,954
Households
3,543
Average HH Income
\$71,761

3 Miles Radius

Population
64,808
Households
23,967
Average HH Income
\$79,144

5 Miles Radius

Population
142,571
Households
50,537
Average HH Income
\$88,441

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We Are Commercial Real Estate

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