

# Majestic Corners | Grocery Anchored Retail Center

800 Montauk Highway, Shirley, NY 11967

**IN-LINE SPACE AVAILABLE**

JOIN:



1,380 SF  
AVAILABLE

1,956 SF  
AVAILABLE



**SCHUCKMAN**<sup>®</sup>  
REALTY INC.  
schuckmanrealty.com

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

Contact Exclusive Brokers for More Information

**Jessica Vilmenay**  
Associate RE Broker  
jessica@schuckmanrealty.com

**Kenneth Schuckman**  
RE Broker  
ken@schuckmanrealty.com

# Majestic Corners | Grocery Anchored Retail Center

800 Montauk Highway, Shirley, NY 11967

**IN-LINE SPACE AVAILABLE**

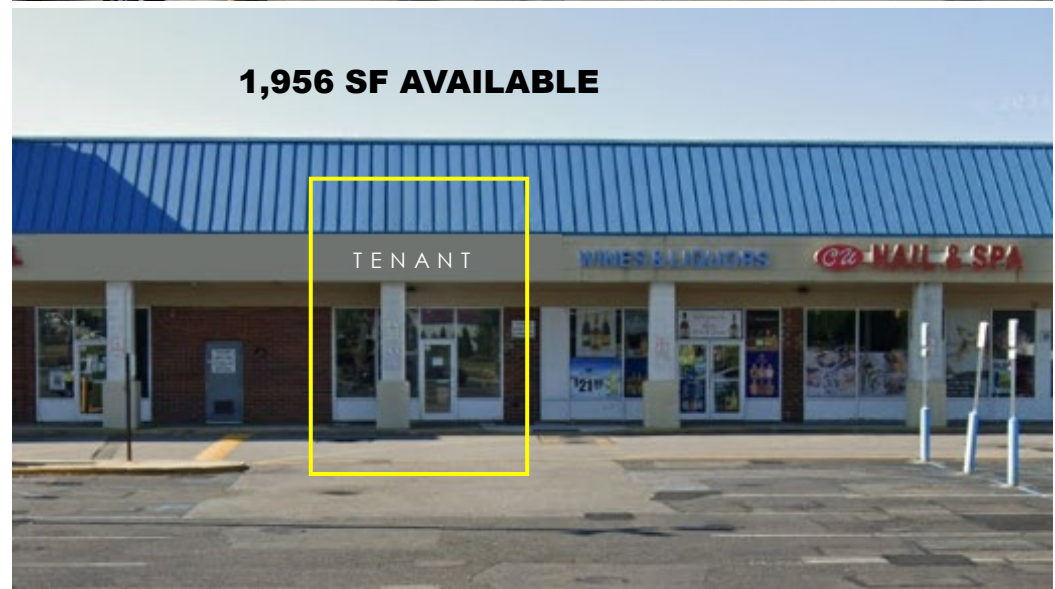
## Property Information:

<b>Size Available:</b>	1,380 SF & 1,956 SF
<b>Possession:</b>	Immediate
<b>Rent:</b>	Upon Request
<b>Property Type:</b>	Neighborhood Center
<b>Lot Size:</b>	+/- 12.3 Acres
<b>Parking Spaces:</b>	+/- 800

## Property Summary

800 Montauk Highway offers prime in-line retail space within a **LIDL-anchored neighborhood shopping center** at **SHIRLEY'S MOST TRAFFICKED INTERSECTION**. The property sits at the corner of **Montauk Highway and Mastic Boulevard West**, a signalized intersection with **~19,000 vehicles per day**, providing outstanding exposure, convenient access, and strong co-tenancy.

The available unit benefits from direct visibility to the main parking field and easy ingress/egress from Montauk Highway. The center totals approximately **113,000 SF** and serves as a community hub for the surrounding residential population, drawing consistent daily traffic from grocery, quick-service restaurant, and service users.

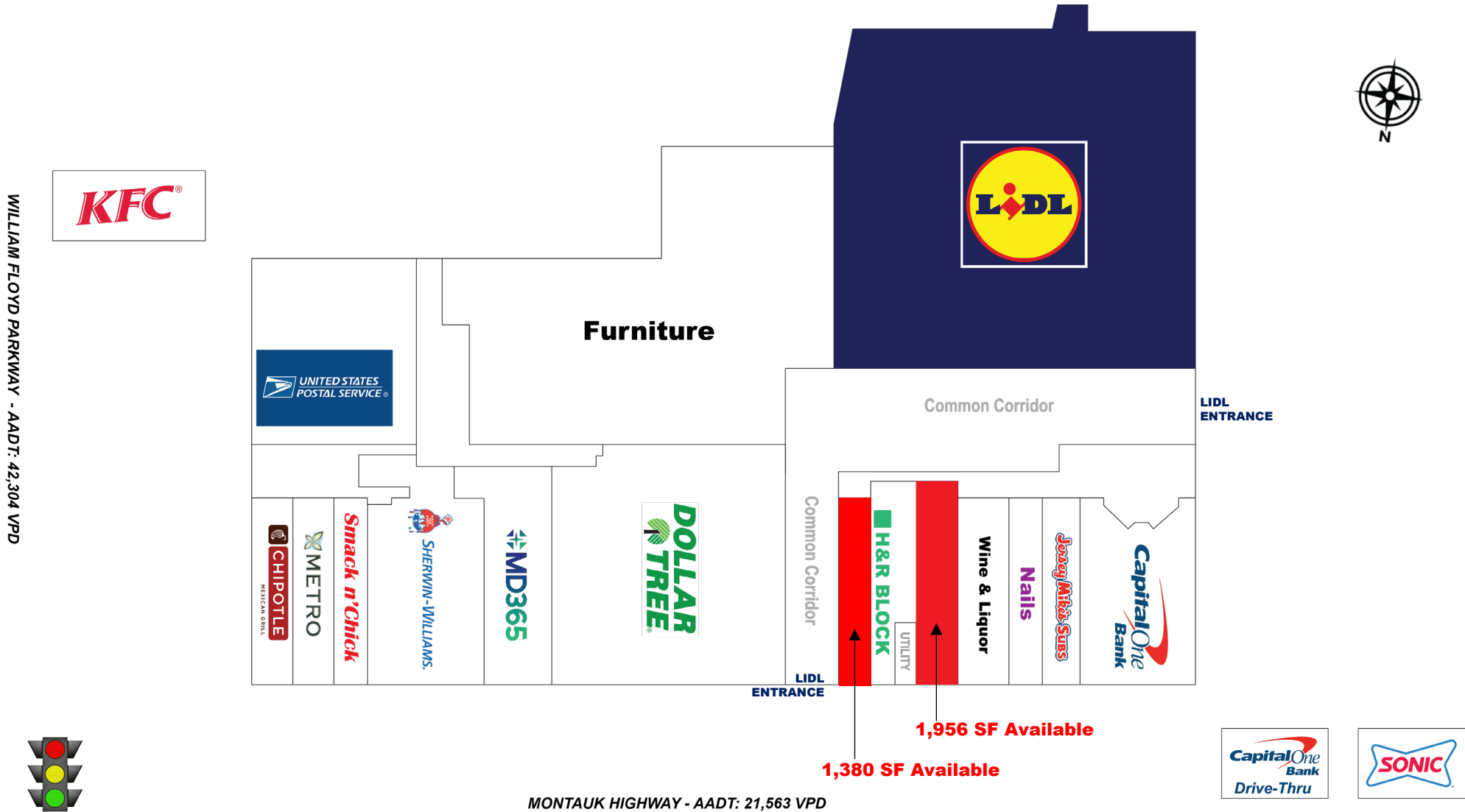


# Majestic Corners | Grocery Anchored Retail Center

800 Montauk Highway, Shirley, NY 11967

**IN-LINE SPACE AVAILABLE**

## LEASING PLAN – EXISTING CONDITIONS



**SCHUCKMAN**  
REALTY INC.  
schuckmanrealty.com

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

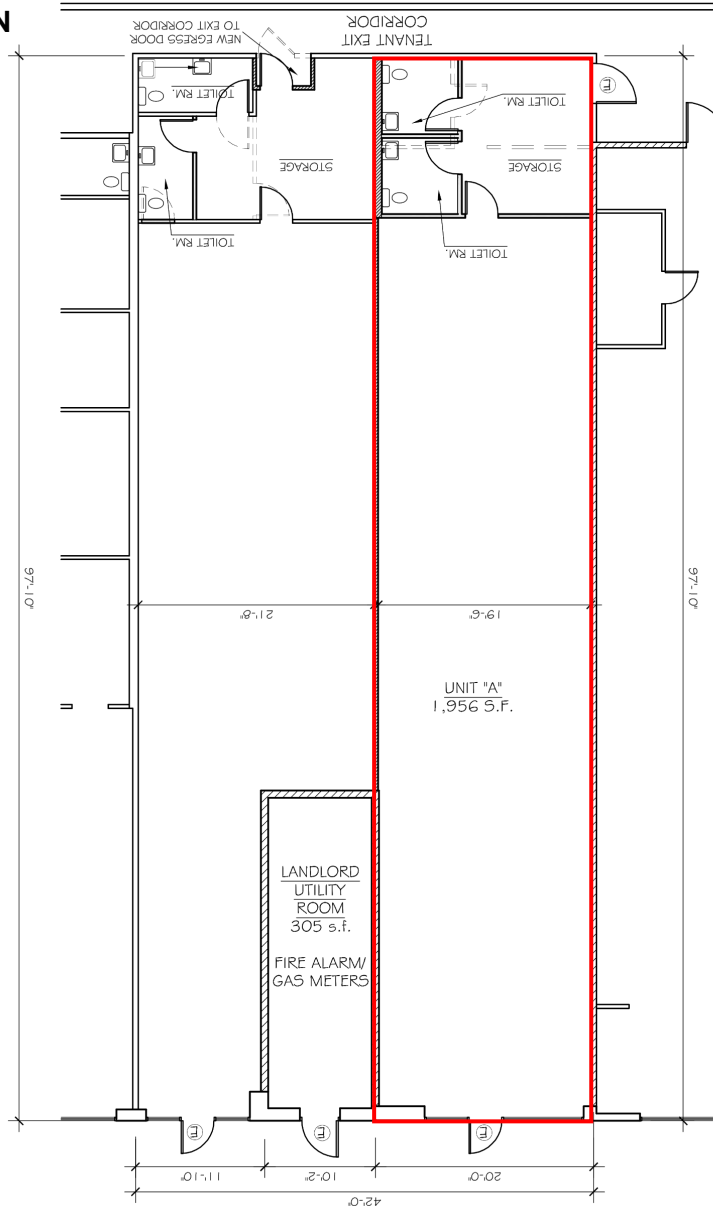
This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# Majestic Corners | Grocery Anchored Retail Center

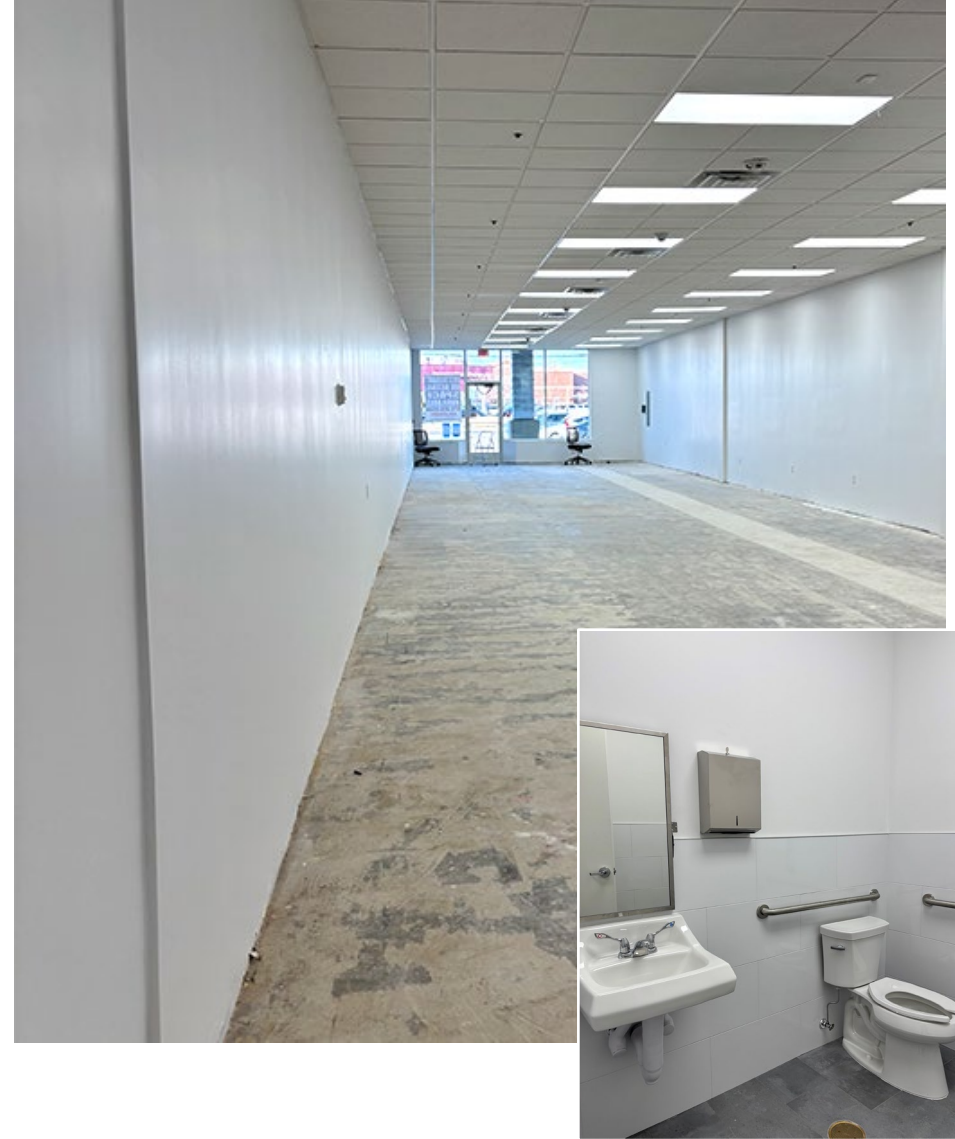
800 Montauk Highway, Shirley, NY 11967

**IN-LINE SPACE AVAILABLE**

## FLOOR PLAN



## INTERIOR PHOTO : 1,956 SF AVAILABLE



**SCHUCKMAN**<sup>®</sup>  
REALTY INC.  
schuckmanrealty.com

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# Majestic Corners | Grocery Anchored Retail Center

800 Montauk Highway, Shirley, NY 11967

**IN-LINE SPACE AVAILABLE**

## AREA RETAIL



**SCHUCKMAN**<sup>®</sup>  
REALTY INC.  
[schuckmanrealty.com](http://schuckmanrealty.com)

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

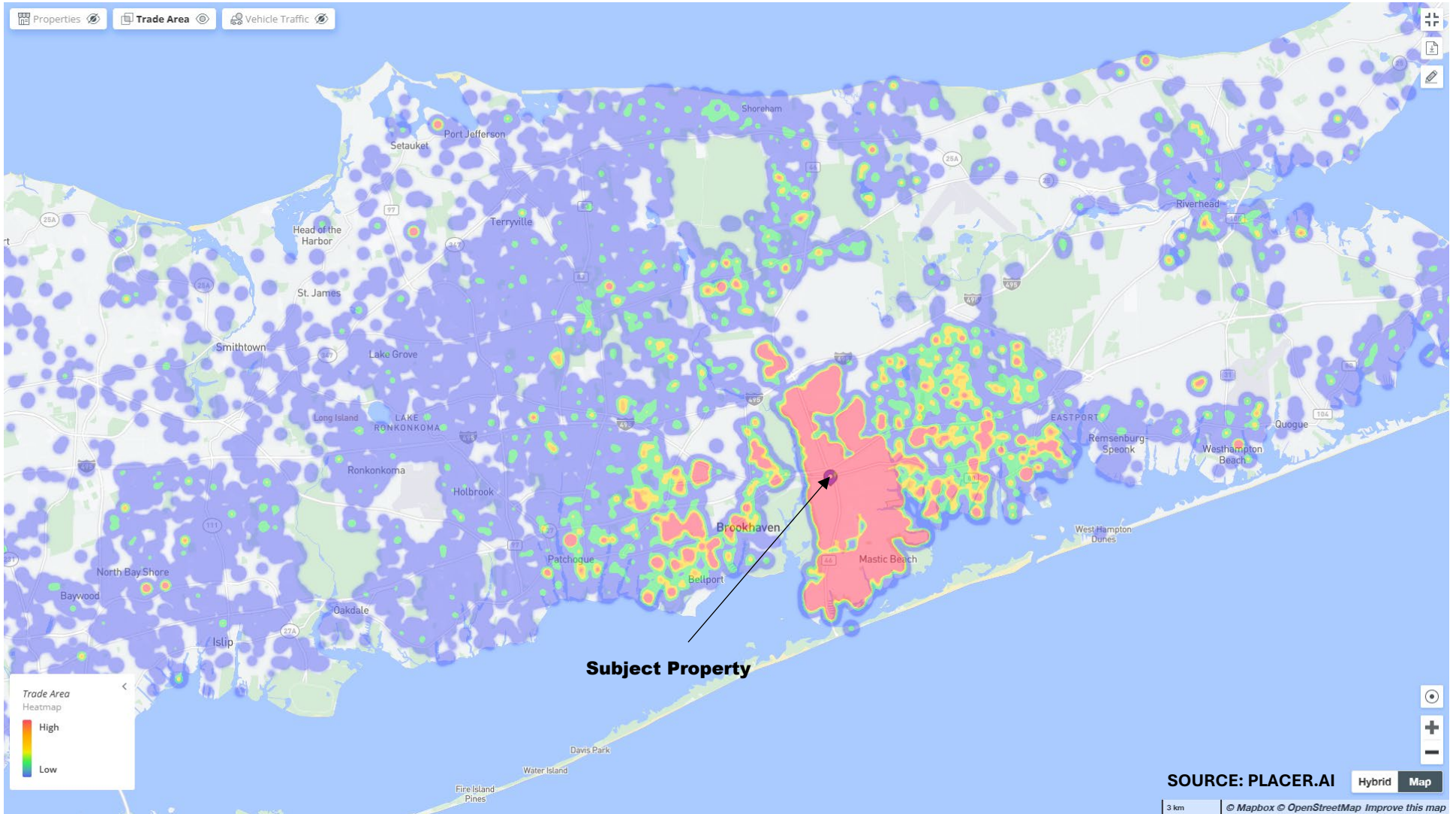
This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# Majestic Corners | Grocery Anchored Retail Center

800 Montauk Highway, Shirley, NY 11967

**1,956 SF IN-LINE SPACE AVAILABLE**

## TRADE AREA



**SCHUCKMAN**<sup>®</sup>  
REALTY INC.  
schuckmanrealty.com

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# Majestic Corners | Grocery Anchored Retail Center

800 Montauk Highway, Shirley, NY 11967

**1,956 SF IN-LINE SPACE AVAILABLE**

## DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2010 Population	9,920	55,443	94,816
2020 Population	9,708	54,880	95,807
2025 Population	9,510	54,969	96,578
2030 Population	9,394	54,725	96,417
2010-2020 Annual Rate	-0.22%	-0.10%	0.10%
2020-2025 Annual Rate	-0.39%	0.03%	0.15%
2025-2030 Annual Rate	-0.25%	-0.09%	-0.03%
<b>Households</b>			
2010 Total Households	2,874	16,884	30,459
2020 Total Households	2,911	17,347	31,670
2025 Total Households	2,898	17,547	32,435
2030 Total Households	2,890	17,628	32,655
2010-2020 Annual Rate	0.13%	0.27%	0.39%
2020-2025 Annual Rate	-0.09%	0.22%	0.46%
2025-2030 Annual Rate	-0.06%	0.09%	0.14%
2025 Average Household Size	3.27	3.12	2.94
<b>Median Household Income</b>			
2025 Median Household Income	\$95,691	\$108,303	\$111,066
2030 Median Household Income	\$111,475	\$119,740	\$122,883
2025-2030 Annual Rate	3.10%	2.03%	2.04%
<b>Average Household Income</b>			
2025 Average Household Income	\$125,760	\$132,598	\$135,085
2030 Average Household Income	\$139,648	\$145,730	\$147,670

SOURCE: ESRI

# Majestic Corners | Grocery Anchored Retail Center

800 Montauk Highway, Shirley, NY 11967

**1,956 SF IN-LINE SPACE AVAILABLE**



**SCHUCKMAN**<sup>®</sup>  
REALTY INC.  
[schuckmanrealty.com](http://schuckmanrealty.com)

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.