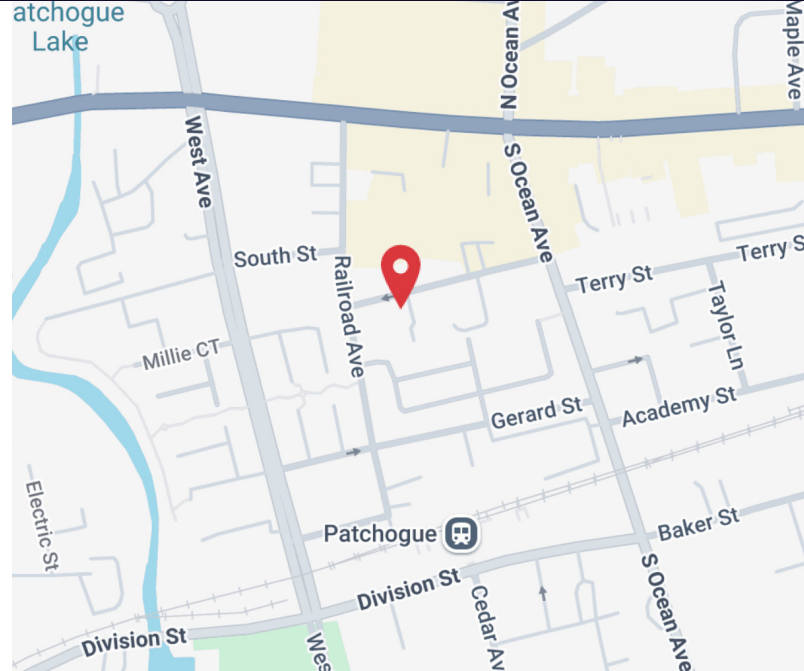




# Office Space For Lease

## 38 Church St Patchogue, NY 11772



### Offering Summary

<b>Lease Rate:</b>	Upon Request
<b>Building Size:</b>	2,600 SF
<b>Available SF:</b>	1,077 SF
<b>Lot Size:</b>	10,902 SF
<b>Utilities:</b>	Separately Metered Direct to Tenant
<b>Year Built:</b>	1988
<b>Renovated:</b>	2019
<b>Zoning:</b>	D2

### Property Overview

Immerse your business in the vibrant community of Patchogue, NY. Located in the heart of bustling downtown, the area surrounding the property is teeming with top-rated restaurants, charming cafes, and lively entertainment venues. Your team can easily walk to Patchogue River and enjoy scenic views or explore the local boutiques and art galleries. With abundant parking options and convenient access to public transportation, commuting is a breeze. This dynamic location provides a perfect blend of urban amenities and suburban charm, making it an ideal setting for an office or office building.

### Property Highlights

- Heart of Patchogue Village
- Free Standing Office Building
- Onsite Parking
- Close to LIRR & Main Street

For More Information:

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# Office Property Pictures

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# Floor Plan

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# Retailer Map

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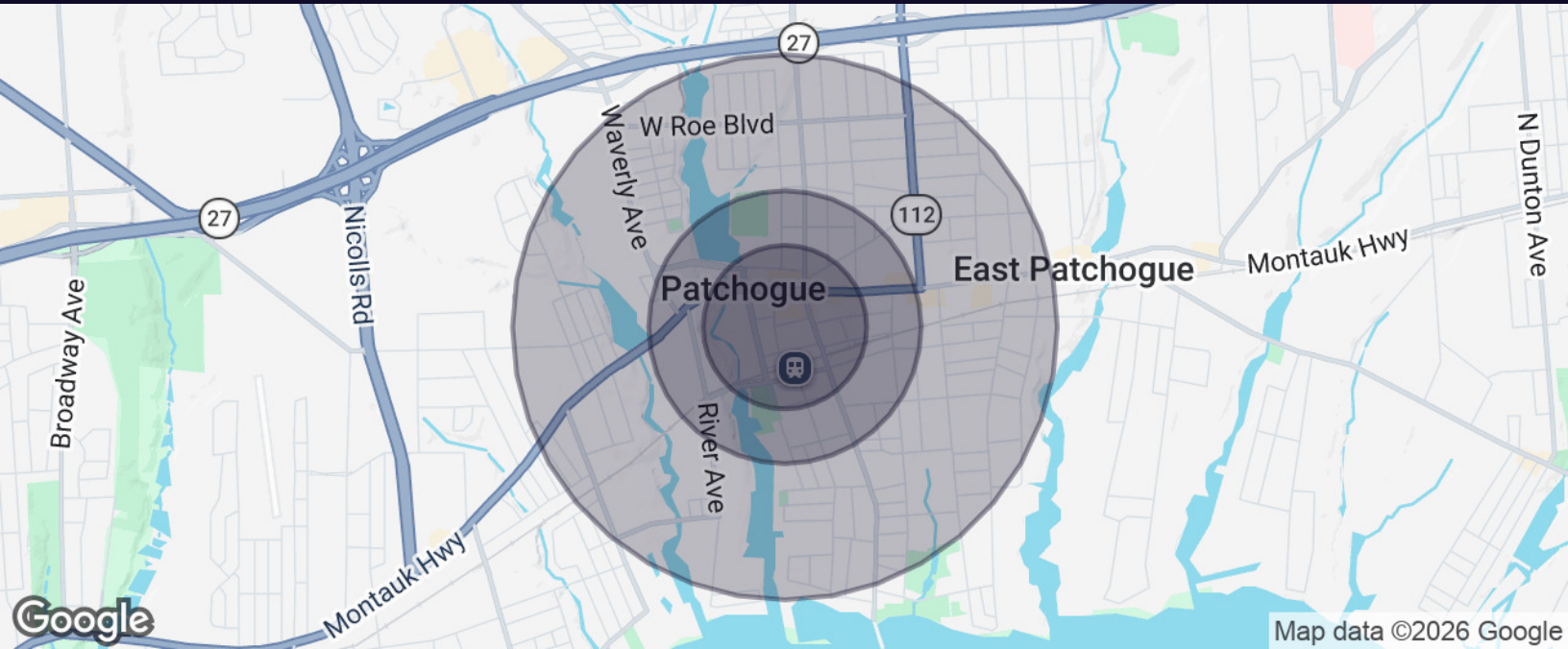
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# Demographics

## 38 Church St Patchogue, NY 11772



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,906	4,509	15,818
Average Age	42	42	42
Average Age (Male)	40	41	42
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	853	1,969	6,599
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$134,630	\$135,583	\$132,127
Average House Value	\$552,371	\$542,466	\$536,519

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