

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

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## PROPERTY OVERVIEW

### HIGHLIGHTS

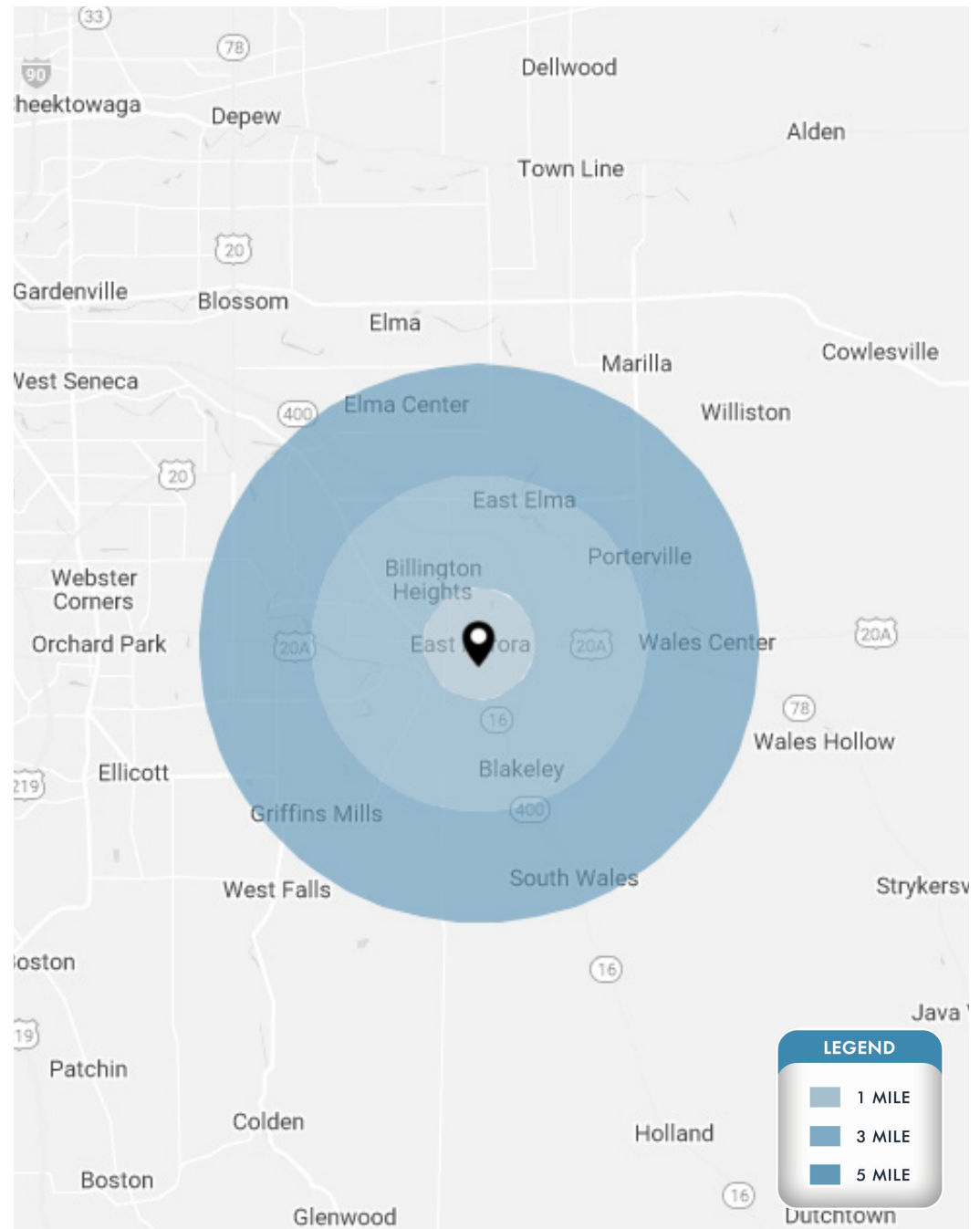
- Total GLA: 126,582 SF
- Various sizes available
- Anchored by Lidl, Walgreens, and Autozone
- Great visibility from Montauk Highway with easy access to Sunrise Highway

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	6,210	13,114	23,920
HOUSEHOLDS	2,521	5,358	9,784
EMPLOYEES	3,567	5,930	8,794
AVERAGE HH INCOME	\$124,933	\$124,463	\$129,599

### TRAFFIC COUNTS

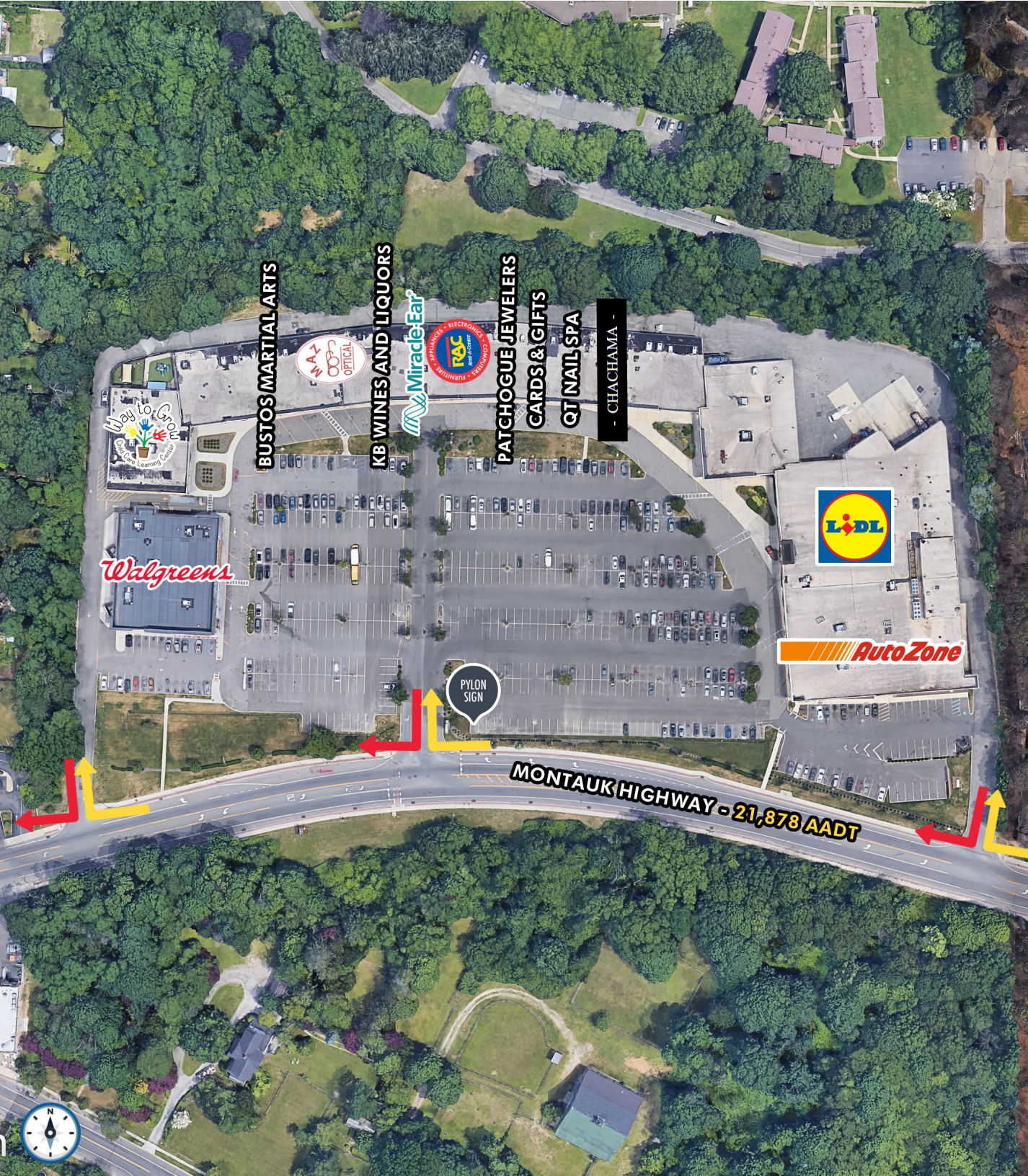
MONTAUK HIGHWAY	21,878 AADT
E PATCHOGUE YAPHANK ROAD	81,644 AADT



# 655 MAIN STREET | EXECUTIVE SUMMARY







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