

FOR LEASE

S



361 N Service Rd, Patchogue, NY 11772

1,080 SF & 13,000 +/- SF AVAILABLE | FOR LEASE

Stu Fagen
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SABRE

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361 N Service Rd,
Patchogue, NY 11772



Prime Space Available in Major Regional Trade Area | **FOR SALE**

ADDRESS: 361 N Service Rd, Patchogue, NY

SPACE AVAILABLE: 1,080 SF | 13,000 +/- SF

ASKING PRICE: Upon Request

CO-TENANTS: Petco, Panera, Chipotle, West Marine, Pep Boys, Vision Works, Auto Zone, Webster Bank, Starbucks, and Blinds To Go

AREA RETAIL:

UPS Store, Shop Rite, Costco, The Home Depot, Dick's, Five Below, Marshalls, Best Buy, King Kullen, Staples, McDonald's, ULTA, and more..

Demographics	1 mile	3 miles	5 miles
Population	10,960	85,406	187,930
Median HHI	\$85,191	\$98,844	\$103,697
Daytime Population	3,225	29,925	89,623

- Located on the best intersection of this major regional trade area
- Access from both Sunrise Highway and Waverly Avenue

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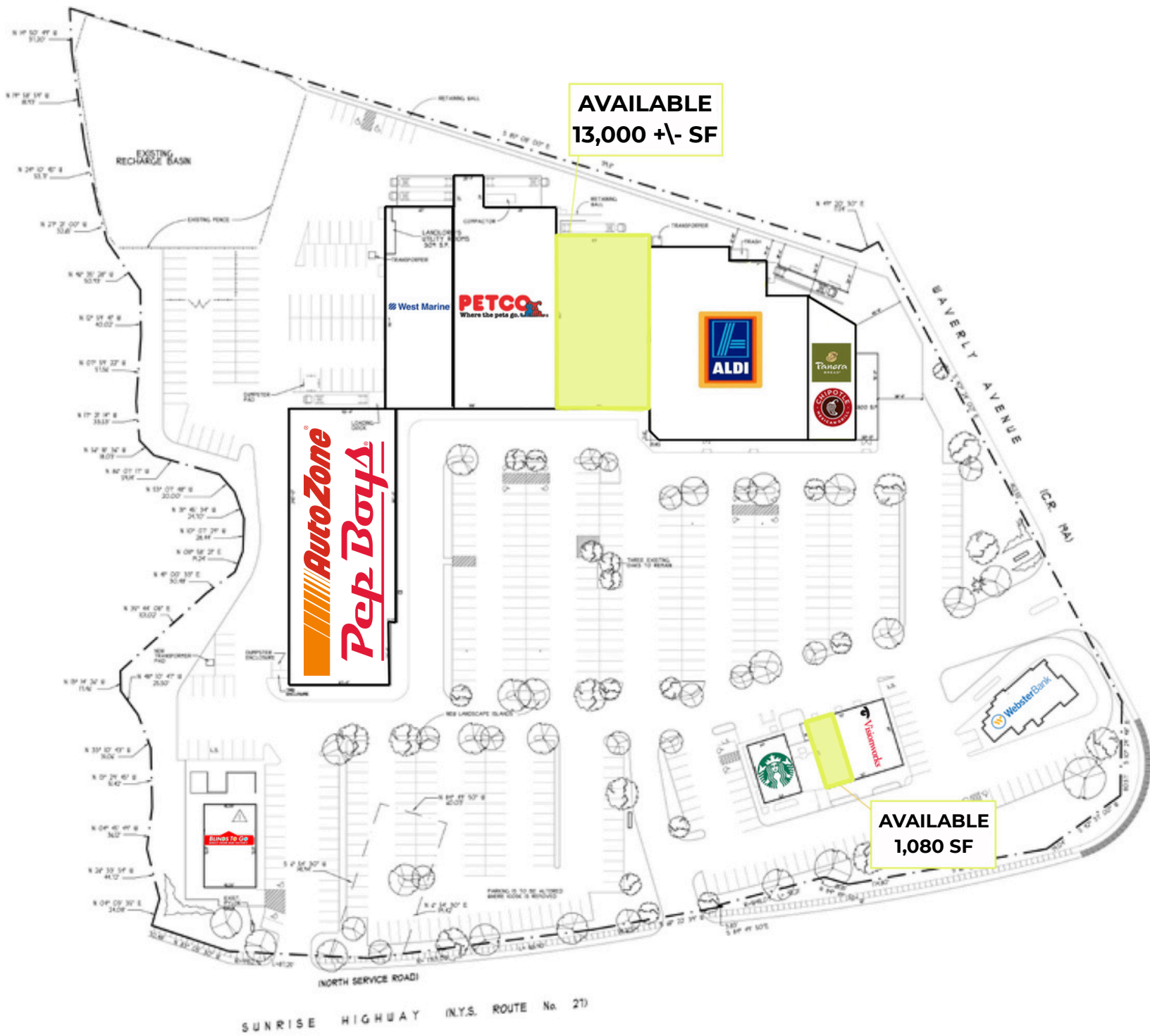
PROPERTY PHOTOS



FOR LEASE

361 N Service Rd,
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SITE PLAN



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AERIAL



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