

# ONE

Village Green Way  
Patchogue, NY

*Retail Space For Lease*



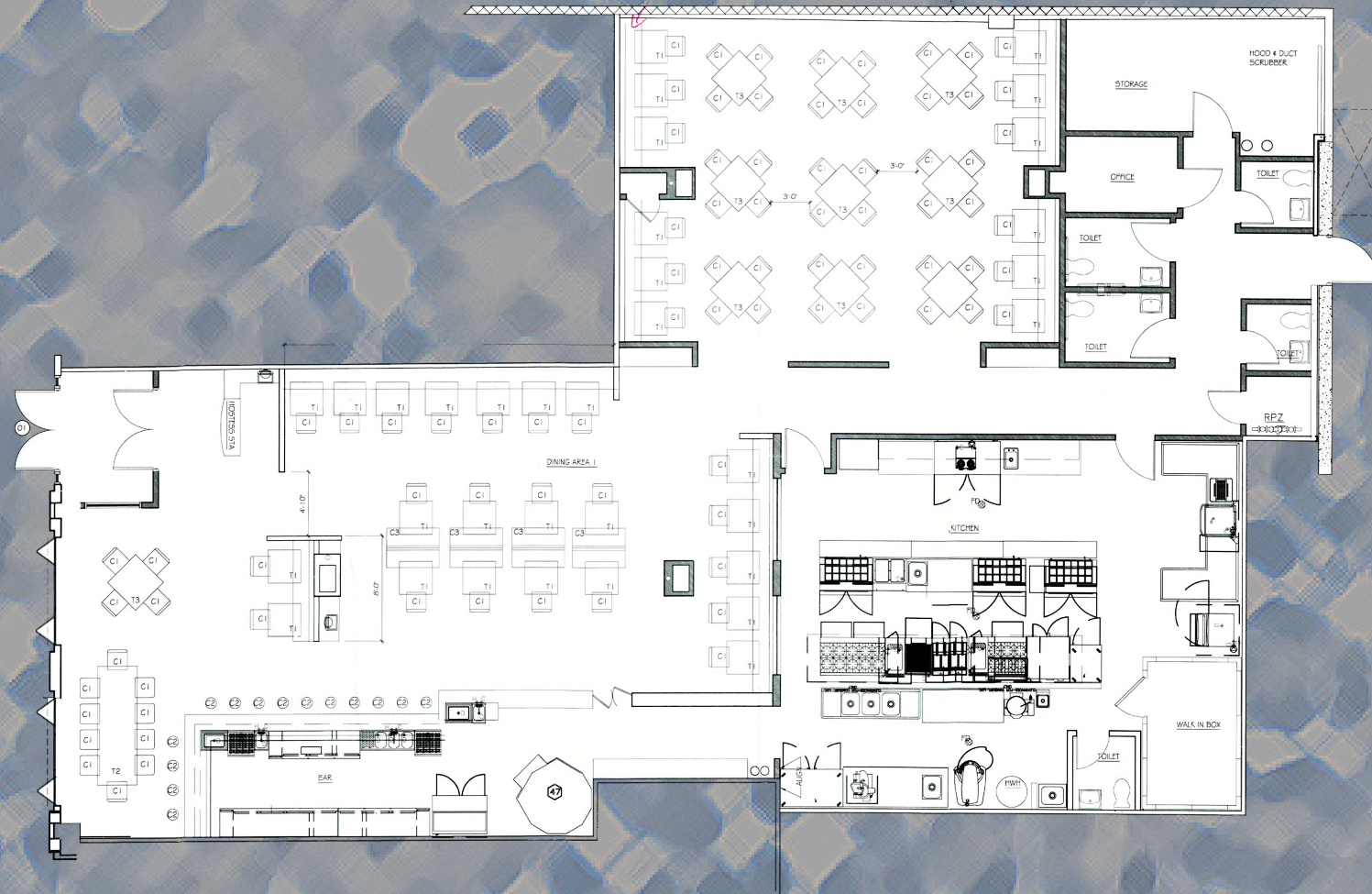
# Unit N4E

## Village Green Way

+/- 4,704 RSF

- ◇ Built out Restaurant space on Main St.
- ◇ Asking Price: Upon Request

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal, Colliers International LI, Inc.



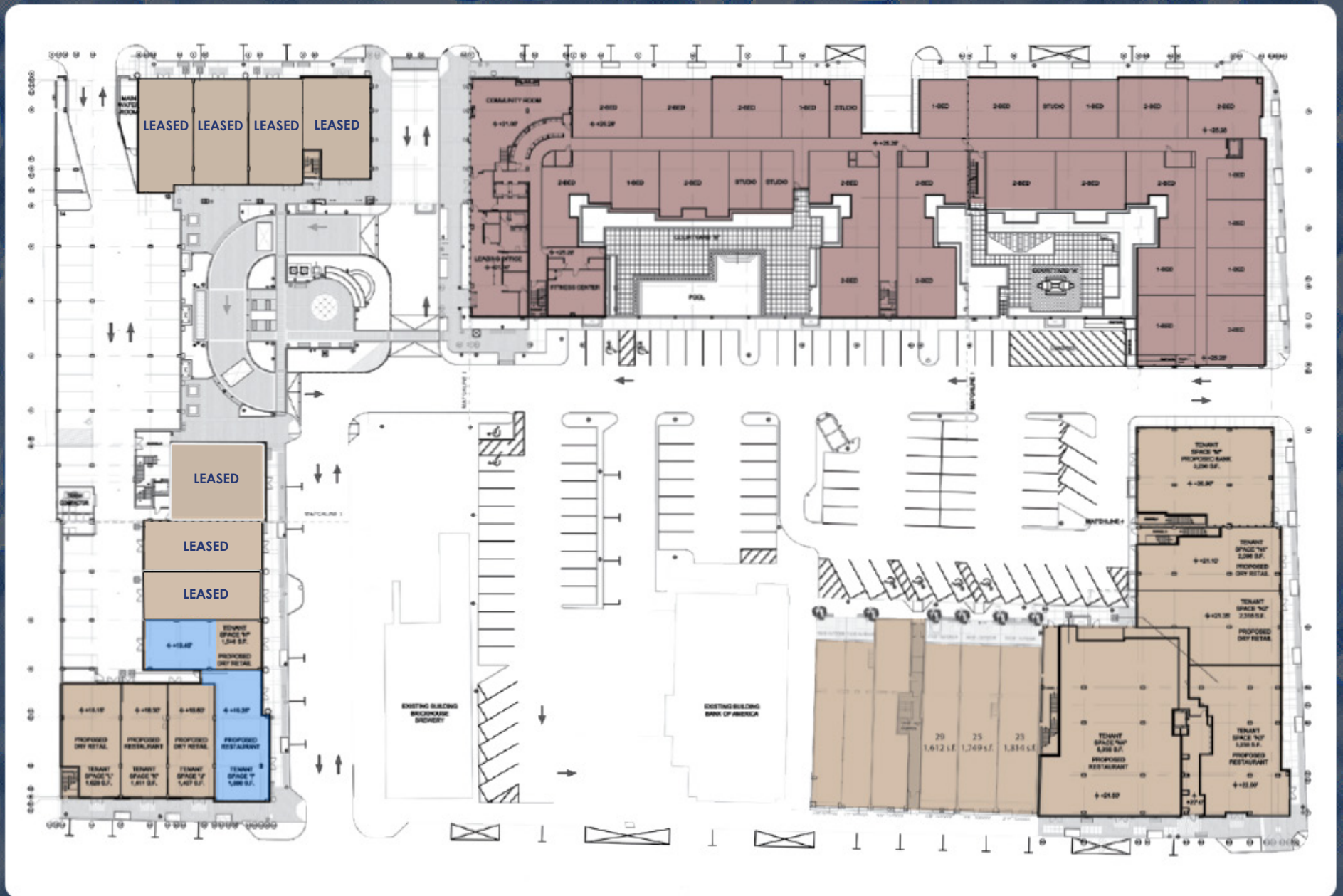
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## Key Plan

-  Available Spaces
-  Leased Retail Spaces
-  Apartments





# Location Overview





## The New Village Project

Luxury Living and a professional atmosphere in the heart of Patchogue; where local culture and flavors meet metropolitan style and amenities. Your everyday life and business needs are just steps away.

New Village isn't just a home for you or your business, you are choosing a better way of life when you choose New Village! Widely recognized as \*the\* model for transit-oriented development, New Village has been recognized by Suffolk County, The Long Island Index, the Long Island Housing Partnership, Sustainable Long Island, the Regional Planning Association and Vision Long Island for its masterful integration of "Live-work-play" community-centric development. Amenities include a community room, outdoor fire pit, heated pool, Clubroom with Billiard table, Fireplace Seating, Office Center, Outdoor Fire Pit, Electronic Building Access and more. Our management team is onsite 7 days a week and are always planning fun and engaging social events for our businesses, residential tenants, and the local community.

With 291 apartment units and over 53,000 square feet of office and retail space, New Village pioneered an investment landscape for the downtown area which saw over \$100 million dollars in direct and indirect economic impact since its construction. We're now just steps away from Long Island's most desirable shops and eateries such as Del Fuego, Locale, Small Cakes, Cajun Claws, Virgola Wine Bar, Aroogas and The Cuban. Come see how the New Village community can work for you and your business today!

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