



B · SQUARE  
盛世地產

**\$1,800,000**



## **496 Main St, Islip, NY 11751**

### **9,000 SF Corner Commercial Building**

**B Square Realty is pleased to introduce the 2 story corner commercial building located on Main Street, Islip. The building is situated on the corner lot with 54' of frontage on Main St, great location with easy access on Montauk Highway, easy egress, heavily traveled access road. The subject property is fully occupied by a YELP highly rated restaurant. 4,500 SF restaurant on main floor and 4,500 SF office on the second floor. 12 surface parking spaces at the rare. The restaurant is currently NNN lease for 162,000 per year, 3% increase yearly, 12 years lease left, owner only pays \$42,000 property tax per year. The CAP asking is 6.67%.**



**Li (Barbie), Li**

Licensed Real Estate Broker

[barbieli@bsquarerealty.com](mailto:barbieli@bsquarerealty.com)

**646-889-9988**



\*\*All Information Including But Not Limited To Taxes, Lot Size, Age Of Property Are Not Guaranteed Nor Verified And Should Be Independently Verified. Submit All Offers In Writing Accompanied By Pre-Approval Letter And/Or Proof Of Funds. No Offer Considered Accepted Till Formal Contract Of Sale Is Fully Executed And Delivered.\*\*



B<sup>2</sup>

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Traffic Count: 85,000  
vehicles per day (AADT)

Sunrise Hwy

Party  
City

VALERO

Speedway

Applebee's Stop & Shop  
Marshalls  
STAPLES U-HAUL

Long Island Rail Road

7  
ELEVEN



Bank of America  
Financial Center



Isip Cold Beer  
Distributor

Isip Town Hall  
Tellers  
Oconee East  
St Mark's  
Episcopal Church  
South Shore  
Neurologic Associates



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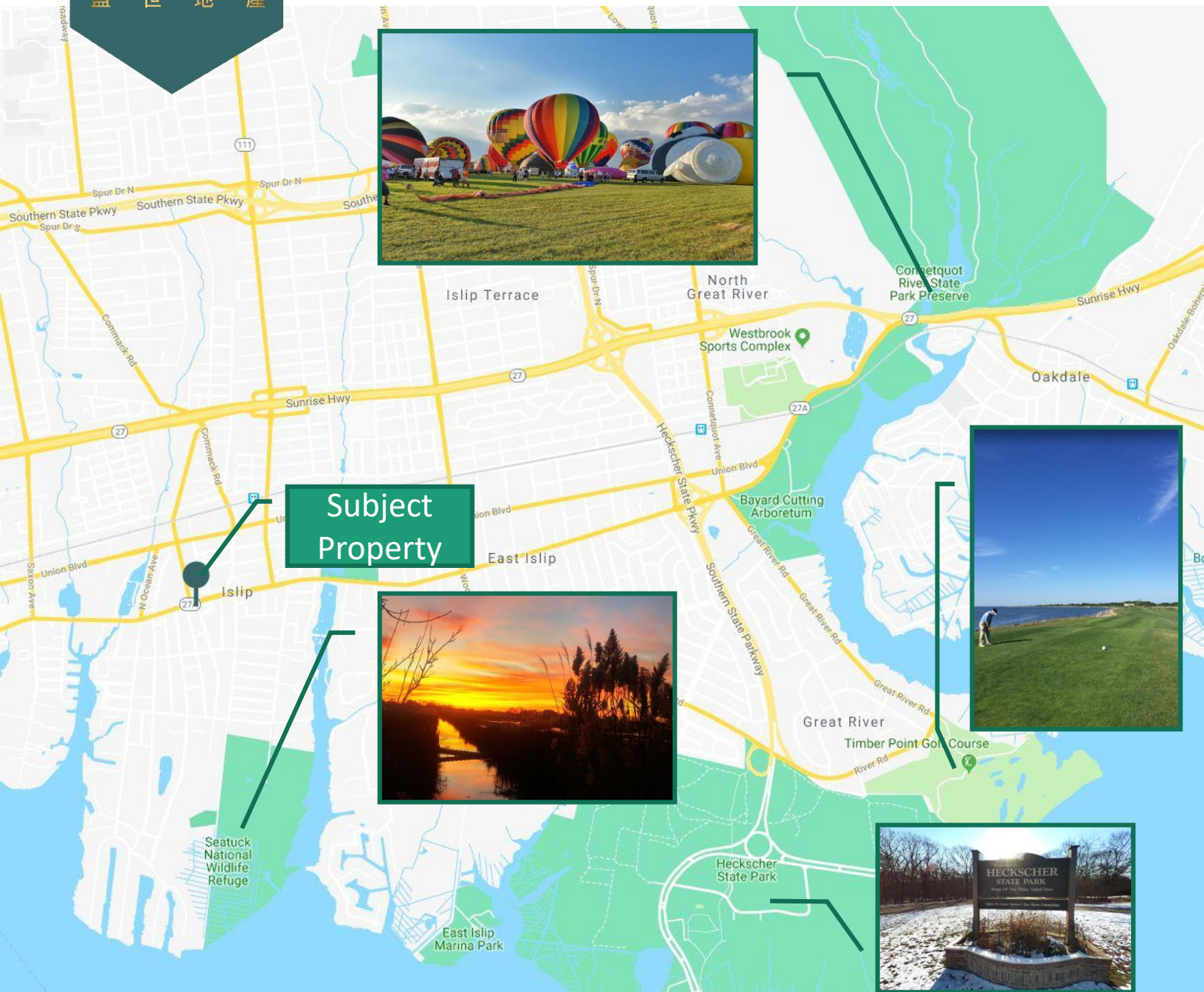
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盛世地產**\$1,800,000****Subject  
Property**Seatuck  
National  
Wildlife  
RefugeEast Islip  
Marina ParkHeckscher  
State ParkGreat River  
Timber Point Golf Course

**The building is surrounded by multiple national parks, the tourists will drive by and take a break at the restaurant.**

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# DEMOGRAPHIC



POPULATION	1 MILES	3 MILES	5 MILES
Total population	12,794	109,232	239,797
Median age	38.5	37.0	36.0
Median age (male)	36.2	35.3	34.0
Median age (Female)	40.6	38.6	37.9
HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	4,416	32,354	69,611
# of persons per HH	2.9	3.4	3.4
Average HH income	\$93,745	\$95,457	\$91,960
Average house value	\$382,801	\$421,889	\$410,872

\* Demographic data derived from 2010 US Census



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