

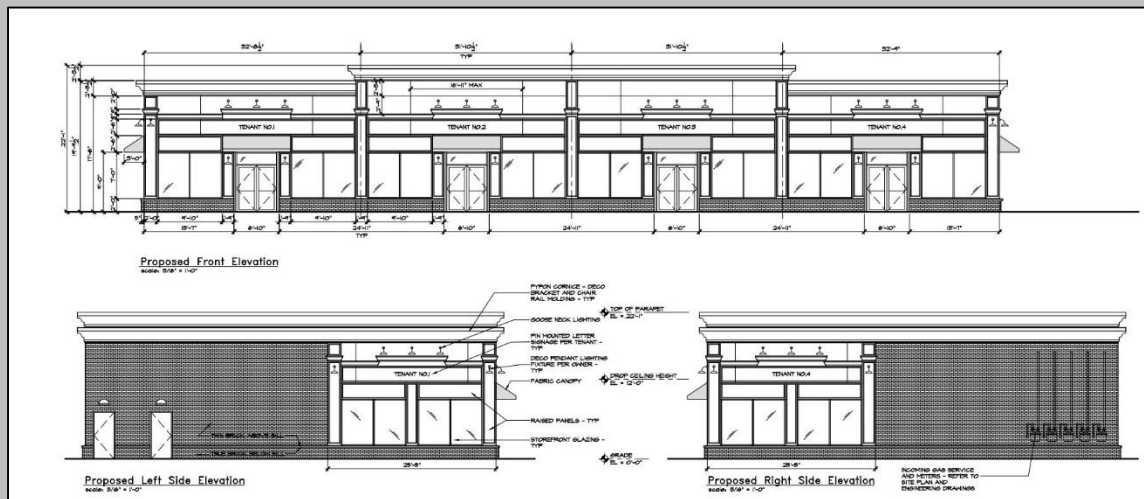


Island Associates Real Estate Inc.  
We create value

# NEW Retail Center Availability

## 301 West Main Street

### Bay Shore, NY



Roger A. Delisle, Jr. CCIM  
Roger@IslandAssociates.com



444 Rt. 111, Suite 1. Smithtown, NY 11787 Ph: 631-982-2100  
[www.IslandAssociates.com](http://www.IslandAssociates.com)

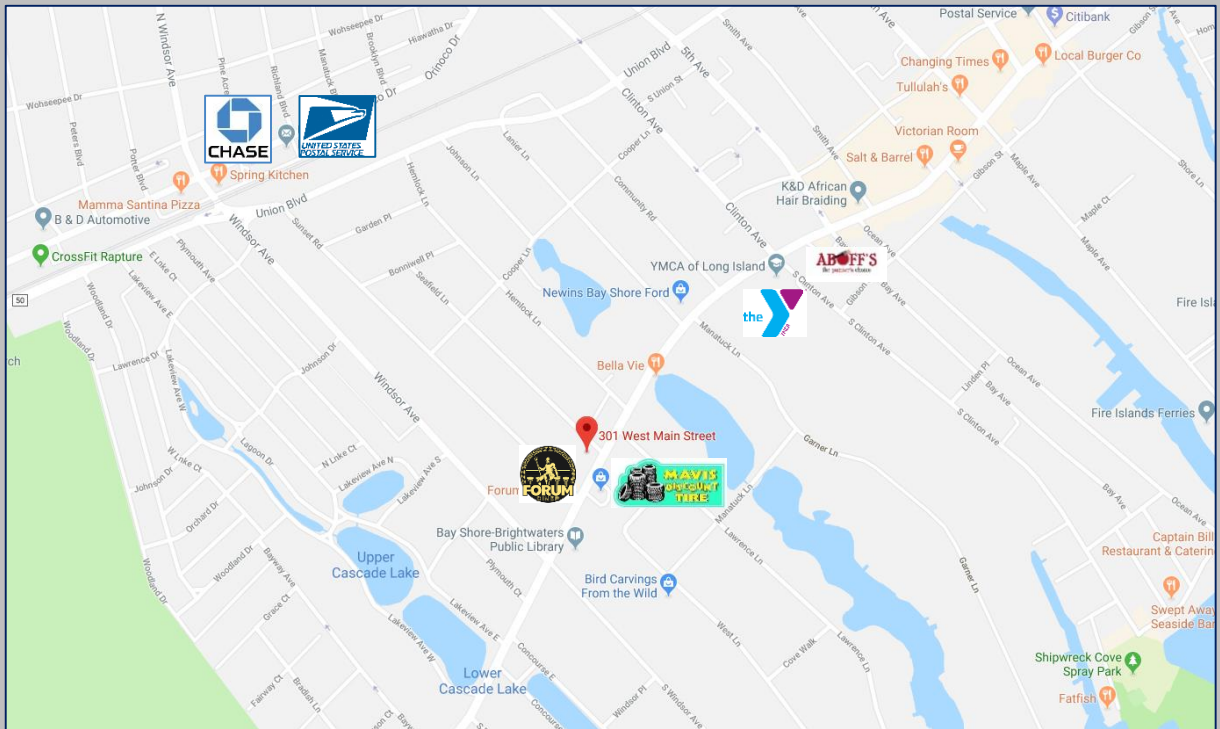
# Property Info

**1,736 SF – 8,680 SF Available**

**Price: \$30.00 SF/NNN**

**NNN: \$7.25**

Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,509	82,408	216,494
Median HH Income	\$74,563	\$87,645	\$86,617



❖ **West Main Street location in the heart of Bay Shore just west of 5<sup>th</sup> Avenue.**

❖ **Brand NEW 2020 Construction!**

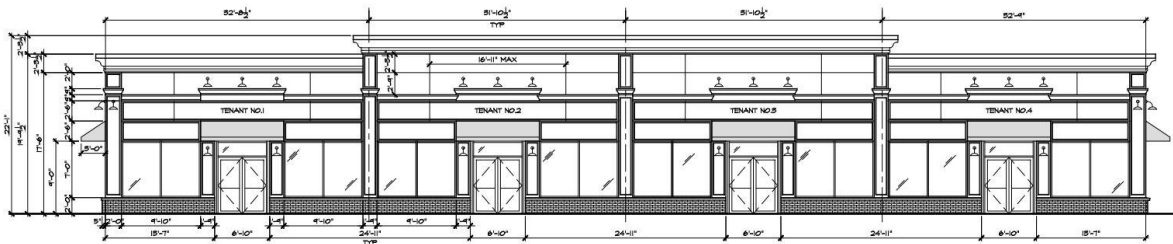
❖ **Zoned Business 1**

❖ **Neighbors include revitalized Bay Shore business district, Forum Diner, Bay Shore Public Library and Mavis Tires!**

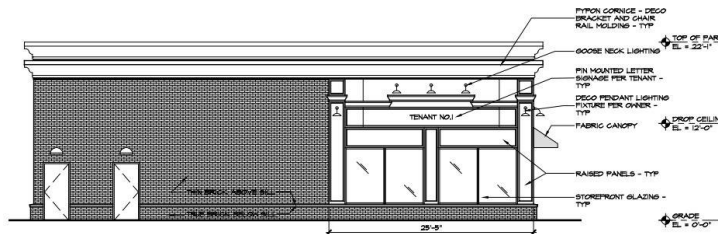
*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

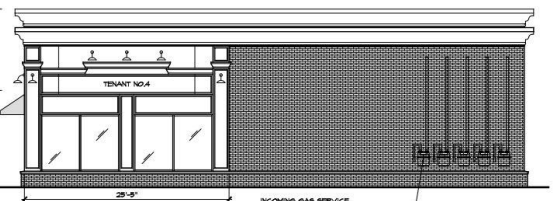
# Proposed Elevation & Site Plan



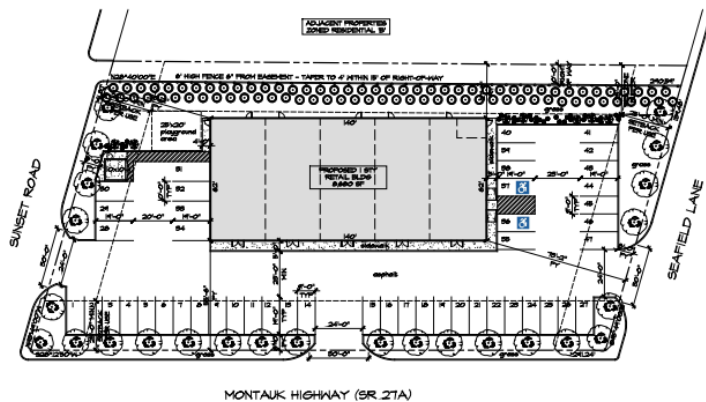
Proposed Front Elevation  
Scale: 3/8" = 1'-0"



Proposed Left Side Elevation  
Scale: 3/8" = 1'-0"



Proposed Right Side Elevation  
Scale: 3/8" = 1'-0"

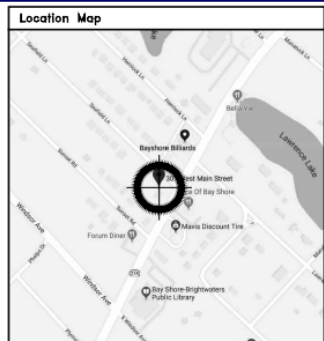


MONTAUK HIGHWAY (SR 27A)



Proposed Site Alignment Plan

BASED ON SURVEY PREPARED BY ELIZABETH G. HUBBARD, L.L.C., DATED MARCH 30, 2009



## Property Information

601 WEST MAIN STREET  
SEAFORD, NEW YORK  
ZONED: BUSINESS-1

## Building Information

TOTAL SITE AREA: 1.00 AC  
TOTAL BUILDING AREA: 10,000 SF  
TOTAL FLOOR AREA: 10,000 SF  
TOTAL LOT AREA: 10,000 SF  
TOTAL LOT AREA: 10,000 SF

## Zoning Calculations

REQUIREMENTS: 10,000 SF  
PROPOSED: 10,000 SF  
REQUIREMENTS: 10,000 SF  
PROPOSED: 10,000 SF

## Parking Calculations

REQUIREMENTS: 10,000 SF  
PROPOSED: 10,000 SF  
REQUIREMENTS: 10,000 SF  
PROPOSED: 10,000 SF

## Departmental Approvals

BUILDING DEPT.	PLANNING BOARD APPROVAL	DEPARTMENTAL APPROVAL
DATE:	DATE:	DATE:
SIGNATURE:	SIGNATURE:	SIGNATURE:
TITLE:	TITLE:	TITLE:

ST.1c

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