



Island Associates Real Estate Inc.

We create value

**2,520 SF Retail (Auto Use) Lease**  
**295 E Montauk Hwy.**  
**Lindenhurst, NY**



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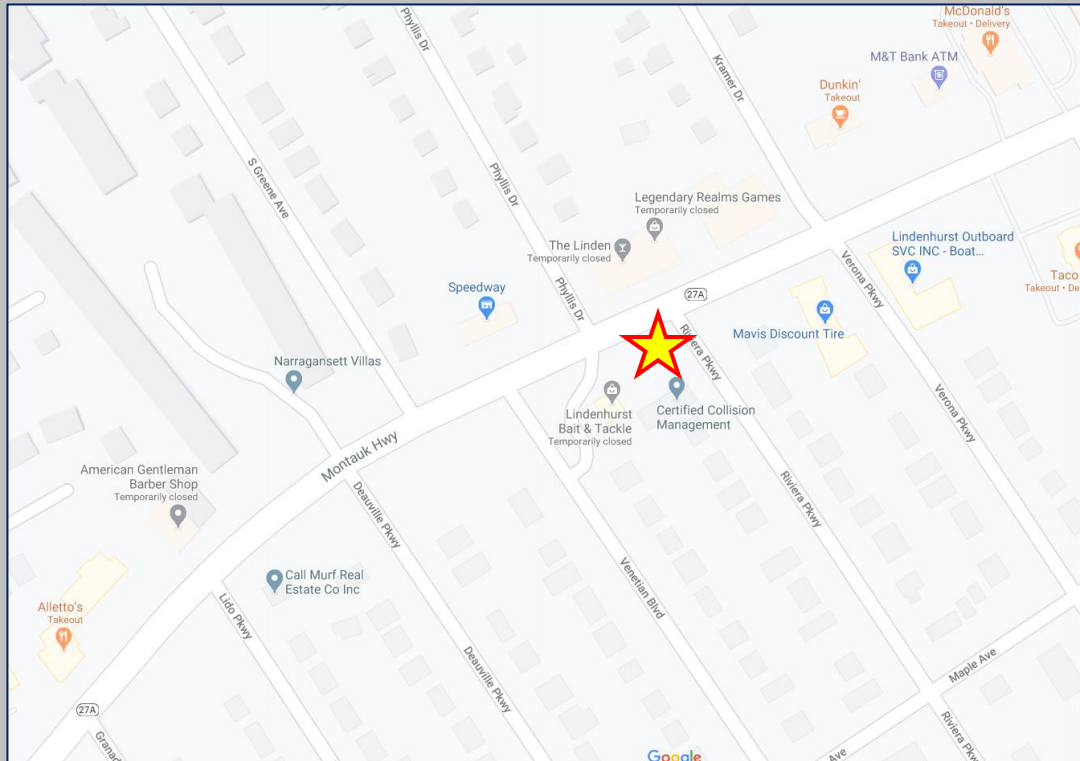
**(516) 857-5564**

## Property Information

2,520 SF Retail (Auto Use) Space Available

Price: \$6,500 MO/Gross

\$50,000 Key Money



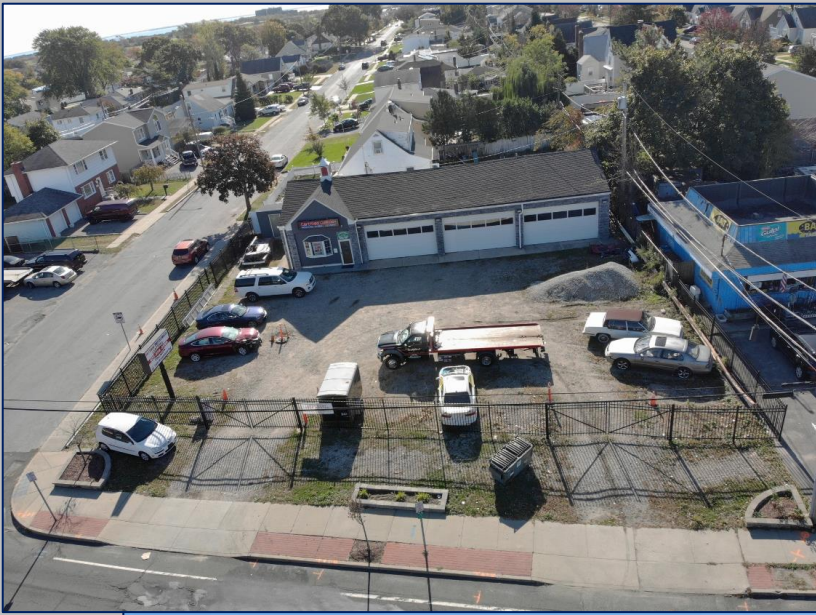
- ❖ Corner Location, Fenced Lot
- ❖ 23,329 Vehicles Per Day on E Montauk Highway
  - ❖ +/- 100' Frontage on E Montauk Highway
- ❖ 1.2 Miles to Lindenhurst LIRR & 2.3 Miles to Babylon LIRR
  - ❖ 33 parking Spaces

Demographics	1 Mile	3 Miles	5 Miles
Total Population	15,875	109,742	232,250
Median HH Income	\$93,985	\$94,081	\$98,859

*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.*

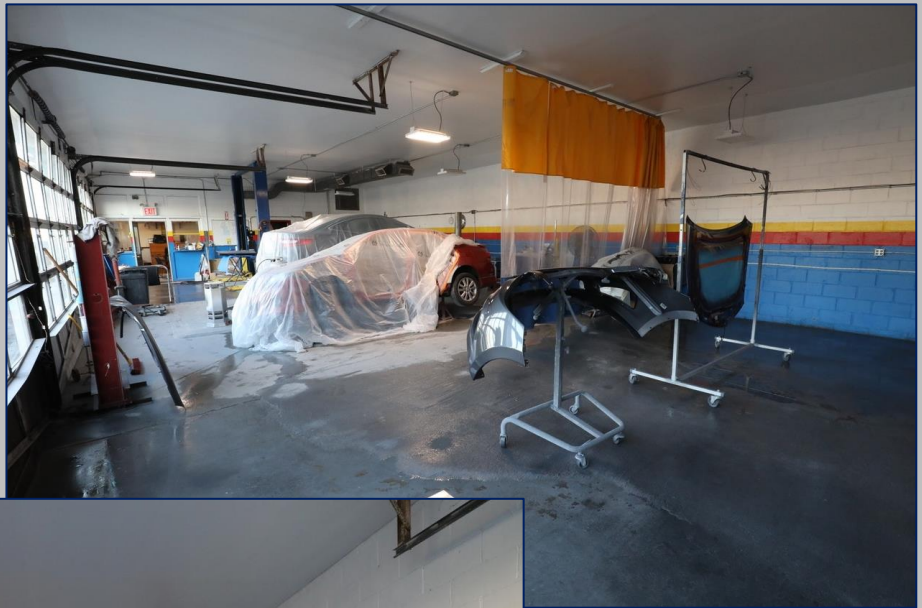


## Exterior Photos



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## Interior Photos



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## Office Photos



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