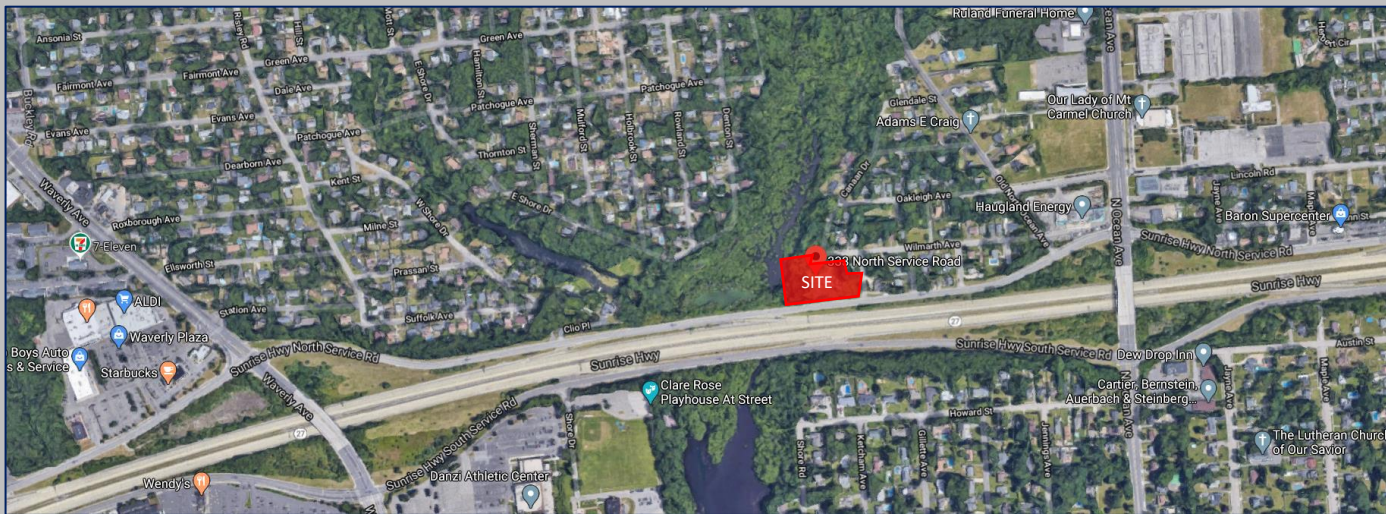




Island Associates Real Estate Inc.

We create value

## For Sale Or Lease **333 N Service Rd (Sunrise Hwy) Patchogue, NY**



**Chris Mayor**

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**(631) 513-2000**

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**(516) 857-5564**

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# Property Information

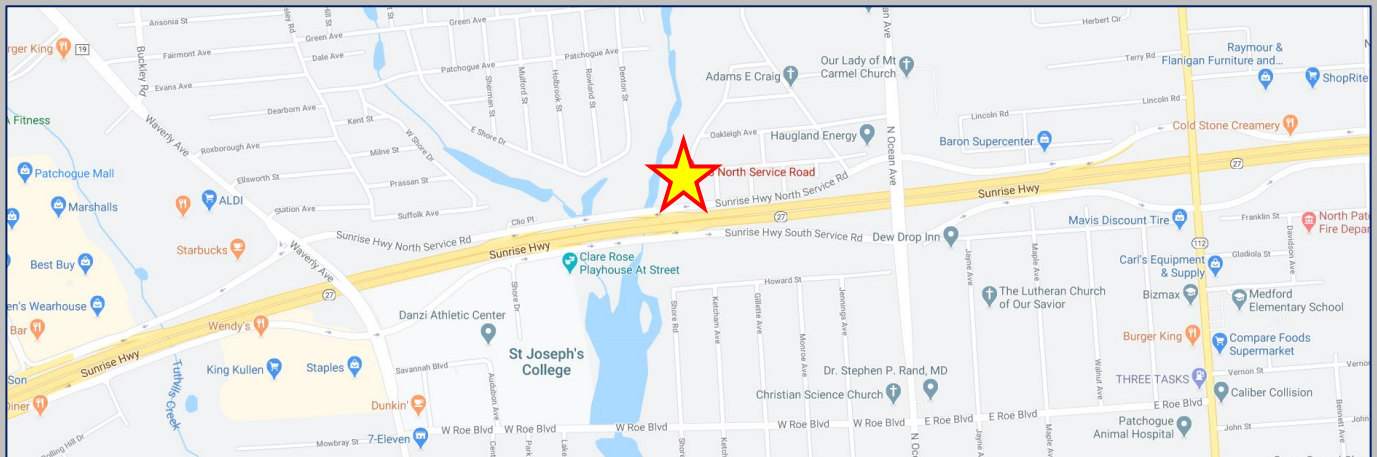
## 1.8 Acres For Sale or Lease

Sale Price: \$699,000

NNN Ground Lease Price Upon Request

Taxes: +/- \$5,575

Demographics	1 Mile	3 Miles
Total Population	12,400	83,858
Median HH Income	\$88,686	\$89,615

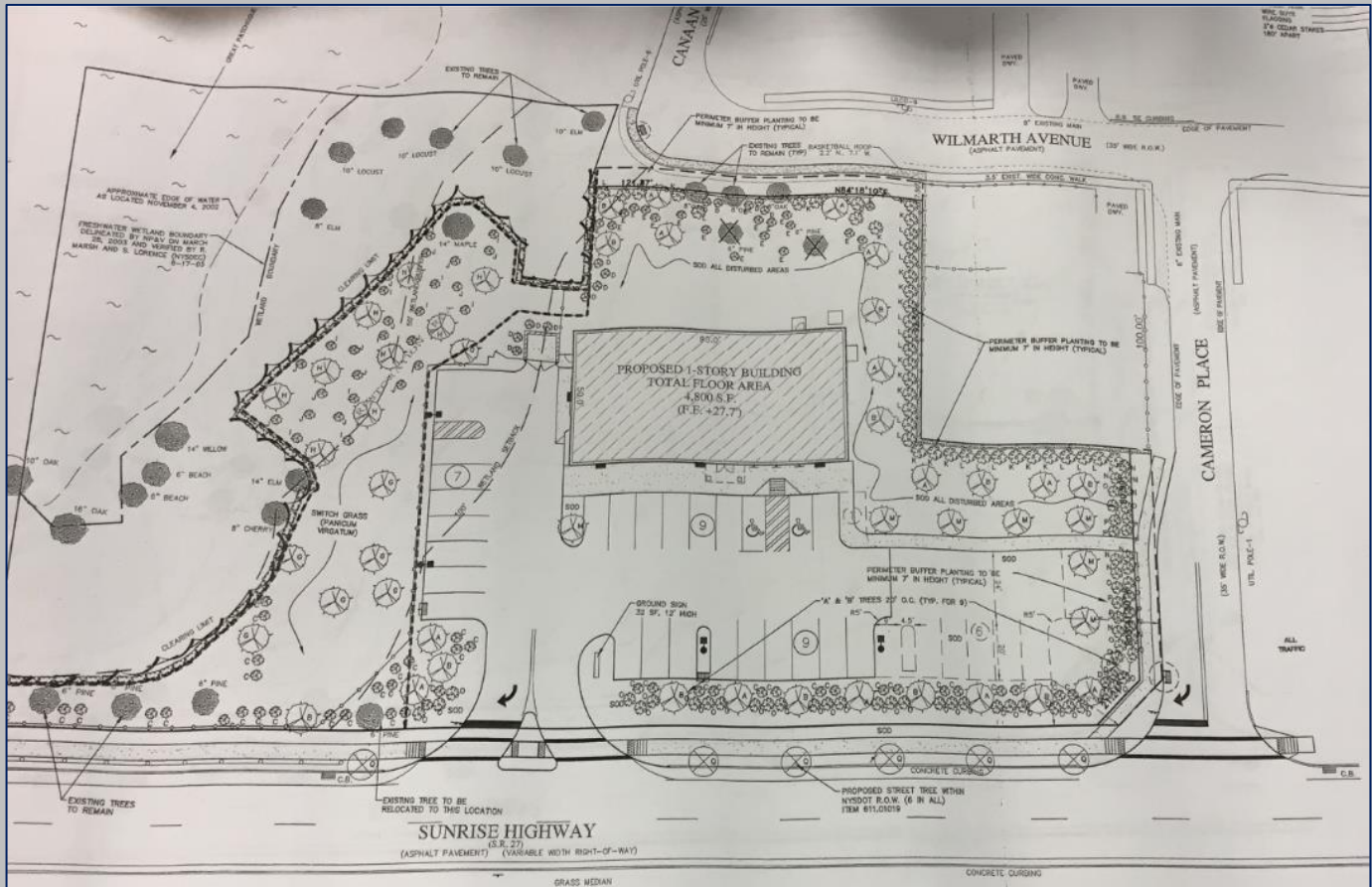


- ❖ 352' Frontage on N Service Road & 90' Frontage on Cameron Pl
- ❖ Zoned J2
- ❖ Just West of North Ocean Ave w/ Daily Traffic Counts over 21,661
- ❖ 9,421 Daily Traffic Counts on Sunrise Hwy N Service Road

*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.*



# Site Plan



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