



Island Associates Real Estate Inc.

We create value

# 118 S Main St. (Montauk Hwy.) West Sayville, NY



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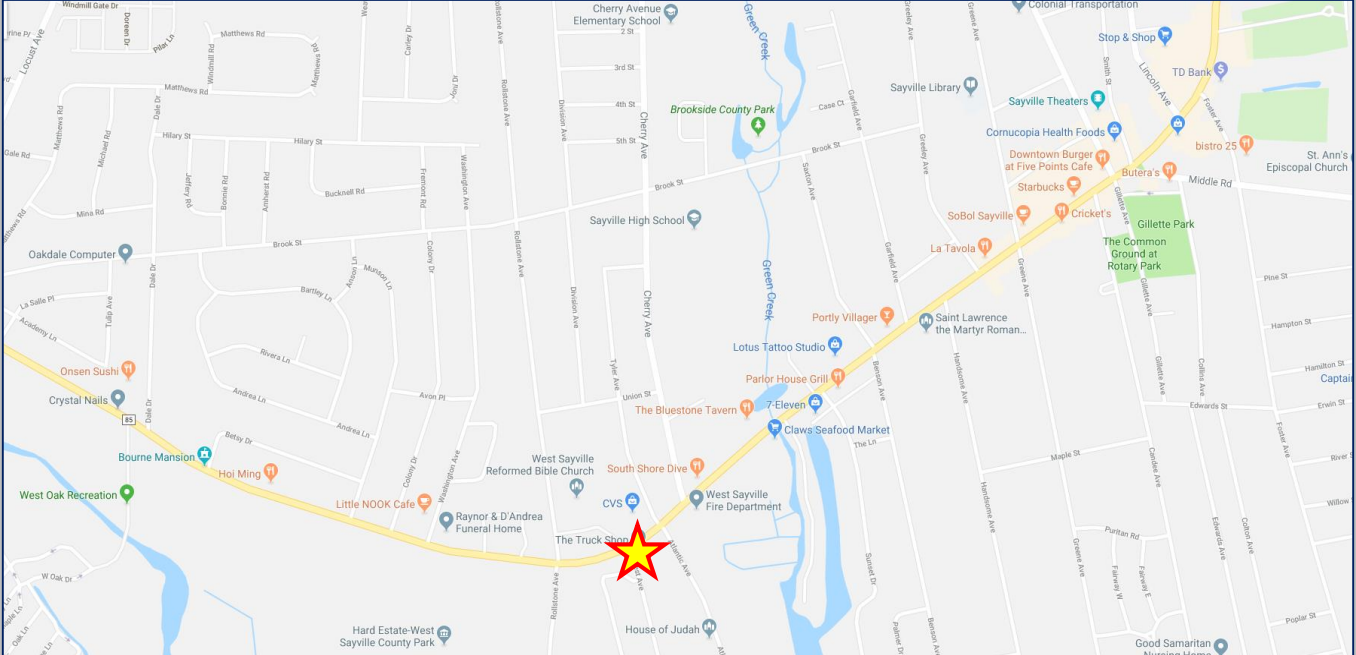
**Roger A. Delisle, Jr. CCIM**

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# Property Information

**.82 Acres Available for Lease**  
Ground Lease Price: \$150,000.00 / NNN

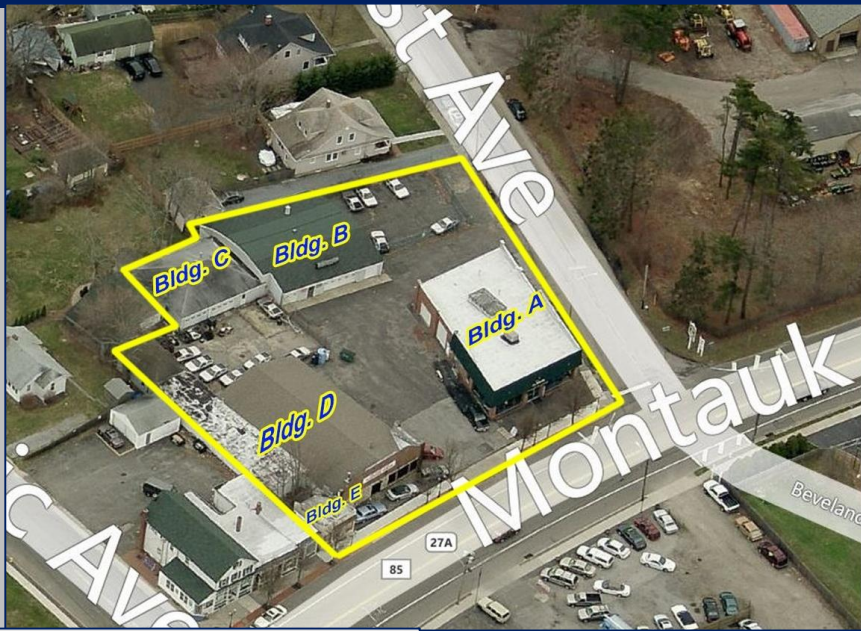
Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,746	44,114	100,803
Median HH Income	\$111,931	\$99,367	\$96,169



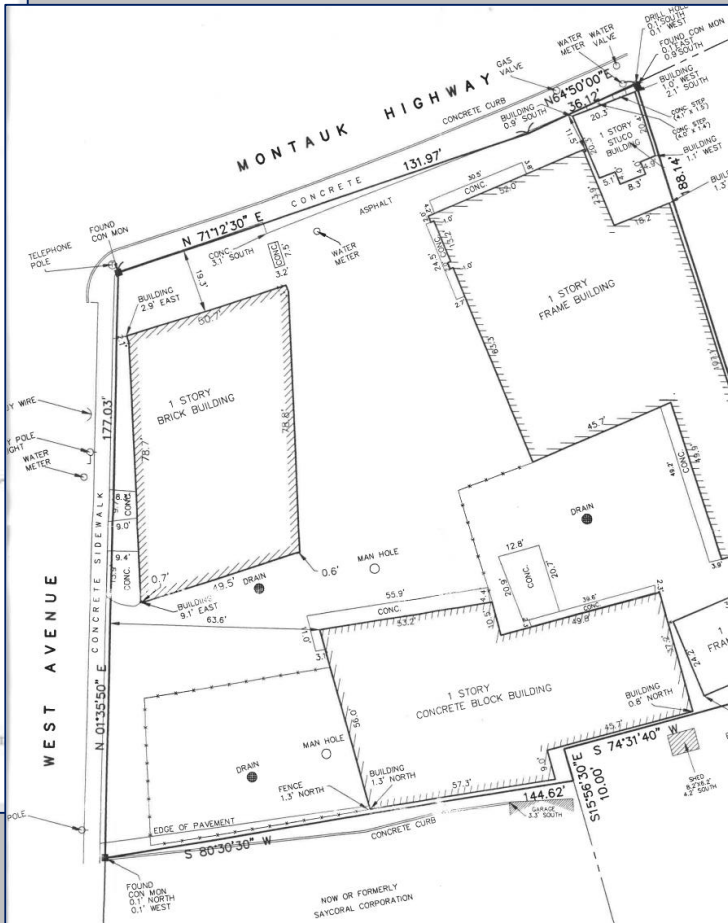
- ❖ Great corner location with good visibility. 58' of Frontage on Montauk Hwy.
- ❖ Great retail exposure on Montauk Hwy
- ❖ Potential redevelopment
- ❖ Currently used as Auto Sales & Repair Shop
- ❖ Close proximity to LIRR - Sayville Train Station
- ❖ Property includes five (5) buildings+/- 14,890 SF (Total 5 Buildings)
  - Bldg A – 3,940 SF
  - Bldg B – 4,912 SF
  - Bldg C – 934 SF
  - Bldg D – 5,059 SF
  - Bldg E – 445 SF

*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.*

# Additional Information



118 S. Main Street  
(a.k.a. Montauk Hwy)  
W. Sayville, NY



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