



“THE BANK”

147 S. Wellwood Ave
Lindenhurst, NY

Investment Overview

Investment Highlights

- Rare Opportunity to lease one of the most Beautiful & Unique buildings in the Village of Lindenhurst.
- Built as a bank in the 1930's this property still maintains the original bank façade & original safe doors.
- With +/-50' Frontage, This property would make the perfect home to a Gastro Mega Pub, Iconic Steakhouse or a Restaurant & Bar.



Offering Specifications

Price	\$210,000 / NNN (\$30/PSF)
Building Square Footage	7,000 SF
Lot Size	.11 Acres

Property Overview

The charming Village of Lindenhurst was founded in 1873 by Abby and Thomas Welwood who saw the true worth and beauty of the land from the beginning. They envisioned a place that provided everything you needed in proximity, but that also offered easy access to New York City and the surrounding boroughs whenever work (or adventure) called. Originally named Breslau after the Welwood's hometown in Germany, Lindenhurst soon blossomed into the self-sufficient, tight-knit community they once only dreamed of. By the early 1900's, it grew to become one of the first major industrial villages on Long Island.



Today, Lindenhurst is home to the largest economic development corridor in Suffolk County. Wander along Wellwood Avenue to find bustling shops, thriving businesses, local restaurants and a lively bar scene. Steeped in rich history and brimming with new opportunity, there's truly no place like Lindenhurst.

Area Overview

Public Transportation

- 5 Min Walk to Lindenhurst Long Island Railroad (LIRR) Station
- 30 Minute Drive to Long Island MacArthur Airport
- Fire Island ferries are a short 15 Min drive.



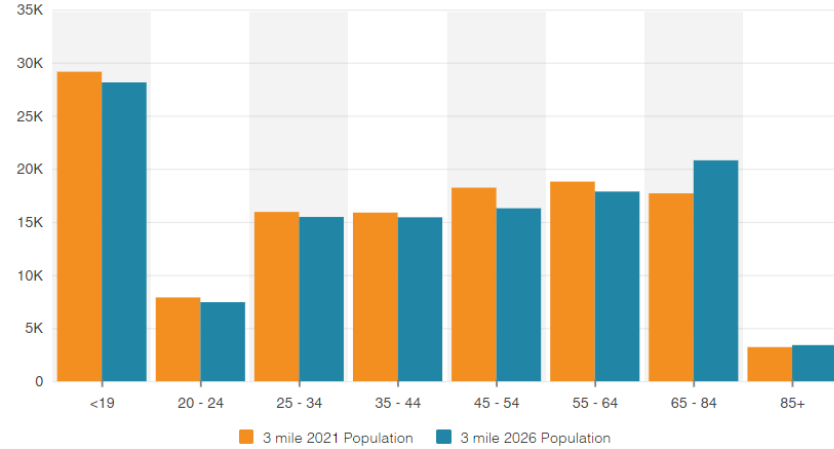
The Village of Lindenhurst is now home to Sand City Brewing Co. who recently opened their 2nd successful location across the street from “The Bank” and joining Restoration Kitchen & Cocktails, The Village Lantern, Bakuto, W A Meadworks, Belfast Gastro Pub, Kabuki, Pita Bowl, Pigs on a Wing, Black Forrest Bakery, & More.

In addition, “The Wel” a brand new award winning 260-Unit apartment complex is a short 7 min walk.

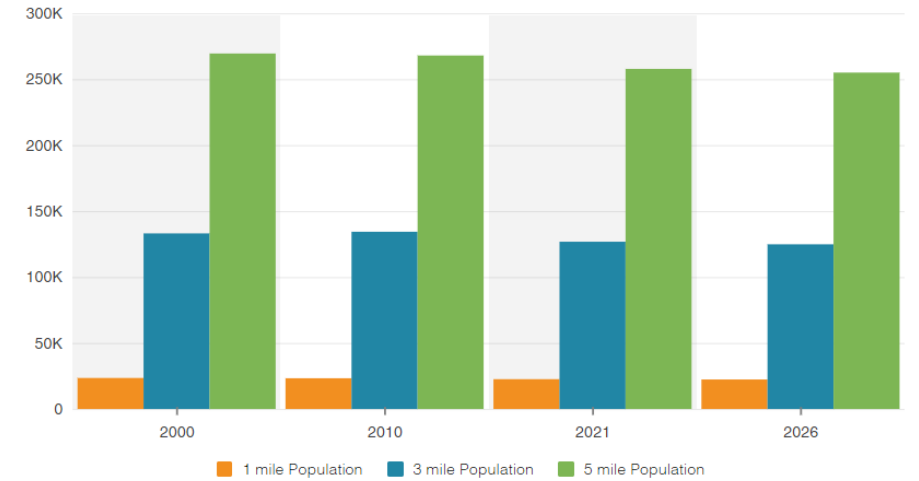


Population Demographics

Population By Age

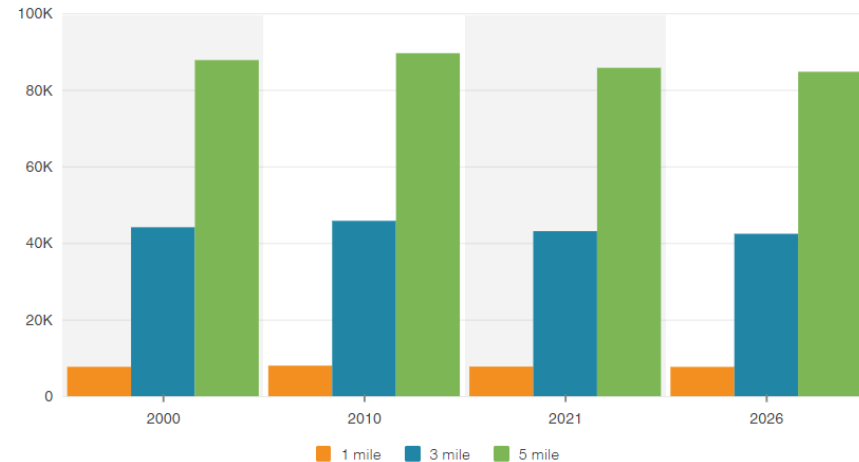


Population

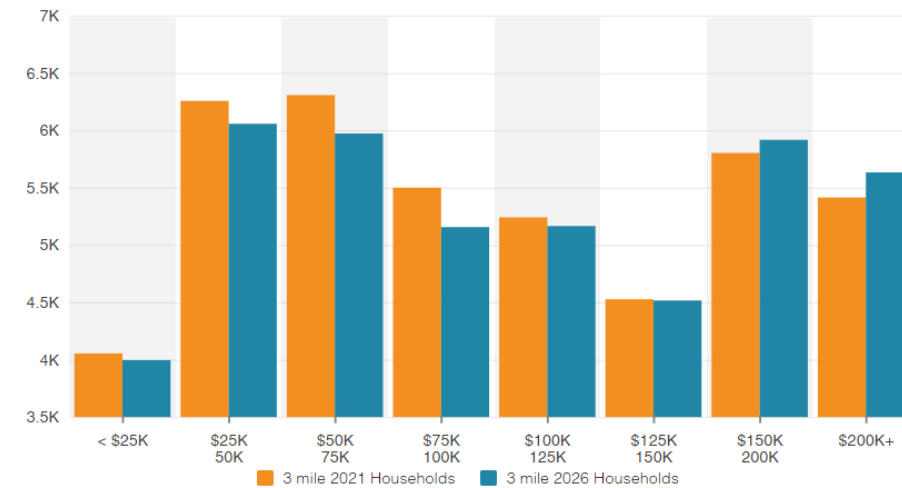


Area Income Information

Households

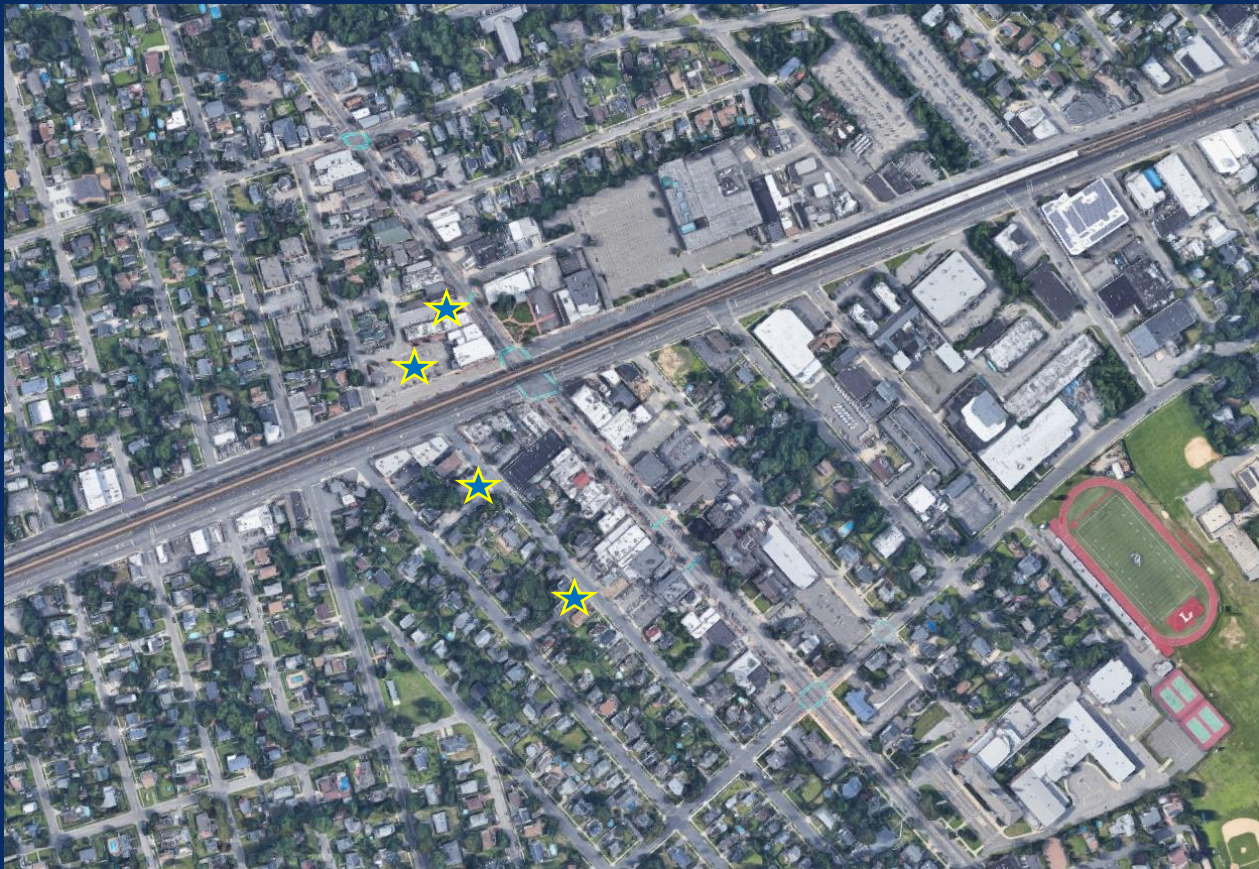


Household Income

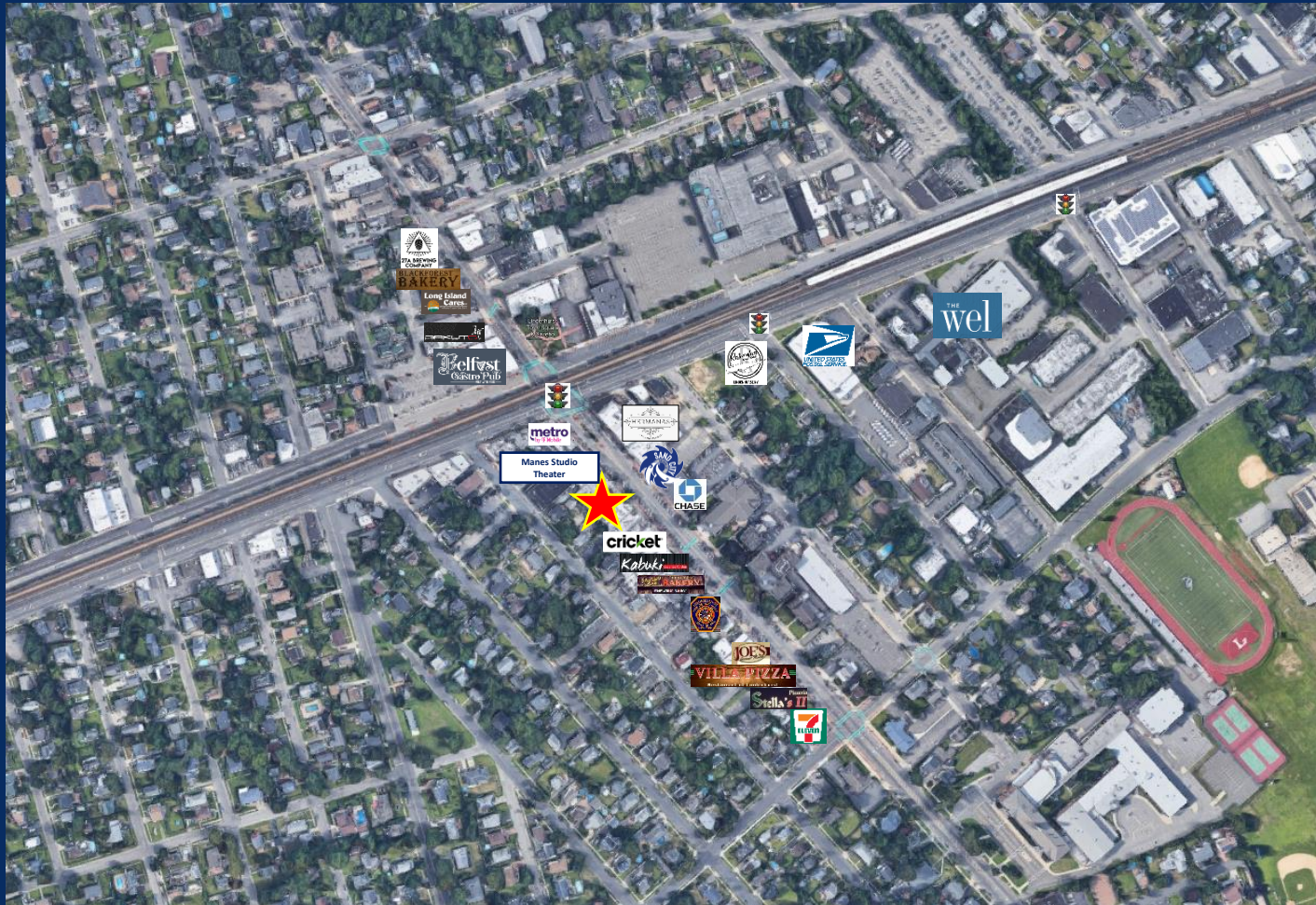


Area Parking

In addition to plenty of street parking along Wellwood Ave. There are multiple municipal parking lots surrounding the property.



Area Retailers



Aerial Property Photos











Interior Property Photos





