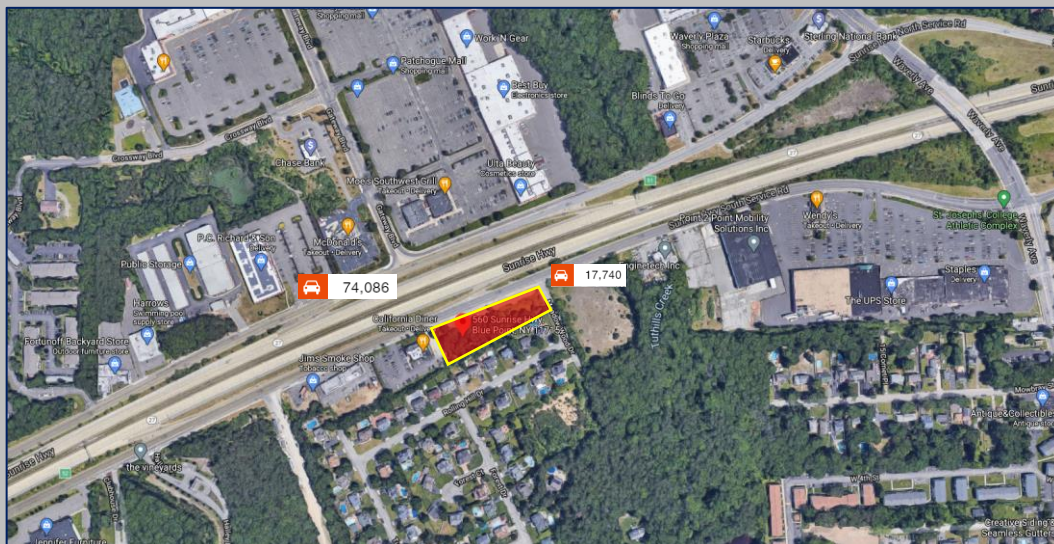


Ground Lease Available

560 Sunrise Hwy.
Blue Point, NY



1.18 Acres Available for Ground Lease

Price Upon Request

Taxes: \$11,504

- ❖ +/- 400' Frontage on Sunrise Hwy South Service Rd.
- ❖ Area National Tenants include: McDonald's, PC Richards, Wendy's, Moe's, Best Buy, Game Stop, Home Goods, Marshalls, King Kullen, Michaels & More!

Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,182	85,036	187,741
Median HH Income	\$81,545	\$95,794	\$96,249

Chris Mayor
Chris@IslandAssociates.com
(631) 513-2000

Larry Densen
Larry@IslandAssociates.com
(516) 857-5564

UNDESIGNED ALLEGED TO BE A NEW HIGHWAY IN VINCENNES, INDIANA. THIS SURVEY WAS NOT BASED ON THE LATEST DEPARTMENT OF TRANSPORTATION SUNRISE HIGHWAY EXTENSION TAKING MAPS. THE DEED BEARINGS AND DISTANCES ARE FROM THE LATEST DEPARTMENT OF TRANSPORTATION SUNRISE HIGHWAY EXTENSION TAKING MAPS.

OWNER:

AFFORDABLE CUSTOM HOME BUILDING CORP

DRAWING INFORMATION:

SCALE: 1" = 40'
DRAWN BY: D.P.L.
FILE NO.: Q027-18
DATE: JANUARY 31, 2018
ADDED NOTES: MAY 31, 2018

PROPERTY INFORMATION:

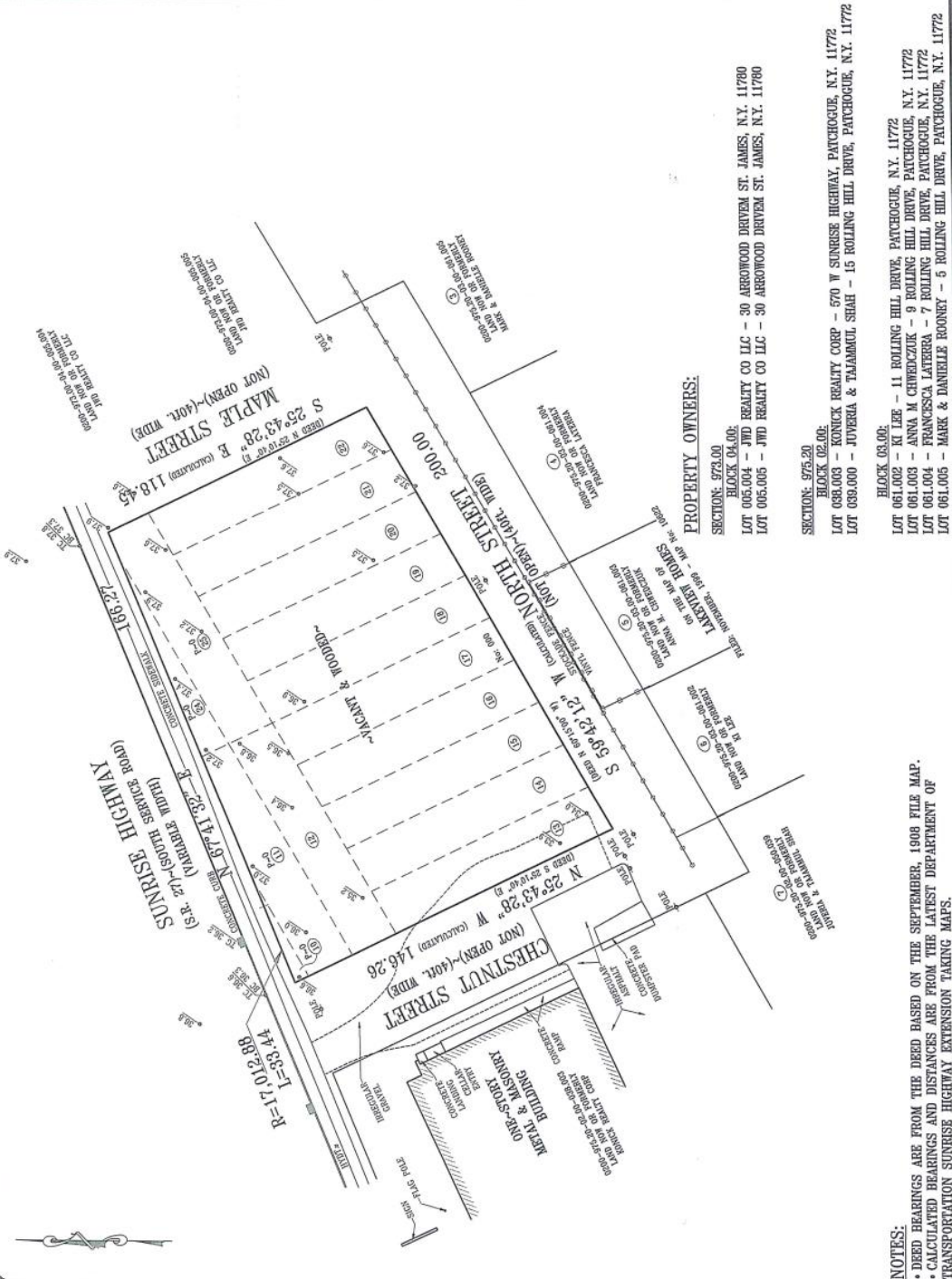
AREA: 26,380.20 Sd.Ft. = 0.6056 ACRES
ZONED J BUSINESS 2
ELEVATIONS IN NAVD88

LISA McQUILKIN
LAND SURVEYING

274 EAST MAIN STREET
EAST ISLIP, N.Y. 11790
TEL: 631-277-3605
FAX: 631-277-3906

SURVEY OF LOTS 12-22 INCLUSIVE & PART OF LOTS 10, 11, 24, 25, IN BLOCK 16, AS SHOWN ON MAP OF LAKE VIEW BUNGALOW CORPORATION

FILED: SEPTEMBER 24, 1908 - No. 269
AT PATCHOGUE, TOWN OF BROCKHAVEN, SUFFOLK COUNTY, NEW YORK
SCHE: 0200-975.20-03.00-001.000



NOTES:
• DEED BEARINGS ARE FROM THE DEED BASED ON THE SEPTEMBER, 1908 FILE MAP.
• CALCULATED BEARINGS AND DISTANCES ARE FROM THE LATEST DEPARTMENT OF TRANSPORTATION SUNRISE HIGHWAY EXTENSION TAKING MAPS.

560 WEST SUNRISE HIGHWAY PATCHOGUE