

# 121 West Montauk Highway

Lindenhurst, NY



|                        |   |                      |                      |
|------------------------|---|----------------------|----------------------|
| <b>Address:</b>        | 121 West Montauk Highway, Lindenhurst, NY |                      |                      |
| <b>Available:</b>      | 340' frontage by 100'                     |                      |                      |
| <b>2005 DEMOS:</b>     | <b>1-Mile Radius</b>                      | <b>3-Mile Radius</b> | <b>5-Mile Radius</b> |
| <b>Population:</b>     | 18,704                                    | 112,646              | 243,522              |
| <b>Avg HH Income:</b>  | \$ 74,094                                 | \$75,082             | \$79,606             |
| <b>Purchase Price:</b> | \$1,200,000 Annually NNN                  |                      |                      |

**Details:**

5,100 SF freestanding retail building approved, can expand to 6,300 SF  
 Includes Approx. 1,500 SF Building  
 Tremendous exposure, turning lane, Drive-thru possible  
 High demographics, huge traffic count  
 Clean environmental & Great frontage. Great for Office, Professional space or retail

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals-all without notice

