



Island Associates Real Estate Inc.

We create value

**Ground Lease Available**  
**1535 Montauk Hwy.,**  
**Oakdale, NY**



**Chris Mayor**

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**(631) 513-2000**

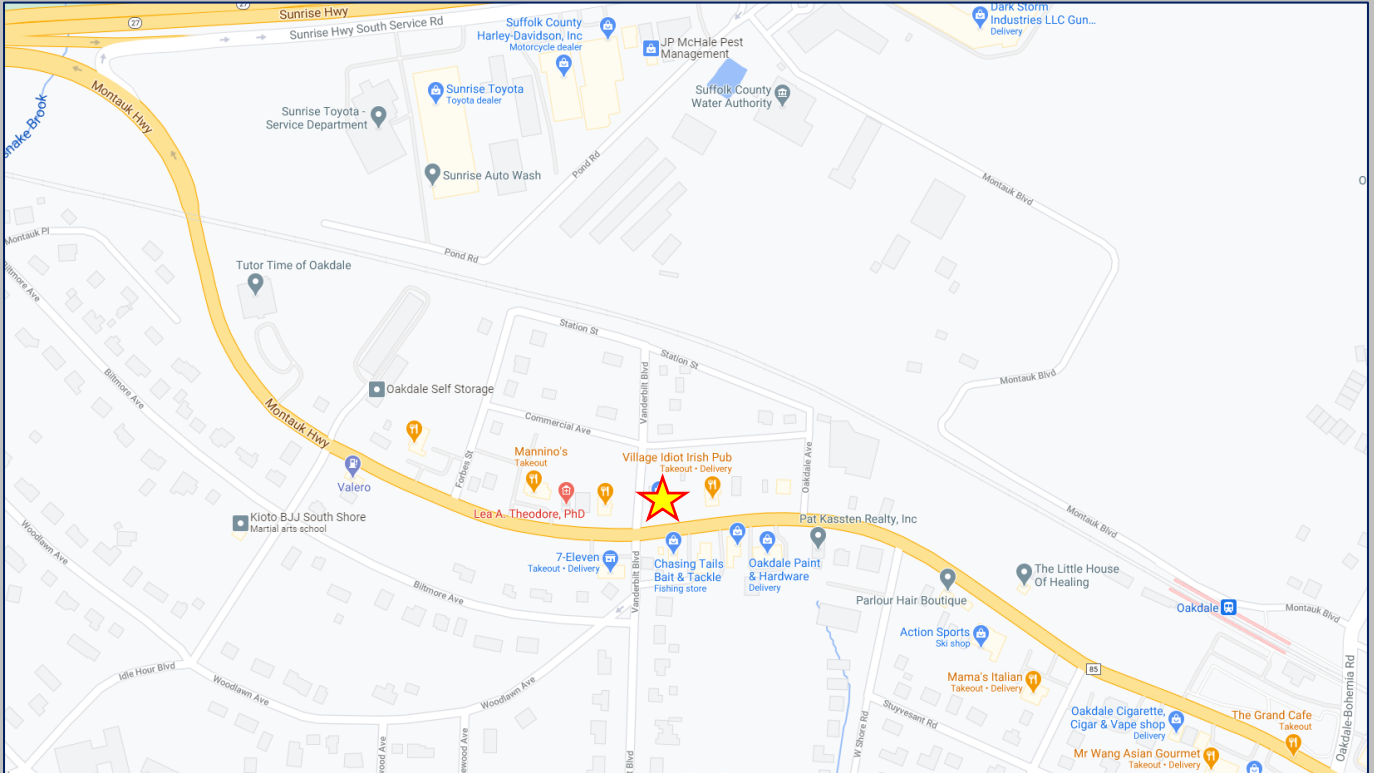
**Larry Densen**

[Larry@IslandAssociates.com](mailto:Larry@IslandAssociates.com)

**(516) 857-5564**

# Property Information

**.55 Acres Available**  
**Ground Lease Price: \$120,000 NNN**

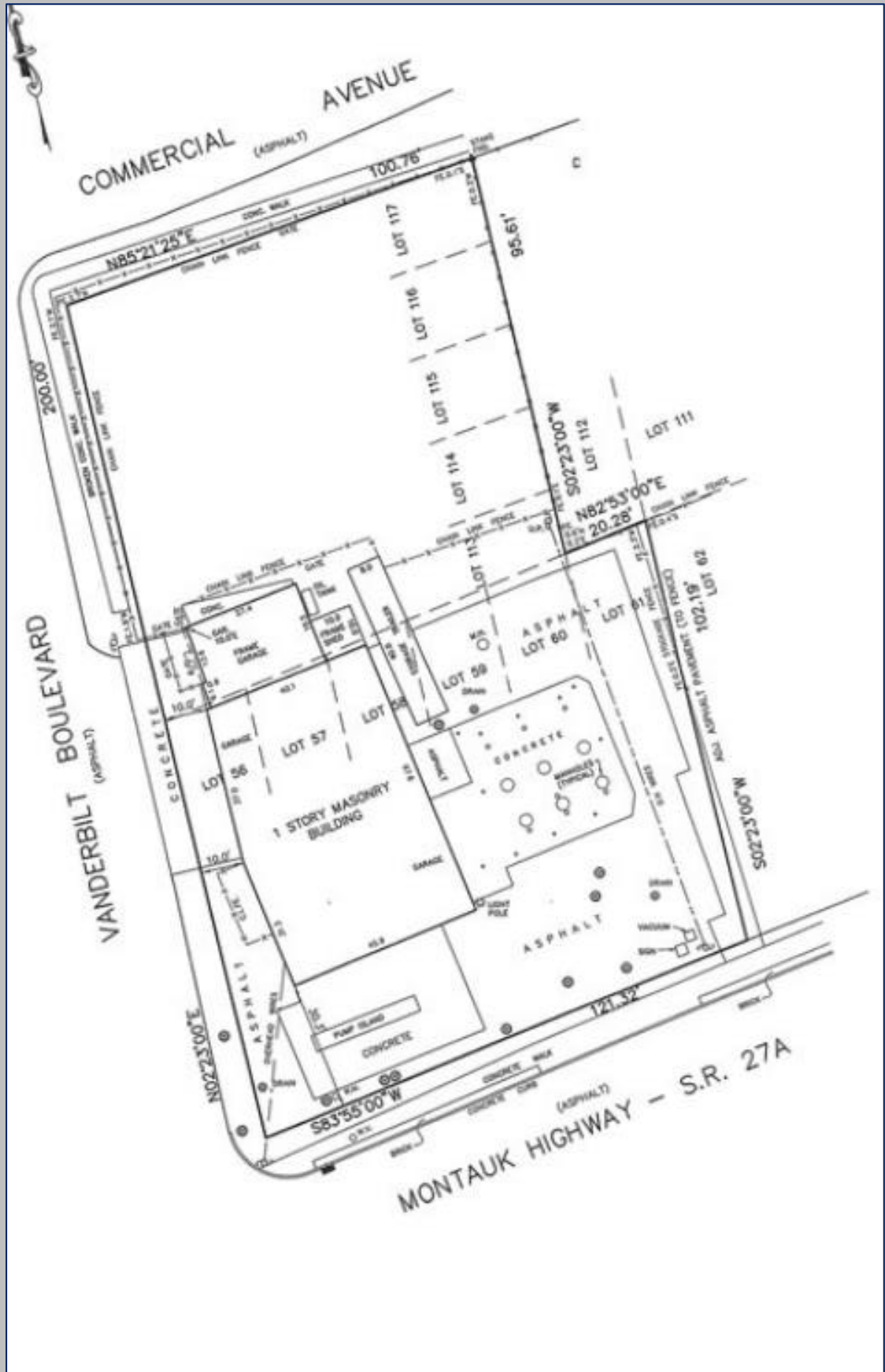


Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,718	51,834	153,556
Median HH Income	\$95,404	\$107,191	\$100,721

- ❖ Located on a Signalized Corner
- ❖ Daily Traffic Counts of 19,093
- ❖ 108' Frontage on Montauk Hwy., & 104' Frontage on Vanderbilt Blvd.
- ❖ Area Retailers Include:
- ❖ 7-Eleven, Village Idiot Bar & Grill, Ace Hardware, Mannino's & More!

*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.*

# Survey



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