



Island Associates Real Estate Inc.

We create value

# Ground Lease Available **1228 Portion Road (Horseblock Rd.) Holtsville, NY**



**Chris Mayor**

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**(631) 513-2000**

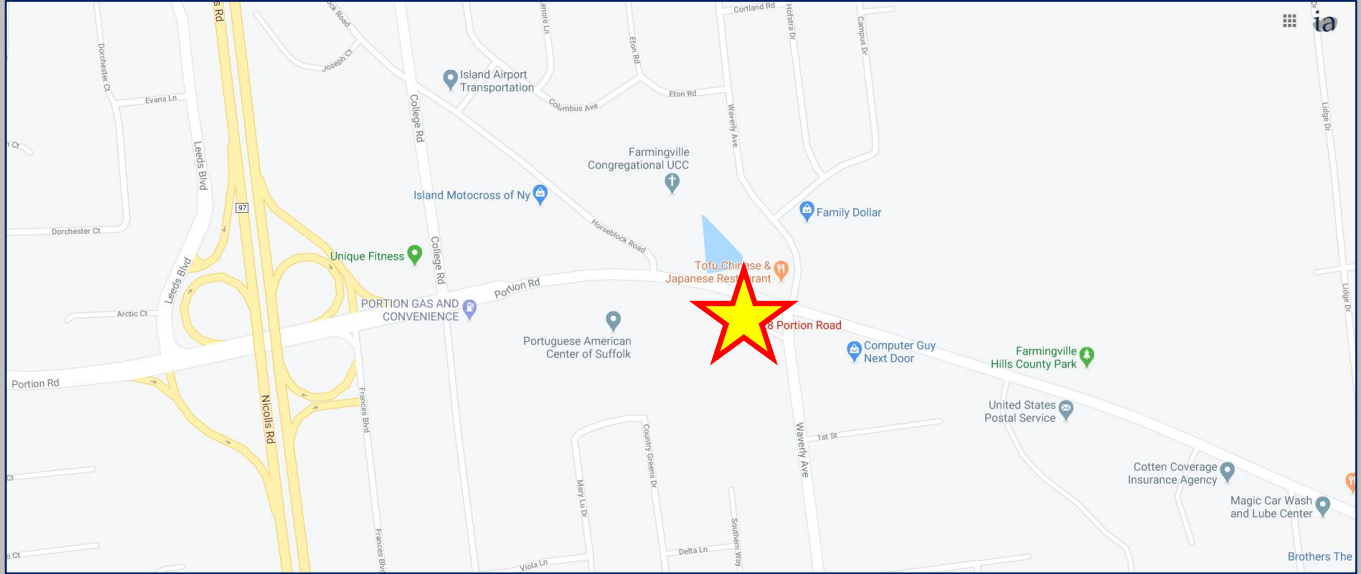
**Larry Densen**

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

**(516) 857-5564**

# Property Information

**1.3 Acres Available**  
Ground Lease Price: \$120,000 / NNN



Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,578	88,684	236,505
Median HH Income	\$117,463	\$98,443	\$97,889

Corner Location with +/- 140' Frontage on Waverly Ave.



Daily Traffic Counts of 22,600



Tremendous Visibility on Portion Rd. (Horseblock Rd.)

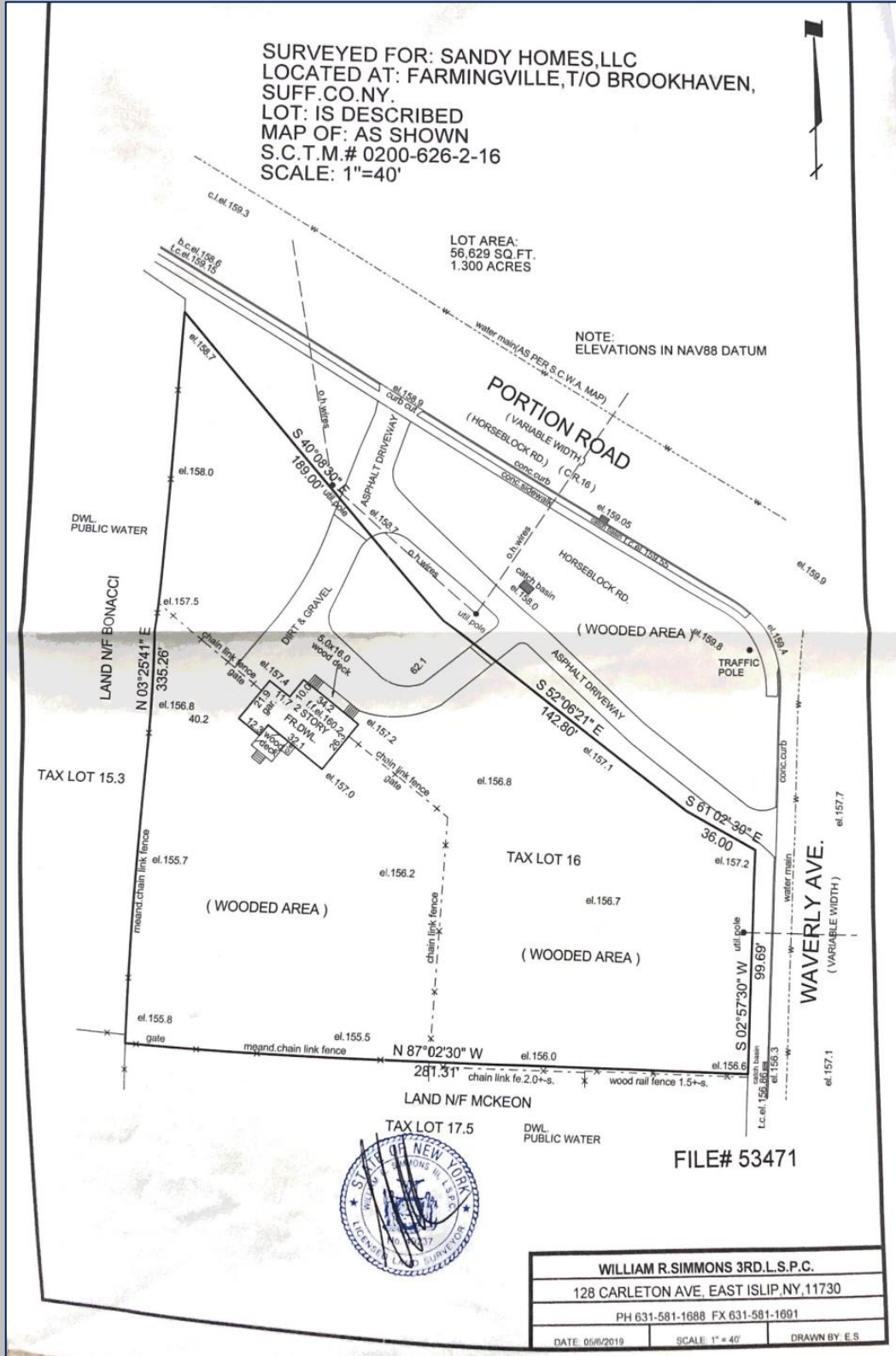
*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

# Property Survey

SURVEYED FOR: SANDY HOMES, LLC  
 LOCATED AT: FARMINGVILLE, T/O BROOKHAVEN,  
 SUFF. CO. NY.  
 LOT: IS DESCRIBED  
 MAP OF: AS SHOWN  
 S.C.T.M.# 0200-626-2-16  
 SCALE: 1"=40'

LOT AREA:  
 56,629 SQ. FT.  
 1.300 ACRES

NOTE:  
 ELEVATIONS IN NAV88 DATUM



FILE# 53471



WILLIAM R. SIMMONS 3RD. L.S.P.C.		
128 CARLETON AVE, EAST ISLIP, NY, 11730		
PH 631-581-1688 FX 631-581-1691		
DATE 05/02/2019	SCALE 1"=40'	DRAWN BY E.S.

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