

Office Space Available for Lease

417 Main Street
Islip, NY

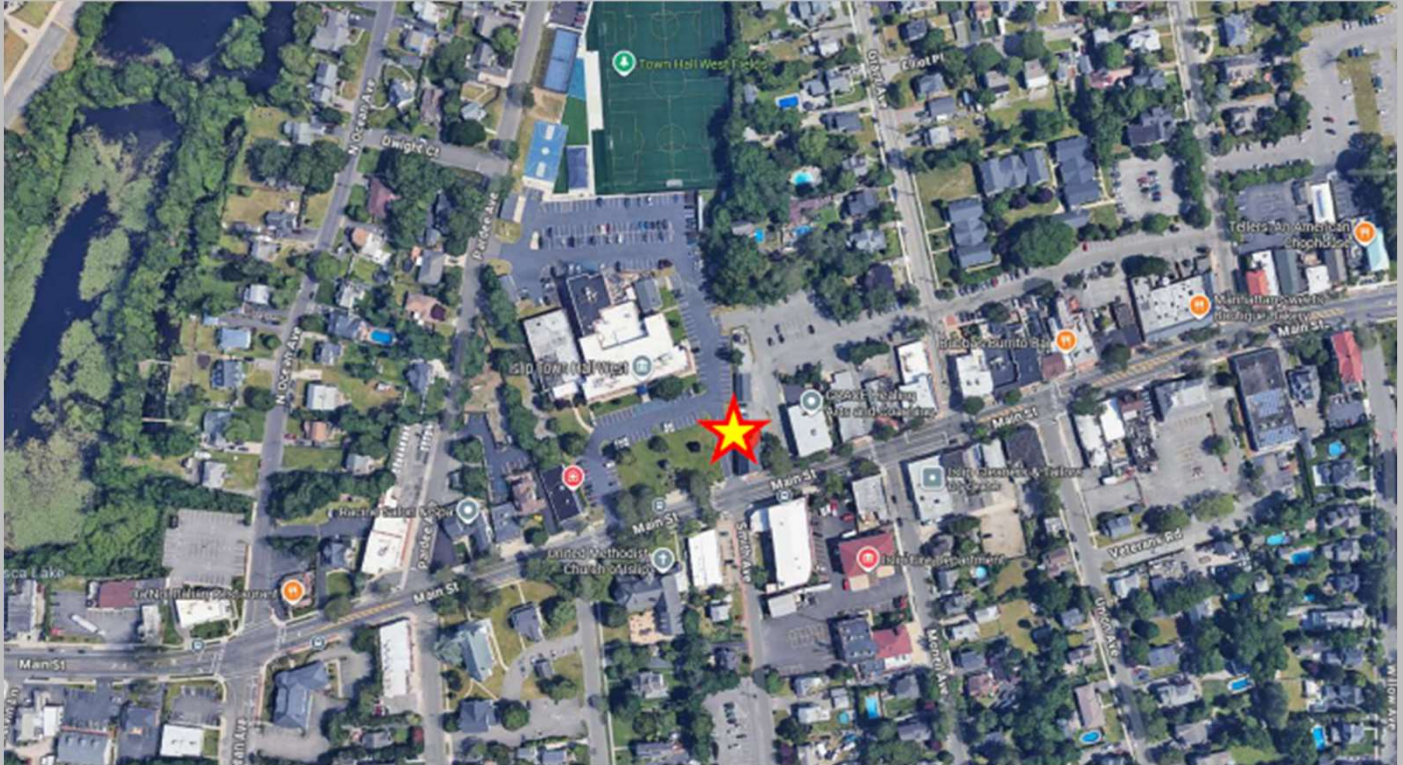


Robert Monahan
Robert@IslandAssociates.com

Robert Raffa
Raffa@IslandAssociates.com

1,250 sf Office Space Available for Lease

Price: \$22.00 SF + Electric



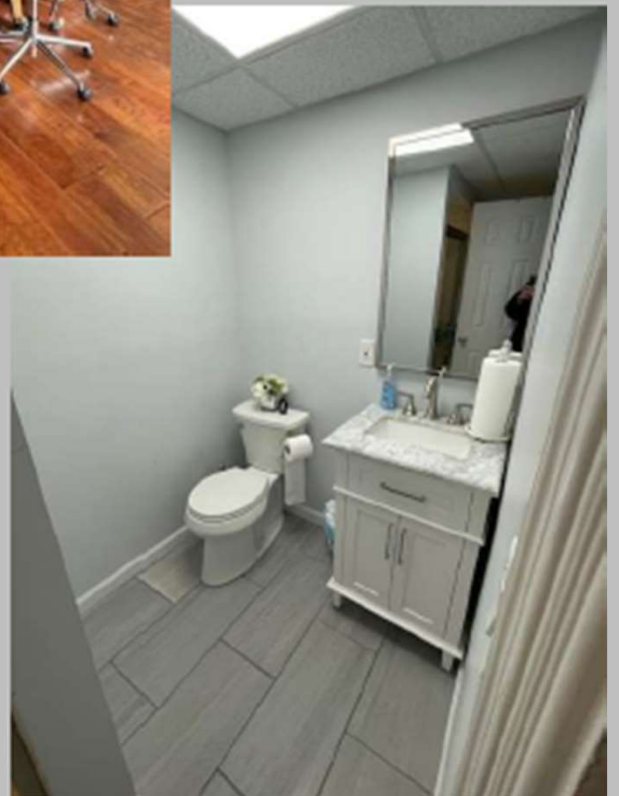
Prime Main Street Office Space Available

Discover 1,250 sq. ft. of bright, professional office space in the heart of Islip's bustling Main Street district. This well-maintained suite offers an ideal layout for medical, professional, or creative use, with excellent visibility, high foot traffic, and convenient on-site parking. Walk to local restaurants, shops, and the LIRR. Perfect for businesses seeking a central, high-profile location on Long Island's South Shore.

- On site parking as well as adjacent municipal parking lot
 - 82' of Frontage on Main Street
 - +/- 18,085 Daily Traffic Counts

Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,679	86,126	199,606
Average HH Income	\$132,052	\$138,961	\$139,603

*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.*



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