



Island Associates Real Estate Inc.

We create value

Available for Lease

900 Station Road
Bellport, NY



Chris Mayor
(631) 513-2000

chris@islandassociates.com

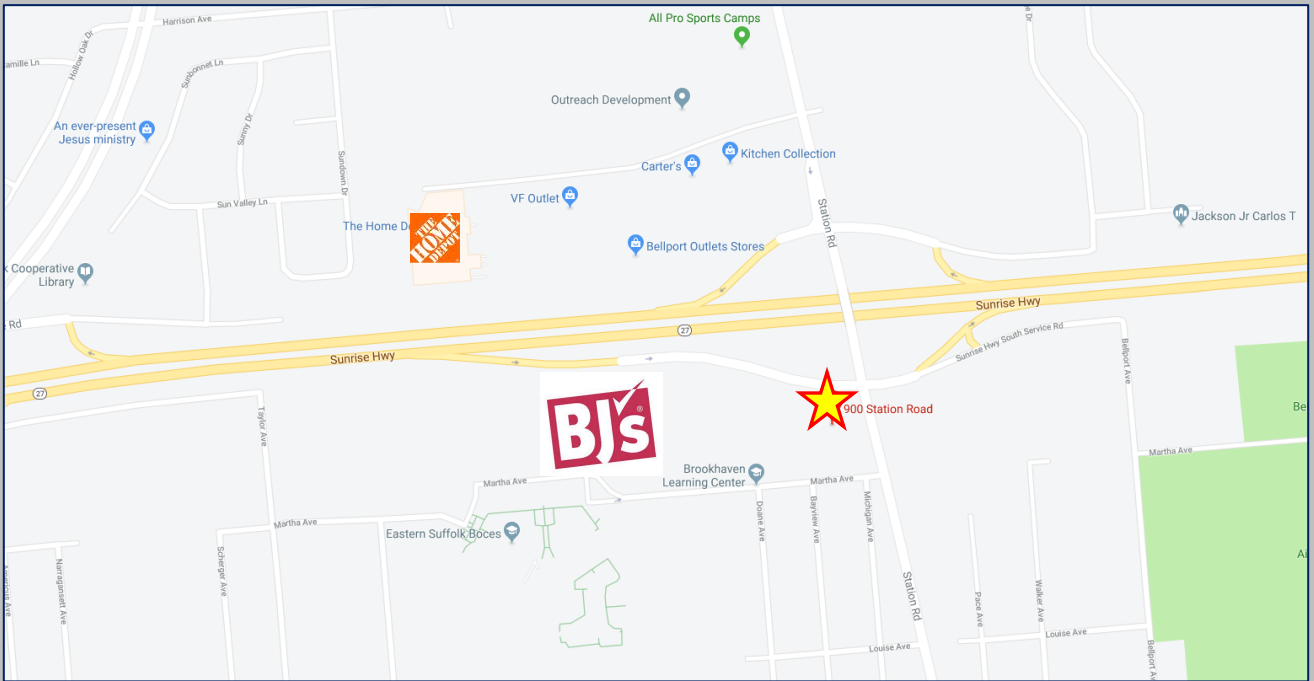
Larry Densen
(516) 857-5564

larry@islandassociates.com

Property Information

+/- 6,000 SF Restaurant on 3.2 Acres Available
Ground Lease Pricing Upon Request

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,994	42,904	116,611
Median HH Income	\$58,508	\$80,293	\$85,323

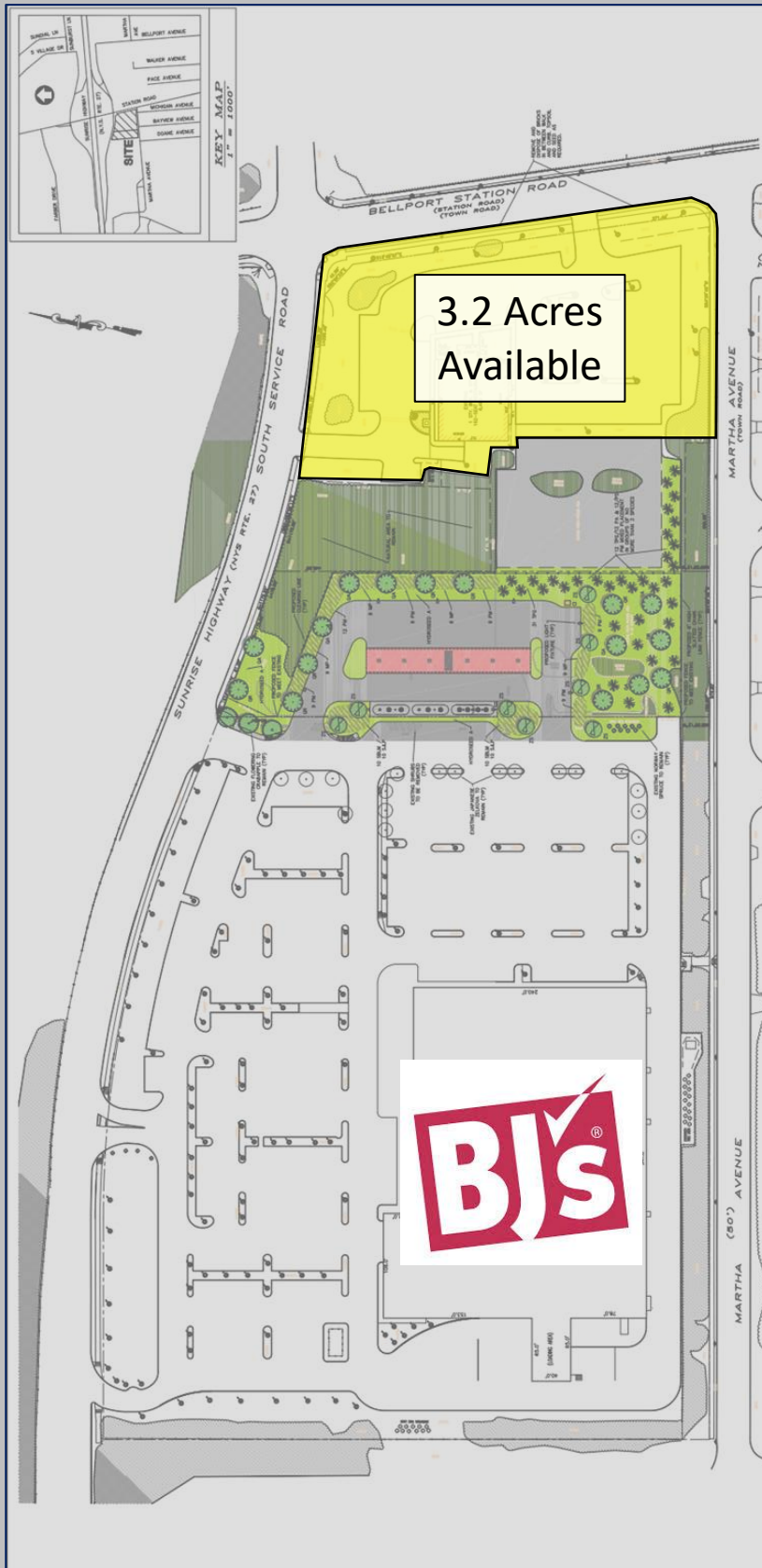


GROUND LEASE OPPORTUNITIES AVAILABLE

- ❖ Existing +/- 6,000 SF Building (Currently Operating as the Royal Oak Diner w/ Seating for 162)
 - ❖ Next to BJ's Wholesale Club w/ Gas
 - ❖ Corner Location
 - ❖ Over 12,700 Daily Traffic Counts
 - ❖ 75' of Frontage on Station Rd. w/ 1 Curb Cut
 - ❖ 75 Parking Spaces
 - ❖ Zoned J2

*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.*

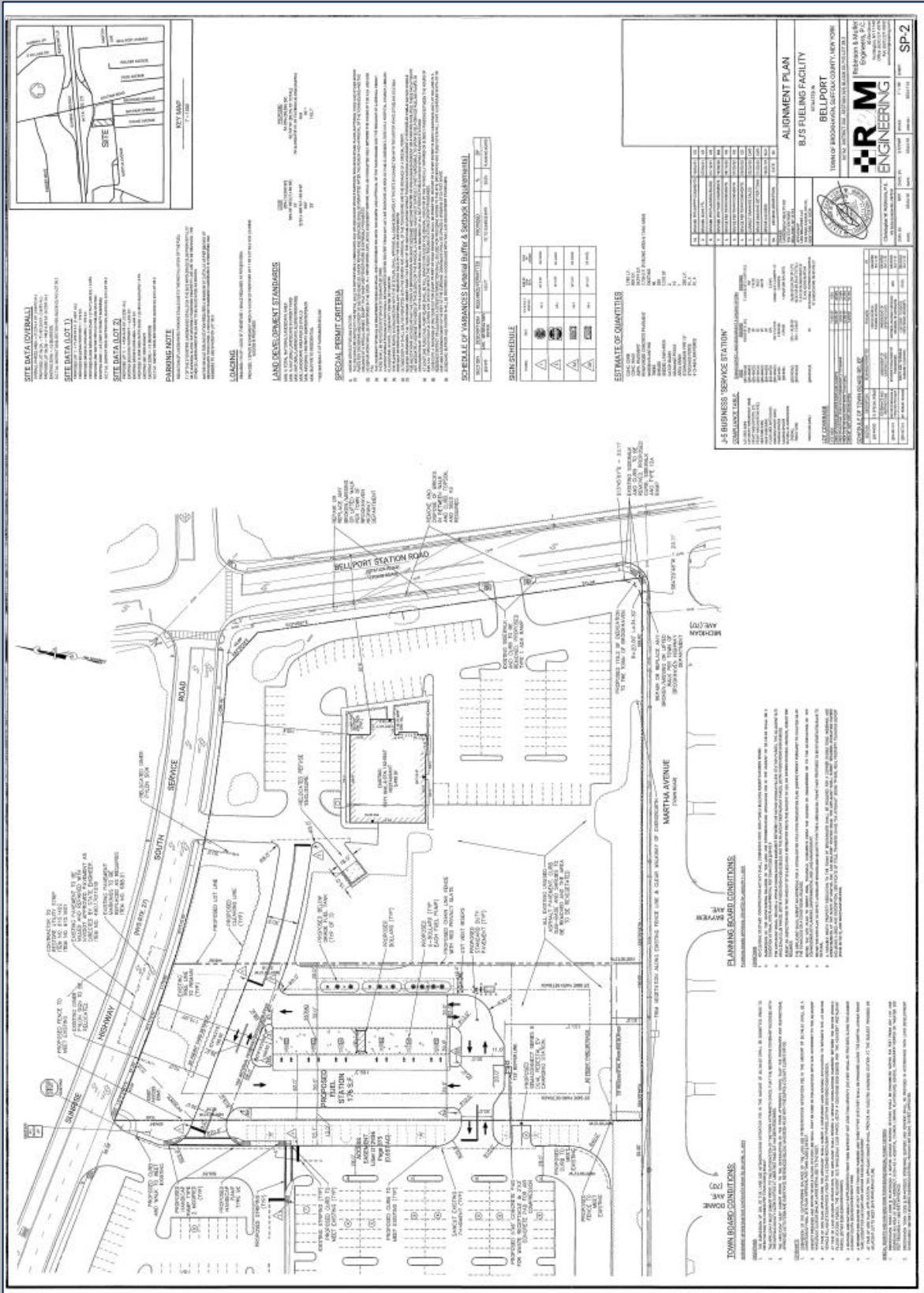
Additional Information



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.

Additional Information



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.