

OFFERING MEMORANDUM

356 Motor Parkway
Hauppauge, NY 11788

New Development ground lease opportunity restaurant w/drive-through



ia
Island Associates Real Estate, Inc.

www.islandassociates.com

Executive Summary

**356 Motor Parkway
Hauppauge, NY 11788**

Ground Lease: \$150,000 / NNN

**Building Size: 2,300 SF w/ Drive-Thru w/ seating
+/- 17,000 Vehicles Per Day
Zoning: BUS1
Frontage: 115' on Motor Parkway
Sewered**

Positioned in the heart of Hauppauge this +/- **2,300 SF proposed drive-thru pad site** offers a rare opportunity for **national quick-service restaurant (QSR) operators and high-credit retail tenants** to enter one of the most supply-constrained and economically powerful submarkets on Long Island.

Located along **Motor Parkway**, the site benefits from direct access to a dense daytime population, strong commuter traffic patterns, and immediate adjacency to top-performing national brands—including a **Wendy's location recognized as the #1 grossing Wendy's in Suffolk County**, underscoring the exceptional demand drivers in this corridor.

Exclusively represented by:

Richie Buono
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PROPERTY HIGHLIGHTS:

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The property sits within the sphere of influence of the **Long Island Innovation Park at Hauppauge (LIIPH)** (formerly the Hauppauge Industrial Park) one of the most significant employment centers in the United States.

Home to: **1,000–1,400+ companies & 55,000+ employees** working on-site daily.

Generates billions in economic output and serves as a **cornerstone of the Suffolk County economy**

This concentration of employment creates **one of the most powerful daytime populations in the region**, a critical driver for QSR and convenience retail performance.

Central location within Suffolk County and benefits from immediate access to **Long Island Expressway (I-495)** and regional arterials. Proximity to both **North Shore and South Shore populations**

Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,517	94,832	242,726
Average HH Income	\$130,606	\$145,560	\$154,380

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