



Island Associates Real Estate Inc.

We create value

+/- 5,900 SF Space Available

**181 Freeman Ave.,
Islip, NY**



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Property Information

+/- 5,900 SF Space Available

Price: \$18.00 SF + Utilities



Brand New Space!

2-ADA Compliant Bathrooms

New Turf Field

Viewing/Lounge Area

Adjacent to 34,000sf Gold's Gym, Pickleball Express & Dance Studio

Next to New 96 Unit Gracewood Estates

- Easy access off Route 111 and Southern State Parkway
- 5 Miles From LIE & 1.5 Miles from Sunrise Hwy
 - 450 Parking Spaces
 - Tax Increase on Base Year

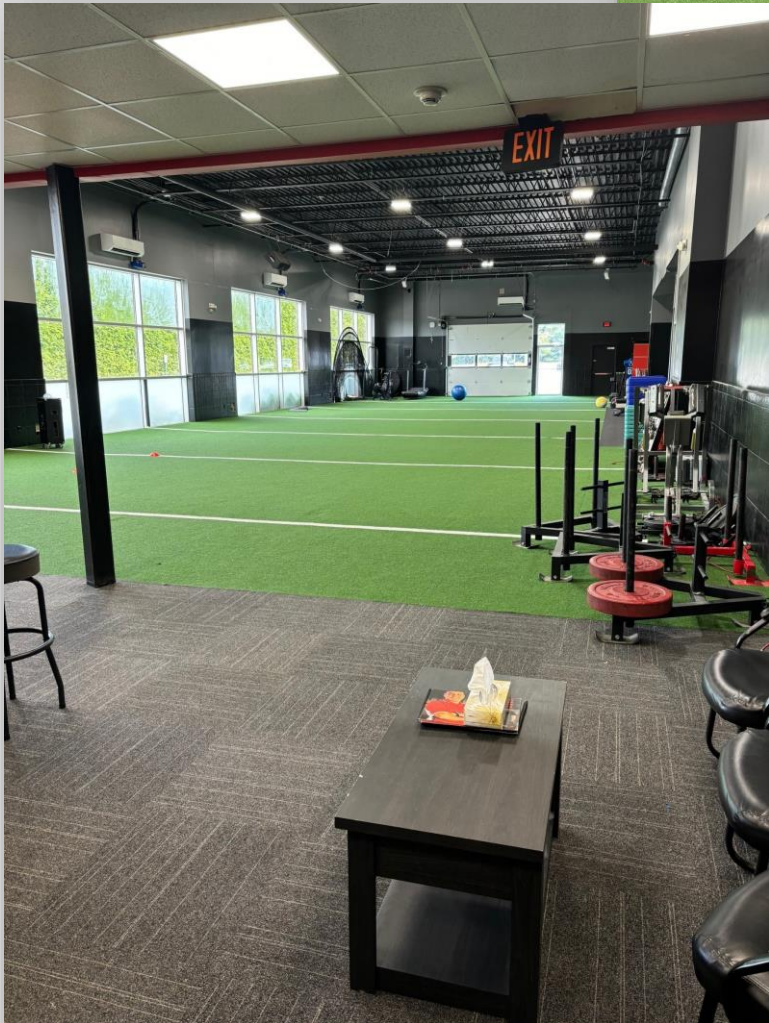
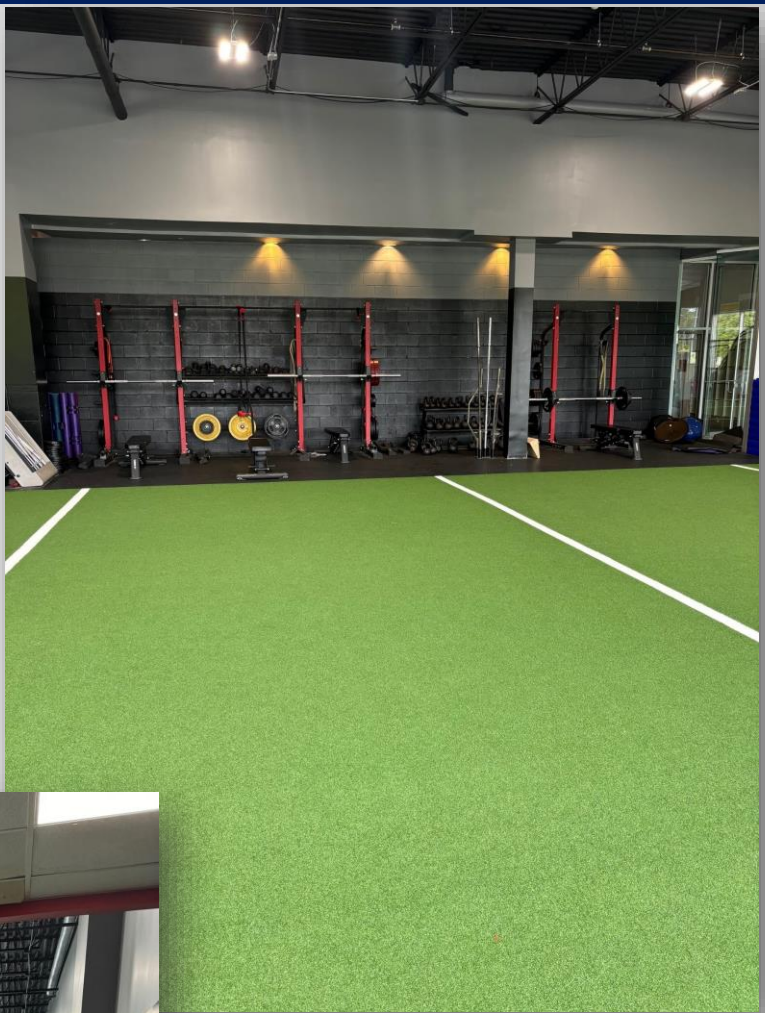
| Demographics | 1 Mile | 3 Miles | 5 Miles | 10 Miles |
|-------------------|-----------|-----------|-----------|-----------|
| Total Population | 14,175 | 124,992 | 231,443 | 695,501 |
| Average HH Income | \$128,136 | \$122,932 | \$127,506 | \$140,360 |

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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500-271-3-18.11
N/F ROSE RAC, LLC
VACANT
IND-1 ZONE

S 89° 53' 30" E

EXISTING DUMPSTER
ENCLOSURE

EXISTING GAS SERVICE

AVAILABLE
SPACE

Dance
Studio

Church

Available
Office Space

GOLD'S GYM



METROPOLITAN
DIRTY OF
MARKETING

EXISTING DOMESTIC
AND FIRE SPRINKLER
WATER CONNECTIONS

EXISTING
LOADING
AREA

BATES STREET
(SEVENTH STREET)

SITE PLAN

1"=40'

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