

# **OFFERING MEMORANDUM**

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280 Spur Drive South  
Bay Shore NY , 11706

## **33,000 SF Self Storage Development Opportunity**



**ia**

Island Associates Real Estate, Inc.

[www.islandassociates.com](http://www.islandassociates.com)

ACLD Kramer Learning Center

# EXECUTIVE SUMMARY

**280 Spur Drive South  
Bay Shore NY, 11706**

**Sale Price \$1,499,000.00**

**Land SF – Gross: 36,590 SF**

**Lot Size: .75 Acres      Zoning: IND1**

**Taxes: +/- \$12,511.48      +/- 30,621 Vehicles Per Day**

**Total Units: 210 / 32,584 sq. ft.**

**Basement: 46 units – 7,168 sq. ft.**

**First Floor: 36 units – 7,168 sq. ft.**

**Second Floor: 64 units – 9,124 sq. ft.**

**Third Floor: 64 units – 9,124 sq. ft.**

Prime Commercial Development Opportunity! Exceptional visibility and access! This premier commercial development site sits directly off the Southern State Parkway, with immediate on/off ramp access and high east–west traffic flow at the intersection of Fifth Avenue. Fully approved 3-Story w/ Basement! Site plan, Town Board & ZBA approvals (excluding building permits). Interior design and layout can be reconfigured to meet a developer’s specific vision or tenant needs. A rare opportunity in a high-demand corridor. Benefit from strong traffic counts, easy commuter access, and proximity to major Long Island destinations.

**Exclusively represented by:**

**Richie Buono**  
631-982-2100 (Office)  
631-793-1900 (Mobile)  
[Richie@IslandAssociates.com](mailto:Richie@IslandAssociates.com)

Demographics	1 Mile	3 Miles	5 Miles
Total Population	15,099	121,687	280,744
Average HH Income	\$133,209	\$134,822	\$141,554

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# SELF STORAGE RENDERINGS

280 Spur Drive South  
Bay Shore NY , 11706



1 3D PERSPECTIVE 1



2 LEFT - SOUTH ELEVATION



1 RIGHT - NORTH ELEVATION



1 FRONT - EAST ELEVATION

VILLANO | ARCHITECTURE  
ARCHITECTS  
1000 ROUTE 112  
BAY SHORE, NY 11706  
PH: 609.261.1111  
WWW.VILLANOARCHITECTS.COM

PROJECT: 280 SPUR DRIVE SOUTH  
ARCHITECT: VILLANO ARCHITECTURE  
DATE: 08/2024

NO. 1	3D PERSPECTIVE 1
NO. 2	LEFT - SOUTH ELEVATION
NO. 3	RIGHT - NORTH ELEVATION
NO. 4	FRONT - EAST ELEVATION

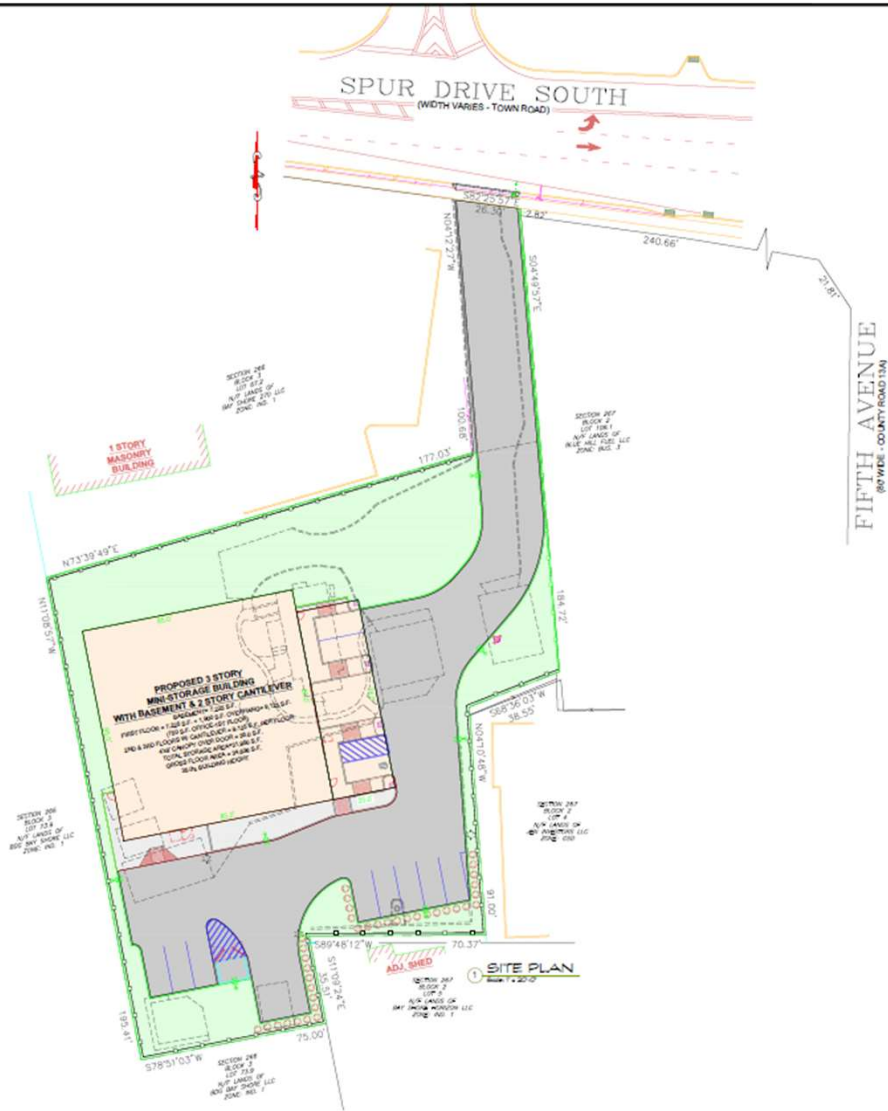
PROPOSED MAIN INTERIOR BUILDING  
DATE: 08/2024  
DRAWN BY: J. VILLANO  
CHECKED BY: J. VILLANO

SCALE: AS SHOWN  
DATE: 08/2024  
DRAWN BY: J. VILLANO  
CHECKED BY: J. VILLANO

CVR



# SITE PLAN



<p>SECTION REF: SECTION 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>	<p><b>VILLANO ARCHITECTURE</b>          EAST HAMPTON, BELLEPORT - NEW YORK          VillanoArchitecture.com          info@villanoarch.com n 516.551.5435 vca116@icloud.com</p>
<p><b>PROPOSED SELF STORAGE FACILITY</b>          280 SPUR DRIVE SOUTH, 11706          WEST HAMPTON, NEW YORK          CONCEPTUAL FIRST FLOOR PLAN</p>	<p>SCALE: AS NOTED          DATE: 2/13/20          DRAWN BY: JLM          CHECKED BY: RW</p>
<p><b>SP1</b></p>	

280 Spur Drive South  
 Bay Shore NY , 11706



# SITE PLAN

280 Spur Drive South  
Bay Shore NY , 11706



FIRST FLOOR PLAN (43 UNITS)  
Scale: 1/8" = 1'-0"

SHEET NO. 101 TOTAL SHEETS 102	
ALL DIMENSIONS UNLESS OTHERWISE NOTED ALL WALLS 12" THICK UNLESS OTHERWISE NOTED ALL DOORS 36" WIDE UNLESS OTHERWISE NOTED ALL WINDOWS 48" WIDE UNLESS OTHERWISE NOTED ALL CEILING HEIGHTS 8' UNLESS OTHERWISE NOTED ALL FLOOR FINISHES AS NOTED	
VILLANO ARCHITECTURE EAST HAMPTON, BELLEPORT, NEW YORK VillanoArchitecture.com 631.862.3453	
PROJECT: PROPOSED SELF STORAGE FACILITY 280 SPUR DRIVE SOUTH BAY SHORE, NEW YORK 11706 CONCEPTUAL FIRST FLOOR PLAN	
SCALE:	AS SHOWN
DATE:	07/20/20
DRAWN BY:	JJA
CHECKED BY:	RS



# SITE PLAN

280 Spur Drive South  
Bay Shore NY , 11706



② SECOND FLOOR PLAN (64 UNITS)  
DATE: 07/17/10

<p>PROJECT: PROPOSED SELF STORAGE FACILITY 280 SPUR DRIVE SOUTH BAY SHORE, NEW YORK, 11706 CONCEPTUAL SECOND FLOOR PLAN</p>	
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<p>NO. 1330</p>	
<p>NO. 1331</p>	
<p>NO. 1332</p>	
<p>NO. 1333</p>	
<p>NO. 1334</p>	
<p>NO. 1335</p>	
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<p>NO. 1337</p>	
<p>NO. 1338</p>	
<p>NO. 1339</p>	
<p>NO. 1340</p>	
<p>NO. 1341</p>	
<p>NO. 1342</p>	
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<p>NO. 1344</p>	
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<p>NO. 1346</p>	
<p>NO. 1347</p>	
<p>NO. 1348</p>	
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<p>NO. 1352</p>	
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<p>NO. 1354</p>	
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<p>NO. 1359</p>	
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<p>NO. 1361</p>	
<p>NO. 1362</p>	
<p>NO. 1363</p>	
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<p>NO. 1365</p>	
<p>NO. 1366</p>	
<p>NO. 1367</p>	
<p>NO. 1368</p>	
<p>NO. 1369</p>	
<p>NO. 1370</p>	
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<p>NO. 1372</p>	
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<p>NO. 1374</p>	
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<p>NO. 1379</p>	
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<p>NO. 1395</p>	
<p>NO. 1396</p>	
<p>NO. 13</p>	

# SITE PLAN

280 Spur Drive South  
Bay Shore NY , 11706



③ THIRD FLOOR PLAN (64 UNITS)  
DATE: 10/17/17

<p>NO. DATE REVISION</p>	
<p>1 10/17/17</p>	
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<p>VILLANO ARCHITECTURE EAST HAMPTON BELLEPORT NEW YORK VillanoArchitecture.com PH: 631.866.4444 FAX: 631.866.3040</p>	
<p>PROJECT: PROPOSED SELF STORAGE FACILITY 280 SPUR DRIVE SOUTH BAY SHORE, NEW YORK, 11706 CONCEPTUAL THIRD FLOOR PLAN</p>	
SCALE: AS SHOWN	DATE: 10/17/17
DRAWN BY: JLM	CHECKED BY: JLM
<p><b>A3</b></p>	

# SITE PLAN

280 Spur Drive South  
Bay Shore NY , 11706



BSMT LEVEL PLAN (46 UNITS)

NO.	DATE	REVISION

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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VILLANO ARCHITECTURE  
EAST HAMPTON, BELLEVILLE, NEW YORK  
VillanoArchitecture.com  
info@villanoarchitecture.com 631.969.3300  
15 BELLEVILLE RD. BELLEVILLE, NY 11710

PROJECT: PROPOSED SELF STORAGE FACILITY  
280 SPUR DRIVE SOUTH  
BAY SHORE, NEW YORK, 11706  
CONCEPTUAL FIRST FLOOR PLAN

SCALE: AS NOTED  
DATE: 05/20/2024  
DRAWN BY: JLM  
CHECKED BY: RV

NO. TO: A0

