

FOR LEASE

188 NORTH MAIN STREET SAYVILLE, NEW YORK



SOVEREIGN
REALTY GROUP





THE PROPERTY | This 2,926 SF Retail building was built specifically for TD Bank and is complete with 3 drive thru lanes. The building is situated on .81 acres, at the traffic light regulated Southeast corner of Foster Avenue. The property boasts 150 feet of frontage on North Main Street (aka: Montauk Highway & Route 27A) as well as 80 feet of frontage on Foster Avenue. Parking is abundant with over 25 spaces.

HISTORY AS A BANK | The property was constructed for TD Bank, which opened for business in May of 2012. In June of 2024, this branch held over \$106M in branch deposits making it a strong location. The vault still exists at the site.

WELL LOCATED | The property is located just East of the Downtown Sayville Shopping District. Visitors to Fire Island access the ferry by heading down Foster Avenue from North Main Street. Nearly 15,000 cars pass the site daily.

STRONG DEMOGRAPHICS | Over 108,000 people live within a 5 Mile radius of the site. Median Household Incomes within a 1 Mile radius are over \$130,000 annually. Over 3,400 households reside within a 1 mile radius providing a strong customer base. This population has seen 1.6% annual growth over the past 4 years.

FAVORABLE ZONING DESTINATION | The Business 3 Zoning in the Town of Islip allows for most retail uses including: stores, medical, delicatessen, schools, daycare, and health clubs. Special Use Permits may be granted for Minor Restaurants as well as drive thru's for Pharmacy's.



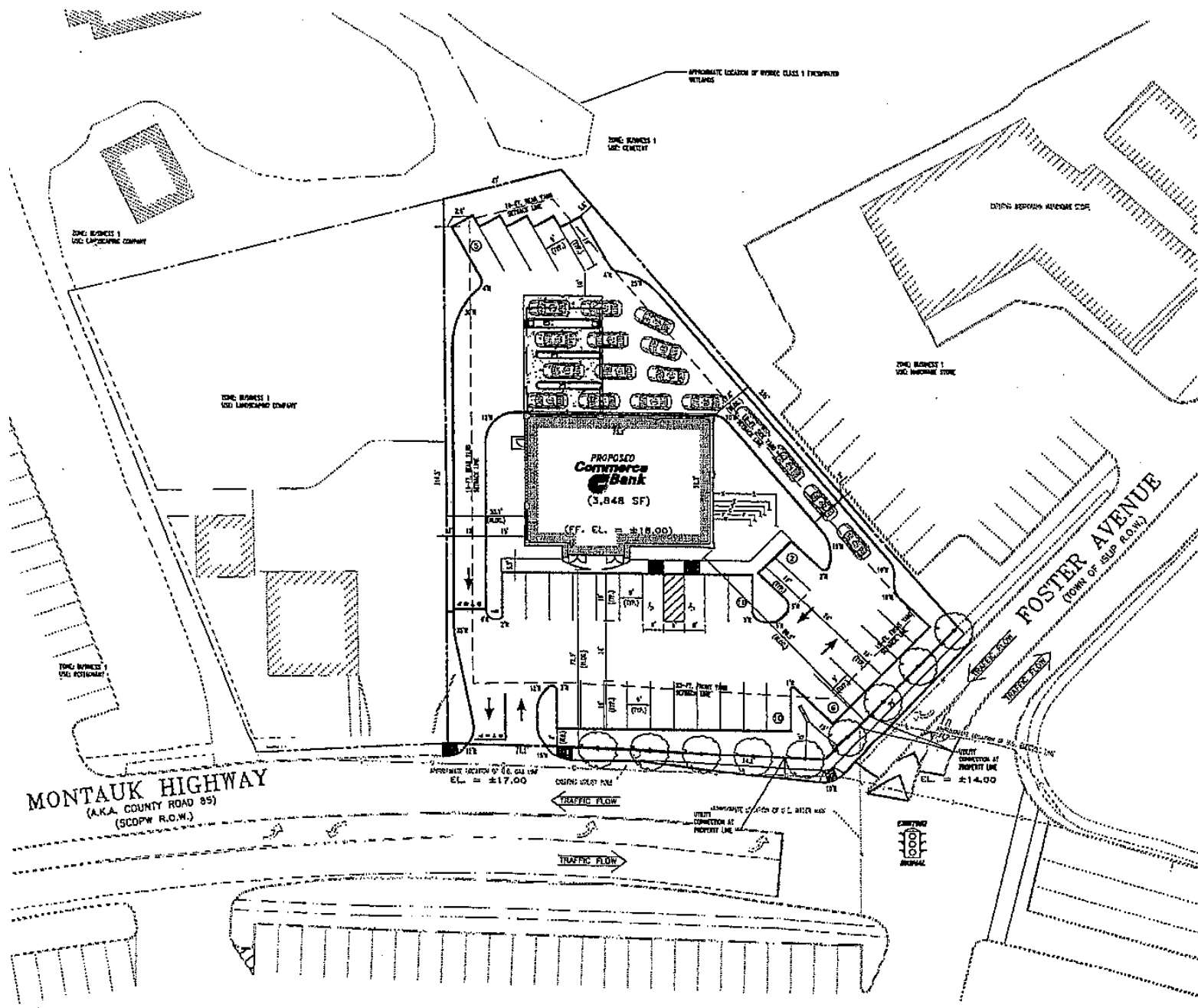
THE OFFERING

PROPERTY ADDRESS	188 North Main Street Sayville, New York
INTERSECTION/ LOCATION	Southeast corner of Foster Avenue
SALE PRICE	N/A
LEASE PRICE	\$190,000.00 NNN
TOTAL TAXES	\$57,114.00
OWNERSHIP INTEREST	Fee Simple
AREA TENANTS	Butera's, Walgreens, Stop & Shop, Friendly's, Mr. Beast Burger, The Sayville Inn, Jade Garden, Wayward Kitchen & Cocktails, The Shabby Tabby Cat Cafe & Kitchen, Brownstones Coffee, Portly Villager, The Shed, Loughlin Vineyards, Sayville Falls Mini Golf, TOA Asian Fusion, Carvel, Dunkin, Subway, Sayville Theater



LEASE SUMMARY

GROSS LEASEABLE AREA	2,926 SF
LOT SIZE	0.81 acres
LOT FRONTAGE	150' on N Main Street; 80' on Foster Avenue
PARKING	25 cars
CURB CUTS	1 on N Main Street
STORIES	Single
YEAR BUILT	2012
YEAR RENOVATED	N/A
SEPTIC SYSTEM	Cesspools
ZONING	Business 1
PERMITTED USES	Stores, medical, delicatessen, schools, daycare, and health club
FOUNDATION	On slab







SAYVILLE TRAIN STATION

SAYVILLE FALLS MINI GOLF

MRBEAST BURGER
STOP & SHOP

Friendly's

188 N MAIN STREET
SAYVILLE, NEW YORK

SAYVILLE THEATER

JADE GARDEN,
TEXAS TACOS

Carvel

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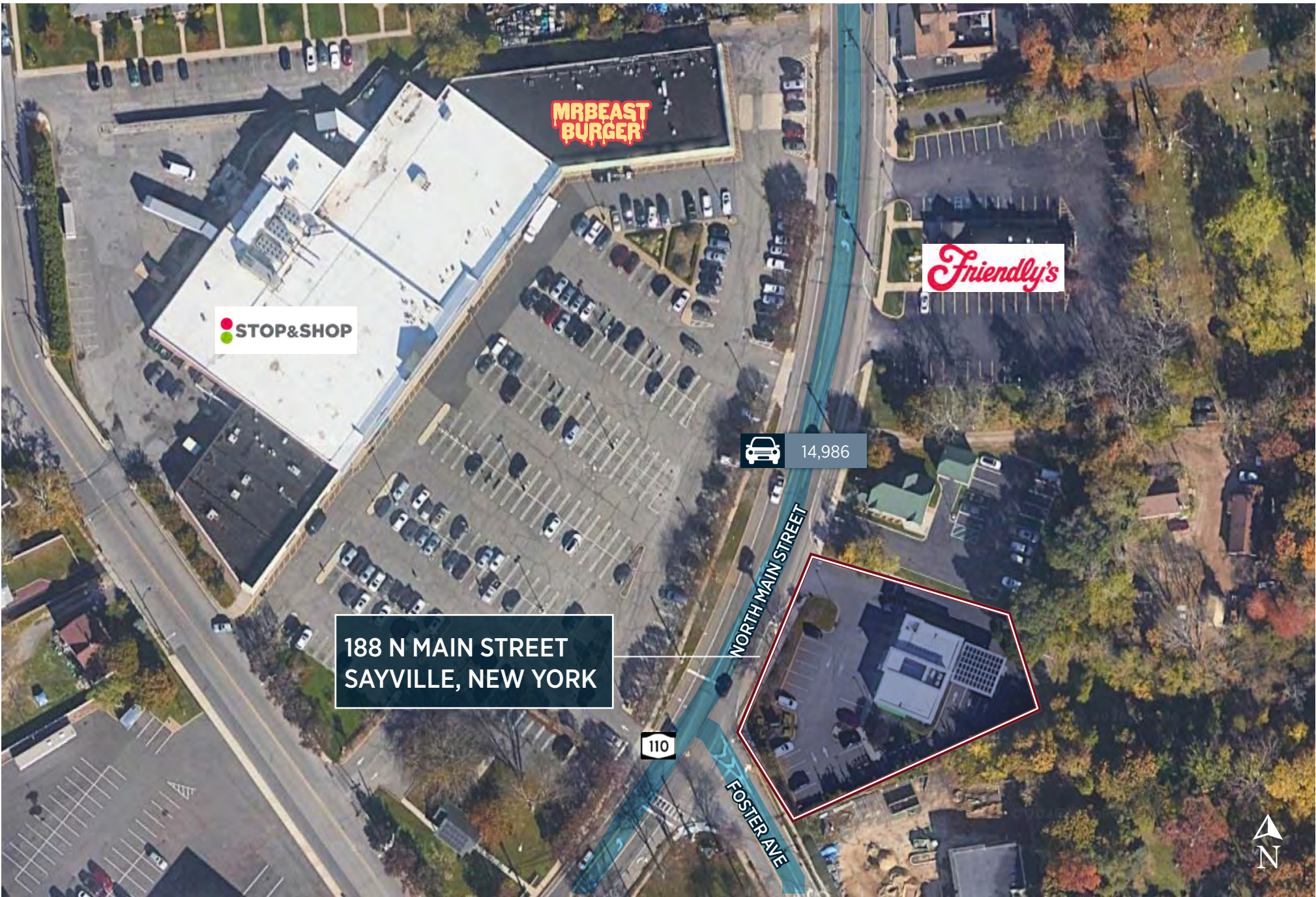
JOELLE, BARROOM & CAFE,
THE SAYVILLE INN

BUTERA'S

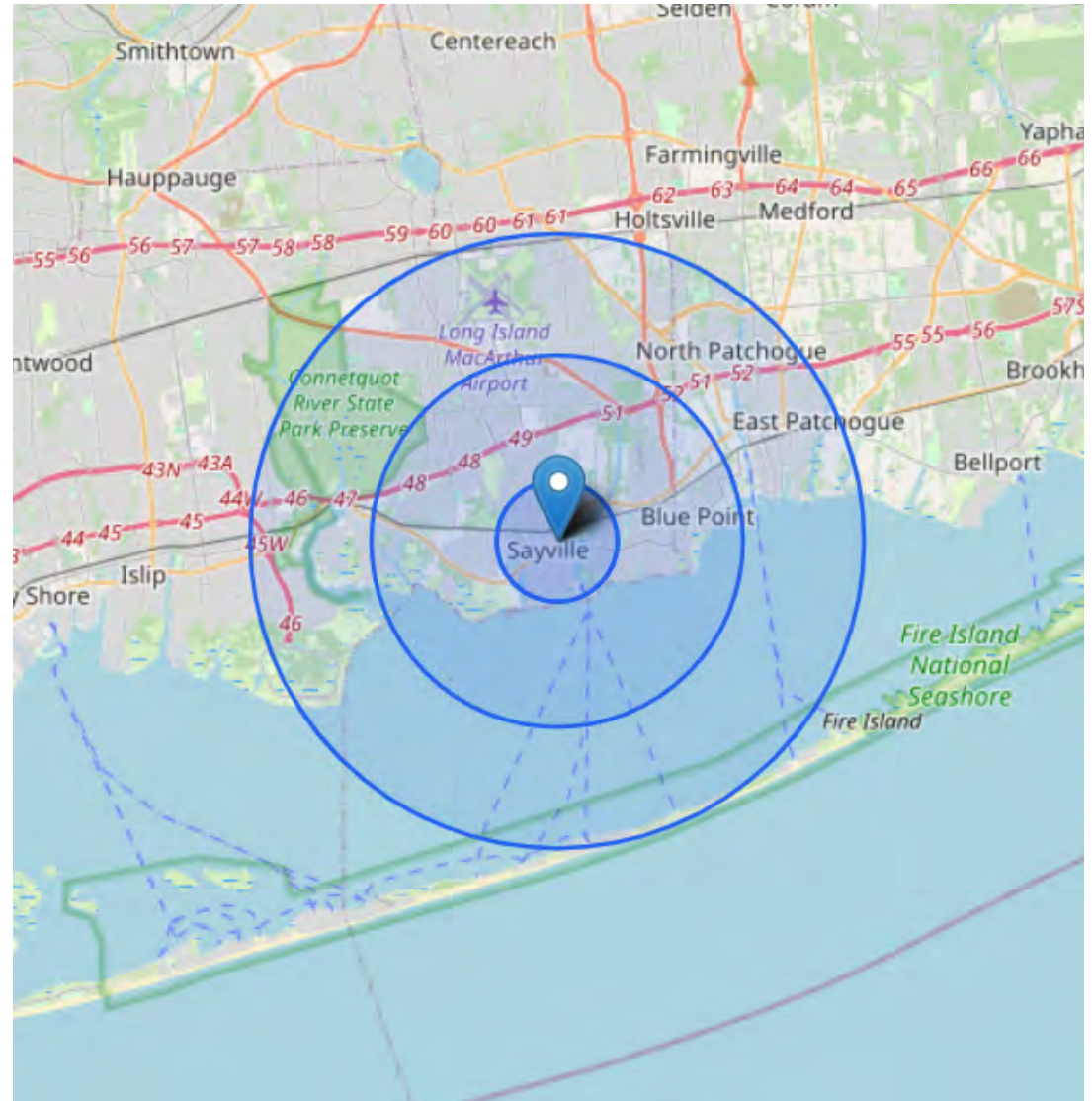
DUNKIN'

THE WAYWARD KITCHEN &
COCKTAILS





POPULATION & INCOME	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2024)	9,763	48,677	109,204
MEDIAN AGE	44.60	46.60	44.40
AVERAGE HOUSEHOLD INCOME	\$159,798	\$148,289	\$141,517
MEDIAN HOUSEHOLD INCOME	\$134,084	\$119,013	\$116,716
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS (2024)	3,524	18,829	40,578
AVERAGE HOUSEHOLD SIZE	2.70	2.50	2.60
AVERAGE HOME VALUE	\$624,928	\$528,677	\$479,507
TOTAL CONSUMER SPENDING	\$151.1M	\$77.4M	\$1.6B





SOVEREIGN REALTY GROUP

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Prospective purchasers are advised that as part of the solicitation process, seller will be evaluating a number of factors including the current financial qualifications of the current purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer, and to reject any offer without providing a reason, therefore. Further, seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms hereof. In no event shall a prospective purchaser have any other claims against Seller or Sovereign Realty Group LLC or any of their affiliates, respective officers, directors, shareholders, owners, employees, or agents for any damages, costs, liability, or causes of action relating to this solicitation process or the marketing or sale of the property.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT AN SRG REPRESENTATIVE FOR ADDITIONAL INFORMATION.

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