

OFFERING MEMORANDUM

95 Love Lane | Mattituck, New York 11952

FOR SALE



Commercial



EXECUTIVE SUMMARY

95 Love Lane | Mattituck, New York 11952

Building Size:	1,167 SF	Lot Size:	0.19 Acres
Zoning:	HB (Hamlet Business)	Parking:	Municipal
Corner Property:	Yes	Frontage:	70 Feet
Annual Taxes:	+/- \$8,957.00	Sale Price:	Price On Request

For more information or to schedule a private showing, contact Exclusive Listing Team.

Prime North Fork Retail Opportunity | Landmark Corner Property

Rare opportunity to purchase a highly visible freestanding retail building in the heart of Mattituck's vibrant downtown district. Home to a successful florist business for decades, this well-known local landmark offers exceptional flexibility for a wide range of retail, service, hospitality, wellness, specialty food, professional office, or destination-oriented uses.

Constructed in 1965 and situated on a prominent corner lot at Love Lane and Old Sound Avenue, the property benefits from approximately 70 feet of frontage on Love Lane and 83 feet of frontage on Old Sound Avenue, providing outstanding visibility, signage exposure, and easy access from multiple directions.

A significant competitive advantage is the property's location directly adjacent to a public parking area accommodating more than 60 vehicles, a rare amenity in the downtown Mattituck market and a major convenience for customers, employees, and visitors. Located just a 2-minute walk from the Mattituck Long Island Railroad (LIRR) Station, the property enjoys excellent accessibility for both local residents and visitors traveling from New York City and throughout Long Island. Close proximity to Strong's Marina.

Love Lane is widely recognized as one of the North Fork's most charming and sought-after commercial corridors, attracting year-round foot traffic from residents, second-home owners, and tourists. The area is home to an eclectic mix of boutiques, cafés, restaurants, wineries, specialty food markets, and local businesses that create a vibrant small-town atmosphere. While business activity remains strong throughout the year, the corridor experiences a notable increase in visitors during the spring, summer, and fall seasons as travelers flock to the North Fork's renowned wineries, farm stands, beaches, restaurants, and seasonal events.

The property's central location places it at the gateway to one of Long Island's most desirable destinations. The North Fork continues to enjoy growing popularity as a premier food, wine, agricultural, and tourism region, drawing visitors from across the New York metropolitan area and supporting a thriving local business community. Whether repositioned as a flagship retail location, specialty market, restaurant concept, showroom, wellness destination, or mixed-use commercial operation, 95 Love Lane presents a unique opportunity to establish a presence in one of the North Fork's most desirable and highly trafficked retail environments.

Exclusively represented by:

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Scott Bennett

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COMPLETE HIGHLIGHTS

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Property Highlights

- Prime Corner Presence – Prominent freestanding retail building situated at the intersection of Love Lane and Old Sound Avenue with approximately 70 feet of frontage on Love Lane and 83 feet on Old Sound Avenue, providing outstanding visibility and exposure.
- Heart of Mattituck Village – Located in one of the North Fork's most desirable hamlets, known for its affluent year-round and seasonal population, charming downtown atmosphere, strong local business community, and proximity to award-winning wineries, farm stands, beaches, and marinas. Mattituck continues to attract residents, second-home owners, and visitors seeking the quintessential North Fork lifestyle.
- Iconic Love Lane Location – Positioned on Love Lane, one of the North Fork's most popular shopping and dining destinations. This vibrant, walkable corridor draws consistent foot traffic throughout the year, with amplified activity during the spring, summer, and fall tourism seasons. The nearby Mattituck LIRR station and Strong's Marina further enhances accessibility for visitors traveling from New York City and throughout Long Island.

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PROPERTY PHOTOS

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NEIGHBORHOOD PHOTOS



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FLOOR PLAN

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TOTAL: 1046 sq. ft
Basement: 0 sq. ft, 1st floor: 1046 sq. ft
EXCLUDED AREAS: BASEMENT: 326 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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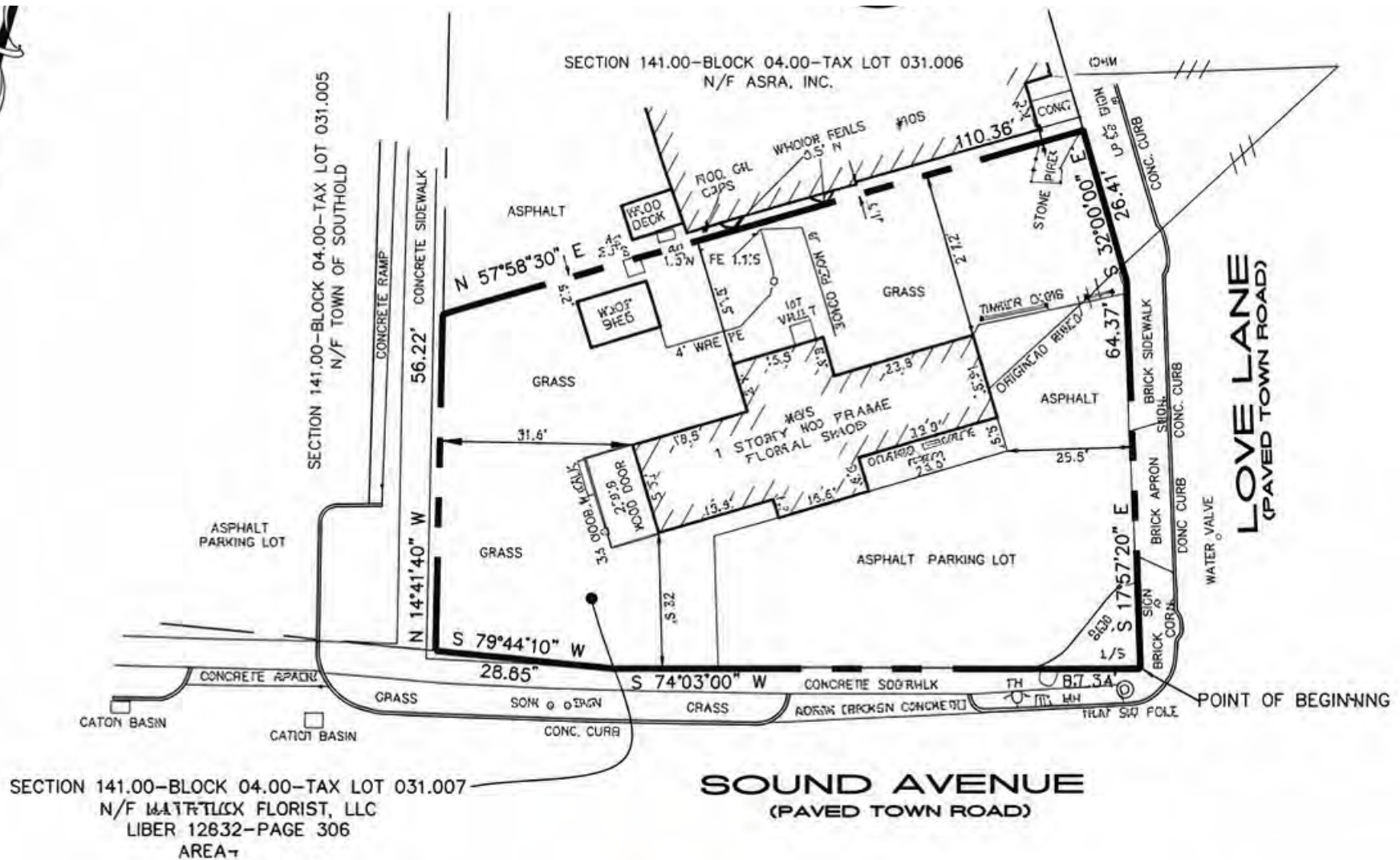
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PROPERTY SURVEY



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RETAILER MAP

95 Love Lane | Mattituck, New York 11952



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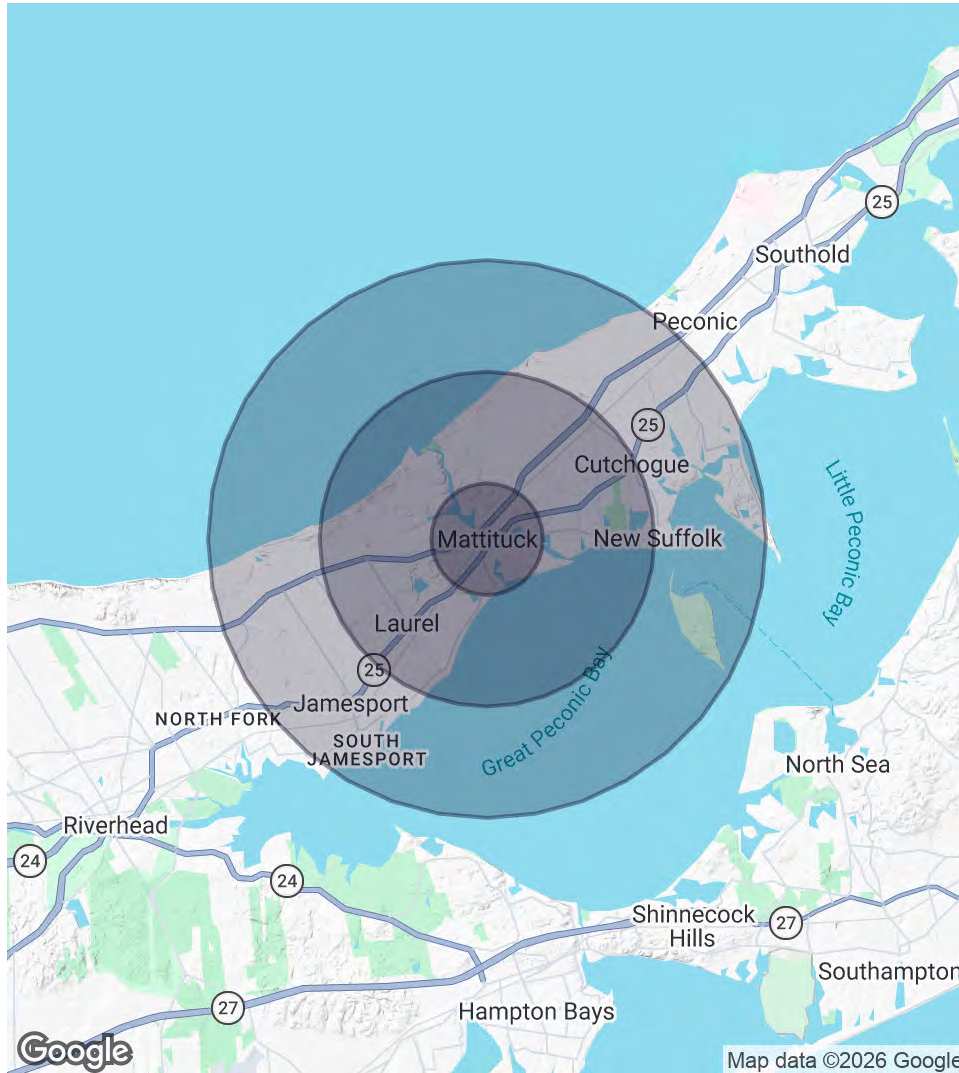
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DEMOGRAPHICS MAP & REPORT

95 Love Lane | Mattituck, New York 11952



1 Mile Radius

Population

1,251

Households

506

Average HH Income

\$145,682

3 Miles Radius

Population

5,747

Households

2,412

Average HH Income

\$152,560

5 Miles Radius

Population

12,055

Households

5,038

Average HH Income

\$165,424

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We Are Commercial Real Estate

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