



1443 Montauk Hwy

Mastic, New York 11950

Property Highlights

- Approved Restaurant Site with Building Permit in hand for a 3,370 SF restaurant, featuring a 2,720 SF wrap around roofed over patio for outdoor dining with approval for 98 seats. Potential availability of two neighboring lots which could increase total number of seats to 150.
- J-Business 6 Zoning: Highly versatile zoning permitting mixed-use development (1st floor retail, 2nd floor office/apartments) with the possibility of a drive-up window (with special permit).
- Infrastructure Advantage: Development potential is immediately unlocked by a brand new, activated Suffolk County sewer system, directly enabling high-value uses like medical facilities and full-service restaurants.
- Rapid Local Access: Located just five minutes from the major east-west thoroughfare, Route 27A (Sunrise Highway).
- Excellent Regional Connectivity: Only a ten-minute drive to Exit 68 of the Long Island Expressway (LIE), providing seamless access to the greater regional market.

Offering Summary

Lease Rate:	Available Upon Request
Available SF:	1.171 Acres
Lot Size:	51,015 SF

Demographics 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total Households	3,337	18,336	30,339
Total Population	11,494	56,608	91,412
Average HH Income	\$117,269	\$134,043	\$137,878

For More Information

Mario Vigliotta

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 mvigliotta@nailongisland.com

John Pacifico

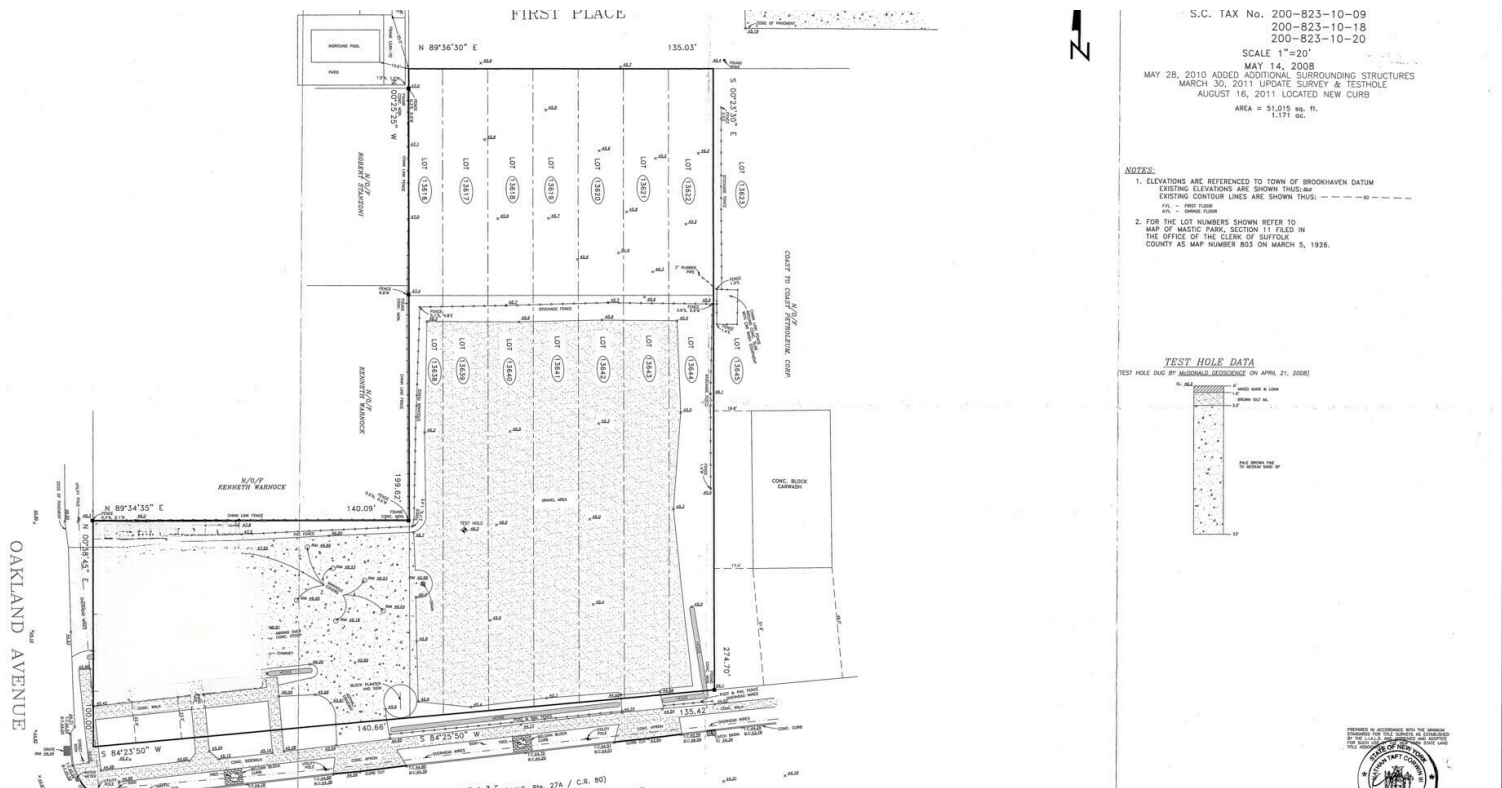
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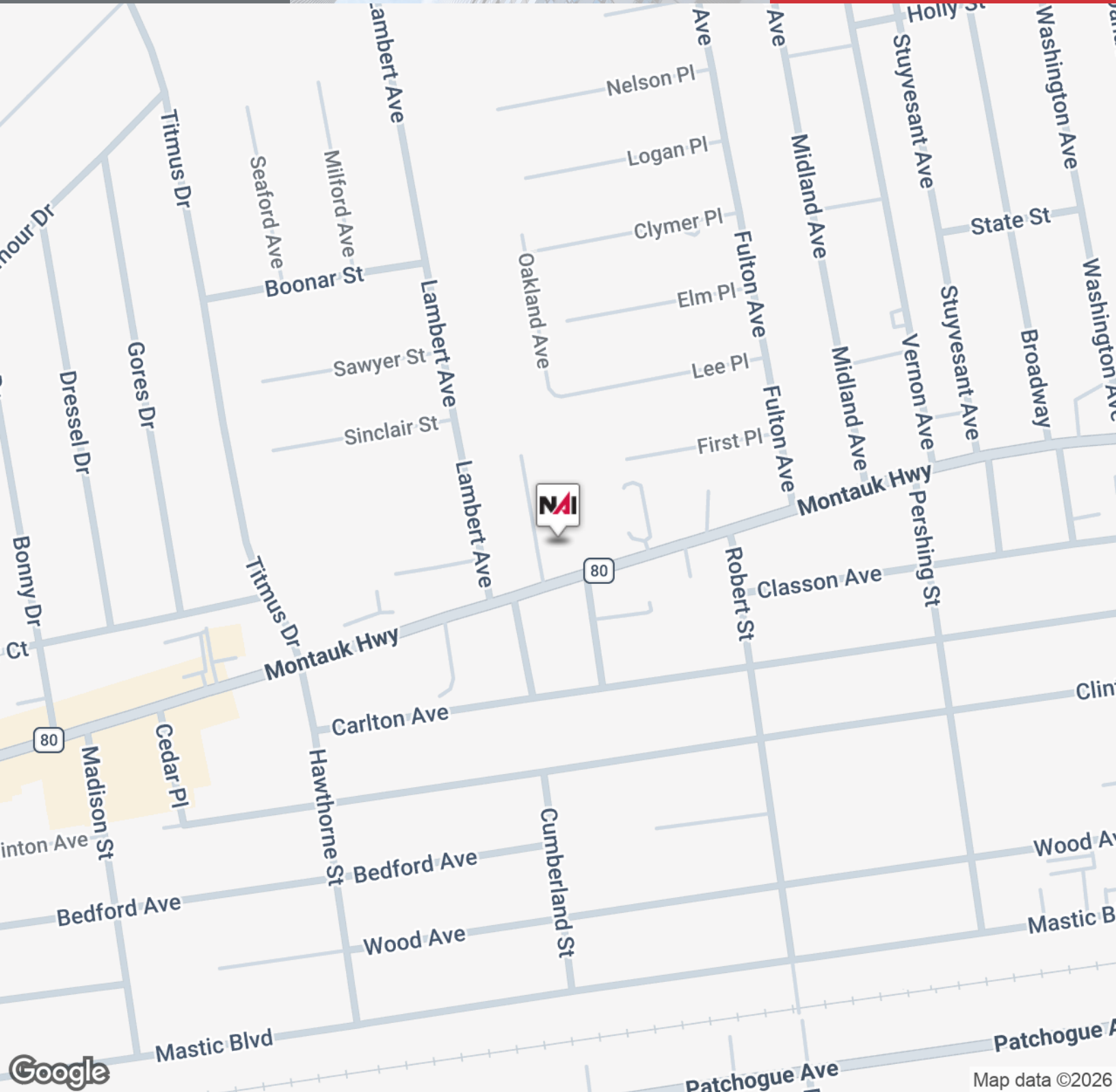
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For Sale or Lease

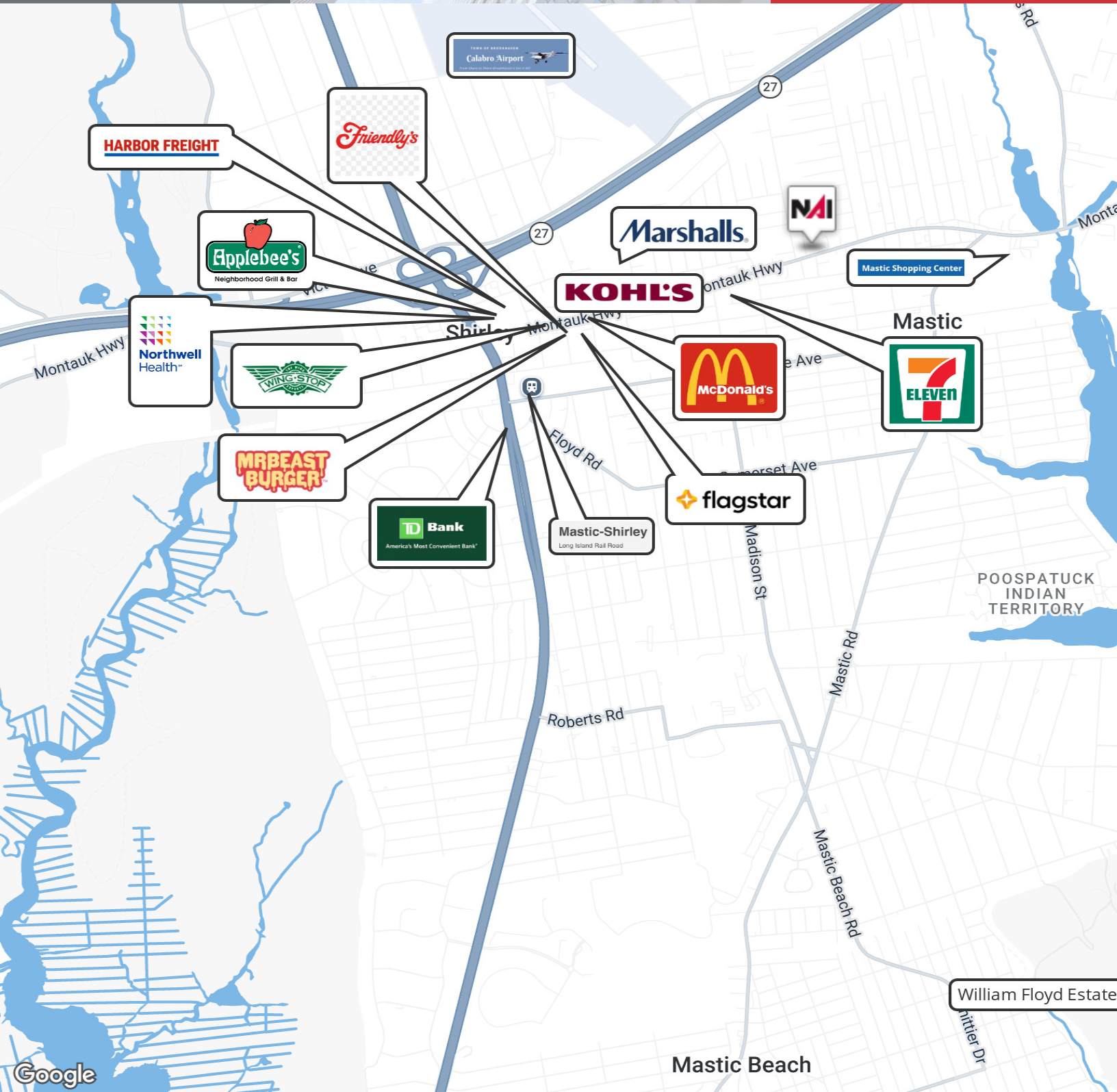
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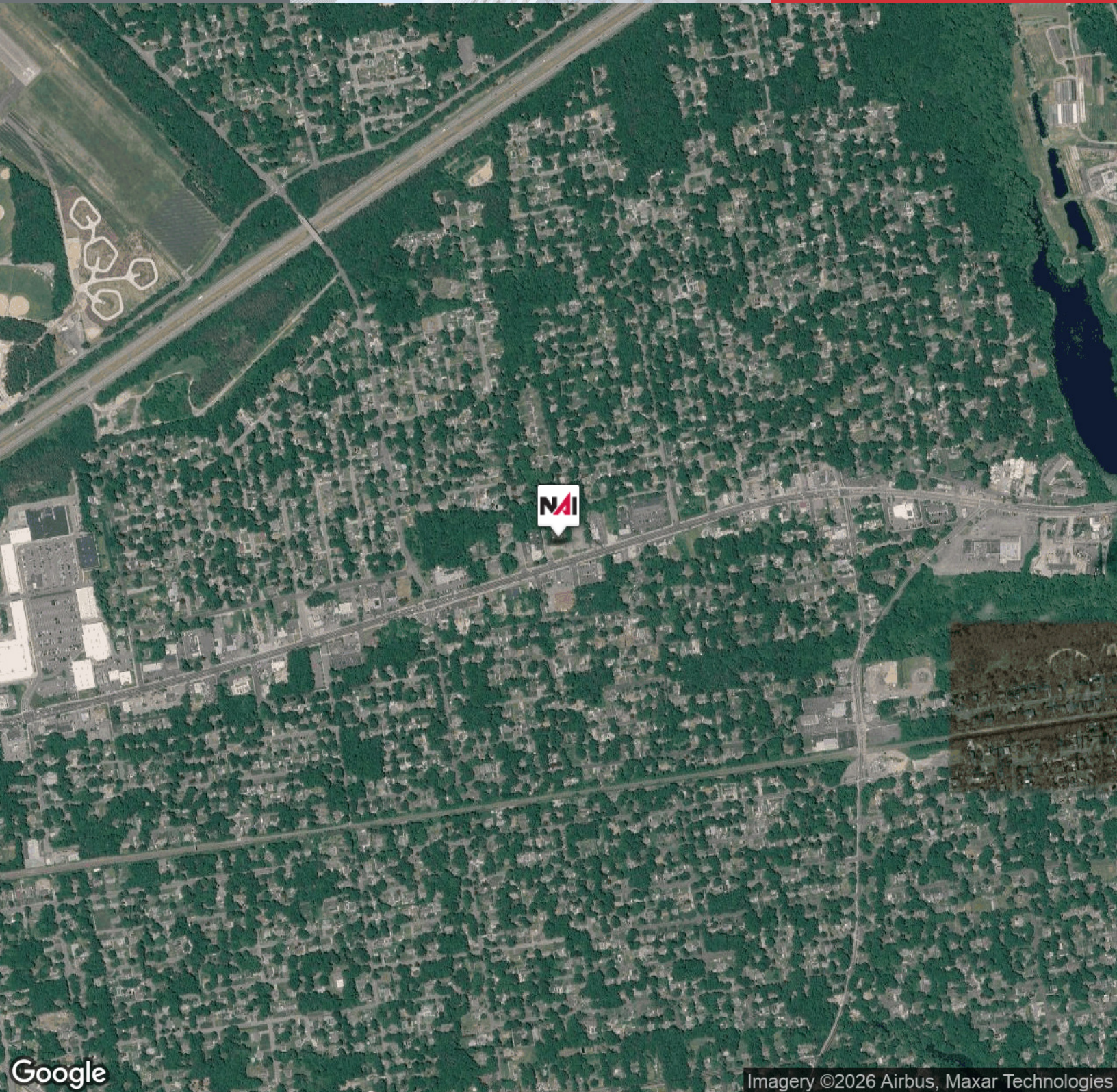
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NAI Long Island

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51,015 SF
Zoned Commercial
Perfect Fast Food
Location



Google

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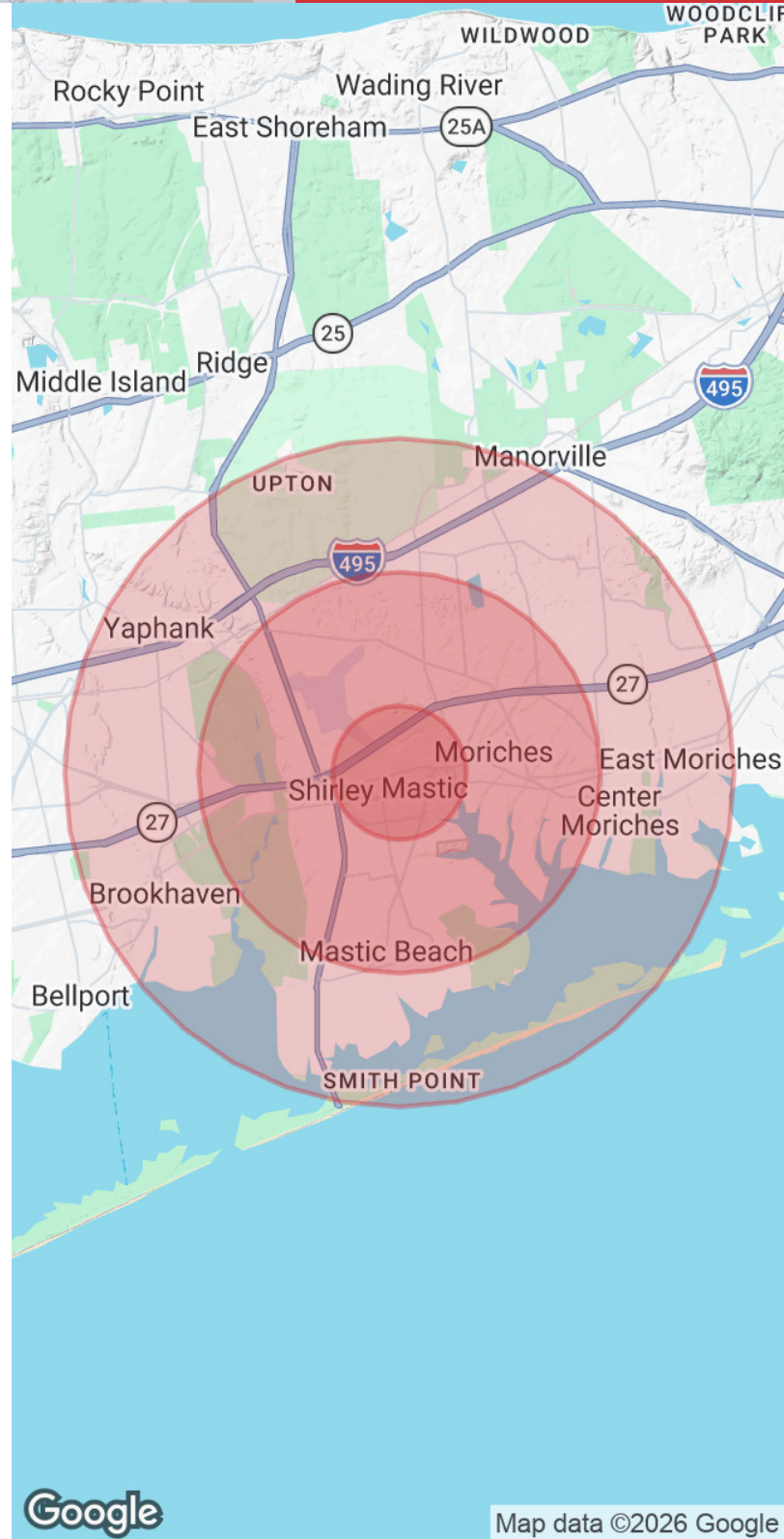
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,494	56,608	91,412
Average Age	33.8	39.6	40.0
Average Age (Male)	31.7	39.4	39.9
Average Age (Female)	35.7	40.1	40.2

Source: NYS DOT

Traffic Count	Montauk Highway
Vehicles Per Day (VPD)	19,011 / per day



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Mario Vigliotta

Director

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Direct: **631.761.9402** | Cell: **631.807.6734**

Professional Background

Mario lends his real estate transaction expertise to the team at NAI Long Island as an industrial property specialist. Prior to working with NAI he spent ten years with another independent commercial real estate brokerage firm. In addition to well-developed real estate transaction skills he has extensive zoning and land use experience with a number of local townships from his many years as an expediter. He has always been civic-minded and is a member of his local Rotary and Chamber of Commerce and currently holds a seat on the Board of Trustees for the Mastics-Moriches-Shirley Community Library. Mario resides with his wife Jane in the Village of Mastic Beach where they have raised seven children.

Education

State University of New York at Delhi

Memberships

Trustee - Mastics-Moriches-Shirley Community Library, Rotary Club of Shirley and the Mastics Chamber of Commerce of the Mastics & Shirley

NAI Long Island
 1601 Veterans Memorial Highway Suite 420
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 631.232.4400

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John Pacifico

Associate

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Direct: **631.761.6885** | Cell: **631.495.8102**

Professional Background

I am a former NYPD Police Officer who dedicated a decade to protecting and serving our community. My law enforcement career, unfortunately, came to an early end due to an injury sustained in the line of duty. This moment led me to pivot into the dynamic world of commercial real estate.

My journey in real estate began by assisting the family of a prominent commercial real estate company on Long Island. Over 15 years, I closely observed the intricacies of the industry through the lens of a top-level executive. My real estate license, obtained in 2008, was a natural progression in my growing passion for this field.

At NAI Long Island, I bring a distinctive blend of real-world experience and insider knowledge. My focus is on the retail and industrial sector of commercial real estate brokerage, where I skillfully navigate both owner and tenant representation, along with investment sales and acquisitions.

I am actively involved with the Commercial Industrial Brokers Society (CIBS) and the International Council of Shopping Centers (ICSC), along with multiple local Chambers of Commerce. These platforms allow me to stay connected and contribute to the industry and our community.

Outside of my professional life, I enjoy moments spent with my wife, two children, and our extended family and friends (usually on a Lacrosse field). Embracing all that Long Island has to offer, from its beaches to its amazing restaurants, shopping and bustling towns, I am proud to call this vibrant community my home.

My mission is to leverage my diverse experiences to drive success in commercial real estate and foster lasting relationships in the community I proudly serve.

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