

75-77 W Main St

East Islip, New York 11730

Property Highlights

- Prime downtown location with excellent visibility
- Located in a prestigious south shore hamlet along the great south bay
- Strong foot traffic
- Connected to sewers - perfect for food service and other wet use

Property Overview

A 1,250 SF retail space is available for lease at 75 W. Main Street, East Islip. Offered at \$26.40 PSF (\$2,750.00 per month) triple net+ 50% of R.E. Taxes and Insurance, this prime location features excellent visibility and accessibility, making it ideal for a variety of retail businesses. A minimum 10-year lease with renewal options is required. Situated in a high-traffic area, this space offers strong exposure and convenience for customers.

Offering Summary

Lease Rate:	\$30.72 SF/yr (NNN)
Building Size:	1,250 SF
Available SF:	1,250 SF
Lot Size:	0.09 Acres

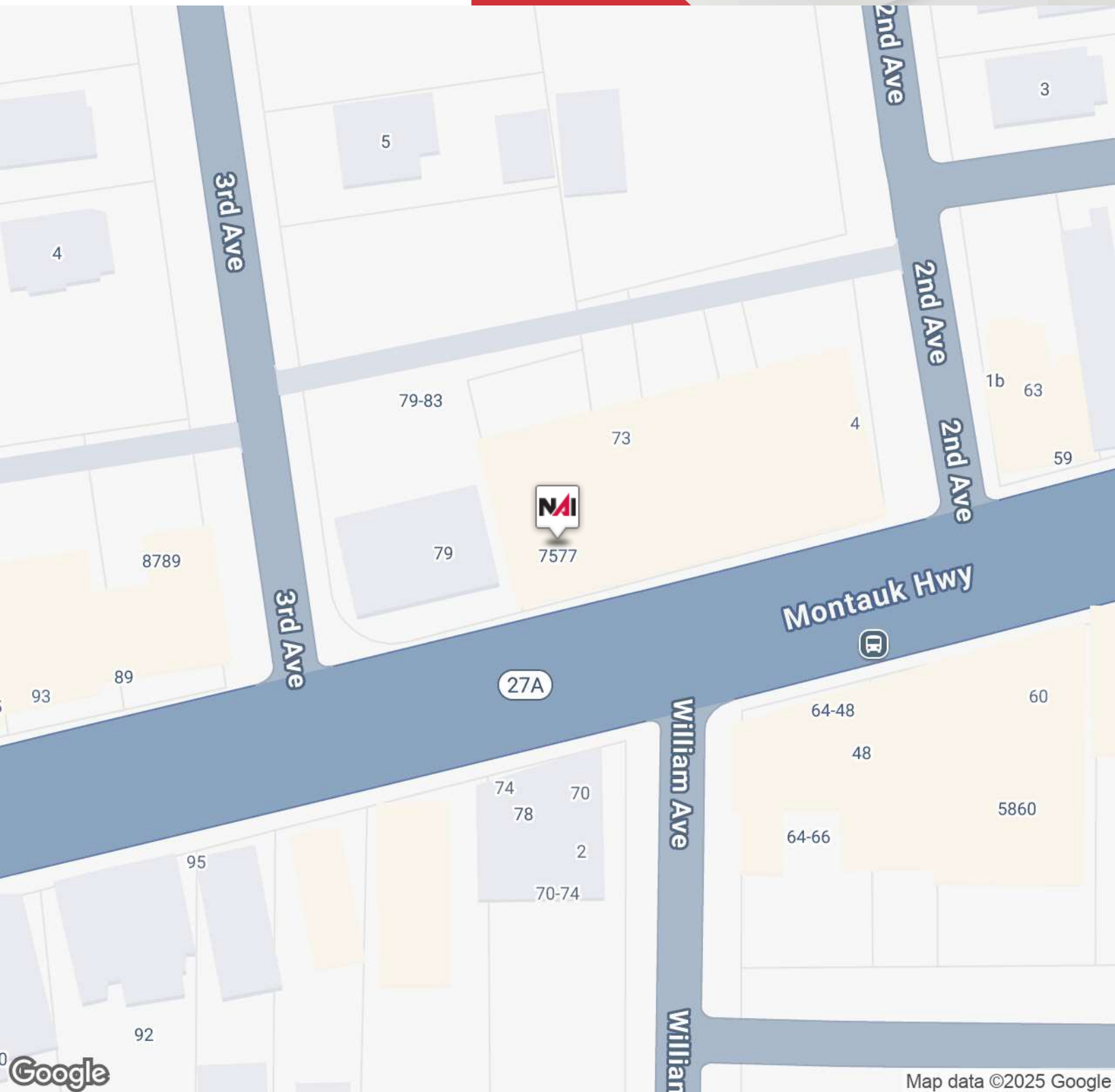
Demographics 1 Mile 3 Miles 5 Miles

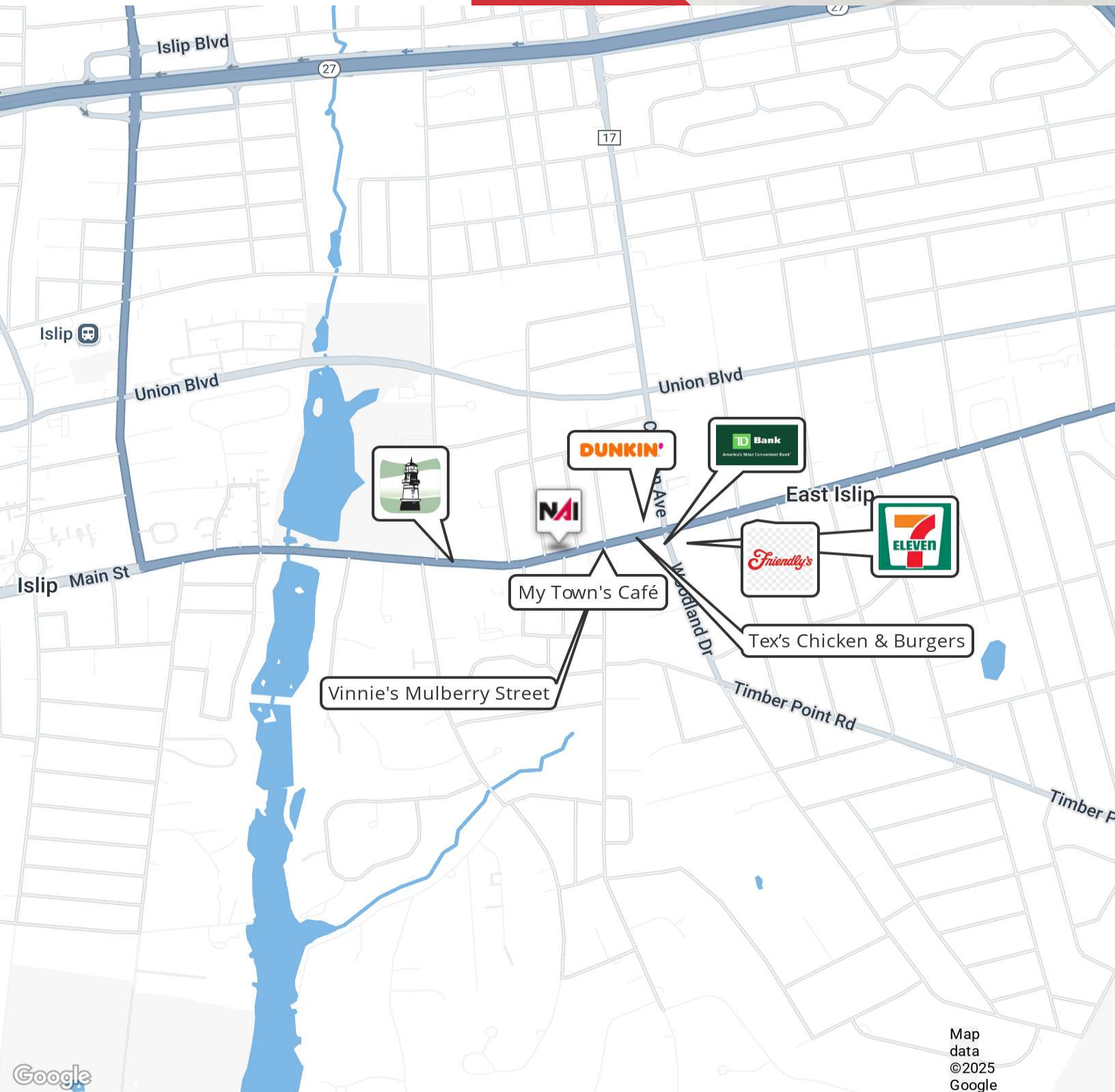
	1 Mile	3 Miles	5 Miles
Total Households	4,301	23,184	59,069
Total Population	11,922	69,105	198,196
Average HH Income	\$168,011	\$163,361	\$154,997

For More Information

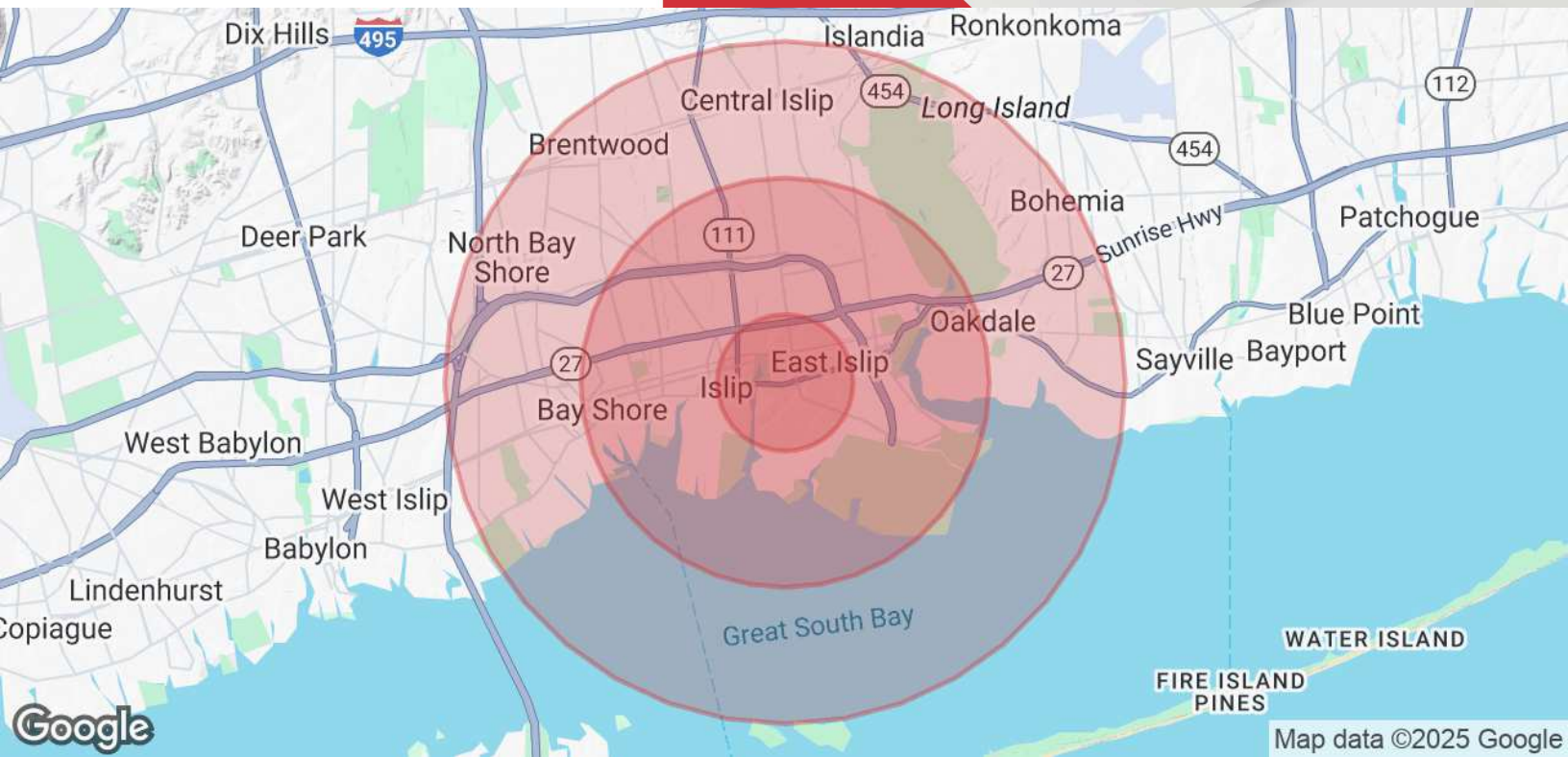
Mario Vigliotta

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Map data ©2025 Google



Population

	1 Mile	3 Miles	5 Miles
Total Population	11,922	69,105	198,196
Average Age	44	42	40
Average Age (Male)	42	40	39
Average Age (Female)	45	43	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,301	23,184	59,069
# of Persons per HH	2.8	3	3.4
Average HH Income	\$168,011	\$163,361	\$154,997
Average House Value	\$638,288	\$566,155	\$524,648

Traffic Counts

3RD Ave E	14,240/day
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Demographics data derived from AlphaMap



Mario Vigliotta

Director

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Professional Background

Mario is a distinguished professional who has been a valuable asset to the renowned brokerage of NAI Long Island since December 2015. With a wealth of experience spanning various facets of the commercial real estate industry, Mario's expertise is prominently anchored in the dynamic world of retail. His impressive track record includes collaboration with distinguished chains such as Dunkin Donuts, CityMD, 7-Eleven, Subway, and numerous independent enterprises.

As a licensed expeditor in Suffolk County, Mario brings over two decades of comprehensive experience and expertise to the table. He possesses an unparalleled understanding of zoning regulations, which play a pivotal role in shaping the land use for each property. For instance, Mario orchestrated the successful sale of three contiguous properties to a Dunkin Donuts Franchisee by skillfully illustrating to them that the local community would wholeheartedly support a change of zoning to facilitate the establishment of a new Dunkin Donuts location. Subsequently, the franchisee engaged Mario to navigate the intricate process of acquiring all requisite approvals and permits, cementing his status as a trusted partner in their venture. Moreover, Mario takes immense pride in his role in identifying the ideal location for The Better Man Distilling Co, a groundbreaking urban craft distillery on Long Island. His exceptional negotiation skills not only secured the lease but also prompted the owner to entrust him with the essential task of securing all necessary approvals and permits.

Beyond his professional achievements, Mario exemplifies a strong commitment to community and civic involvement. He has been an active member of esteemed organizations like the Rotary and has previously served as a trustee of the Mastics-Moriches-Shirley Community Library. He is also a dedicated member of several Chambers of Commerce, actively contributing to the betterment of his local business community.

Mario's life outside the real estate arena is equally fulfilling. He shares his home in Patchogue with his beloved wife, Jane, and together, they cherish the precious moments spent with their seven children and 19 cherished grandchildren. Mario's multifaceted achievements and unwavering dedication to both his professional and personal life underscore his remarkable character and indomitable spirit.

Education

State University of New York at Delhi

Memberships

Member of the Patchogue Chamber of Commerce

Member of Moriches Chamber of Commerce

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