

MIXED USE PROPERTY | 2 LOTS | POTENTIAL REDEVELOPMENT

1138 William Floyd Pkwy + 53 Dawn Drive | Shirley, New York 11967



Commercial

FOR SALE



EXECUTIVE SUMMARY

1138 William Floyd Pkwy + 53 Dawn Drive | Shirley, New York 11967

Combined Building Size:	5,800 SF	Lot Size:	38,606 SF
Number of Lots:	2 (Two)	Parking:	Ample
Number of Buildings:	3 (Three)	Zoning:	J4/Residential
Annual Taxes Commercial Lot:	\$15,525.00	Traffic Counts:	35,000 Cars per day
Annual Taxes Residential Lot:	\$7,989.00	Sale Price:	Price Upon Request

For more information or to schedule a private tour, contact Dennis Gandley

2-Lot Mixed-Use Property Assemblage Available For Sale

This unique assemblage is prominently located at the signalized intersection of Dawn Drive and heavily traveled William Floyd Parkway, offering exceptional visibility and accessibility. The offering consists of two adjoining properties, including commercial and residential components with significant value-add and redevelopment potential. The property at 1138 William Floyd Parkway features two commercial buildings occupied by three tenants, providing existing income and flexible future use opportunities. Also included in the assemblage is a two-story residential property located at 53 Dawn Drive. The residence is being sold strictly “AS IS.” The owner makes no representations or warranties regarding the condition of the home. The structure requires substantial renovation and is best suited for redevelopment, repositioning, or complete rehabilitation. This offering presents an excellent opportunity for investors, developers, or owner-users seeking a high-visibility location with upside potential in a growing commercial corridor.

Exclusively represented by:

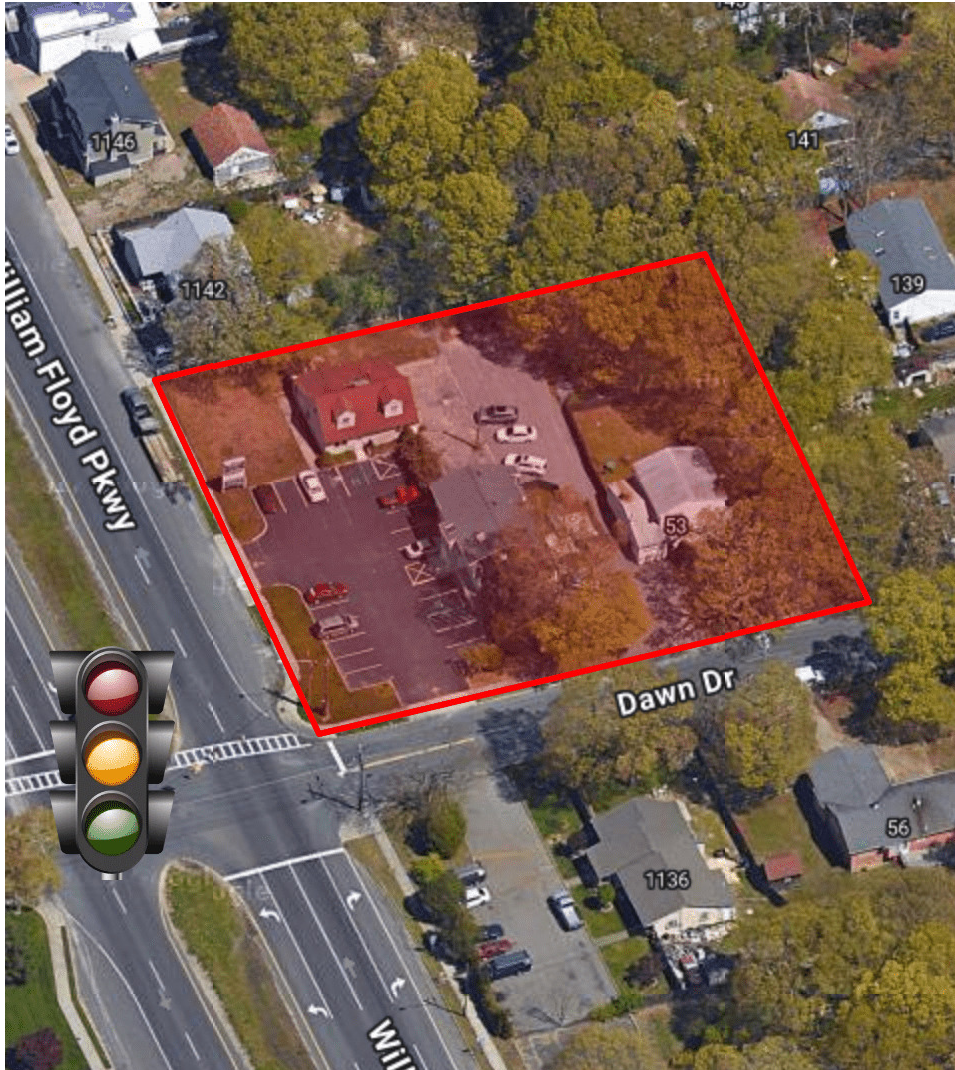
Dennis Gandley

Licensed Real Estate Salesperson

631.858.2406 Email: dennis.gandley@elliman.com

COMPLETE HIGHLIGHTS

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Property Highlights

- Prime Signalized Corner Location at the intersection of Dawn Drive and William Floyd Parkway with strong visibility and traffic exposure
- Income-Producing Commercial Asset featuring two commercial buildings with three existing tenants at 1138 William Floyd Parkway
- Redevelopment & Value-Add Opportunity ideal for investors, developers, or owner-users seeking repositioning potential
- Two-Property Assemblage including both commercial and residential components for flexible future use possibilities
- High-Traffic Commercial Corridor located along heavily traveled William Floyd Parkway in a growing market area

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ADDITIONAL PHOTOS

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AERIAL VIEW OF PROPERTY

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RETAILER MAP

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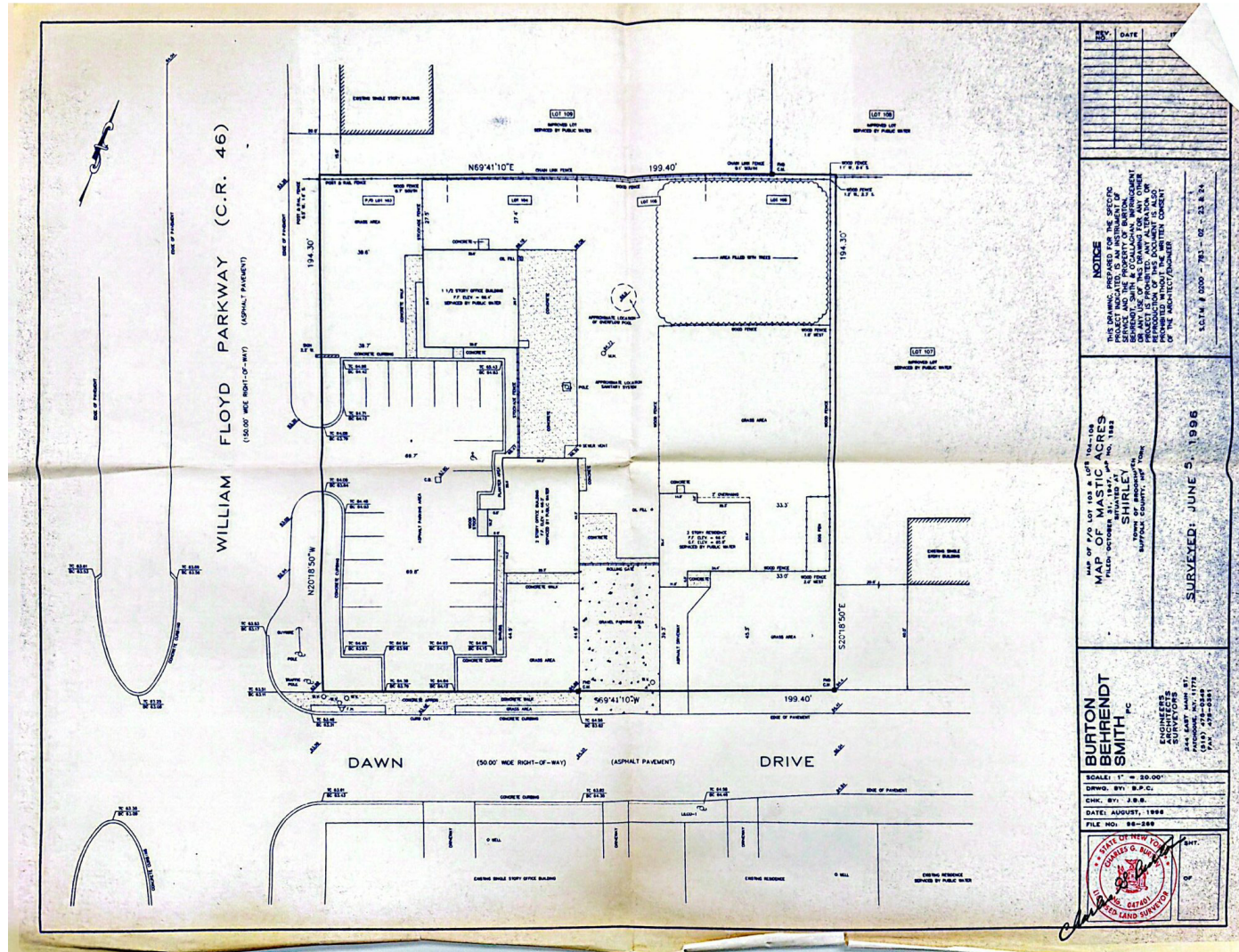
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PROPERTY SURVEY

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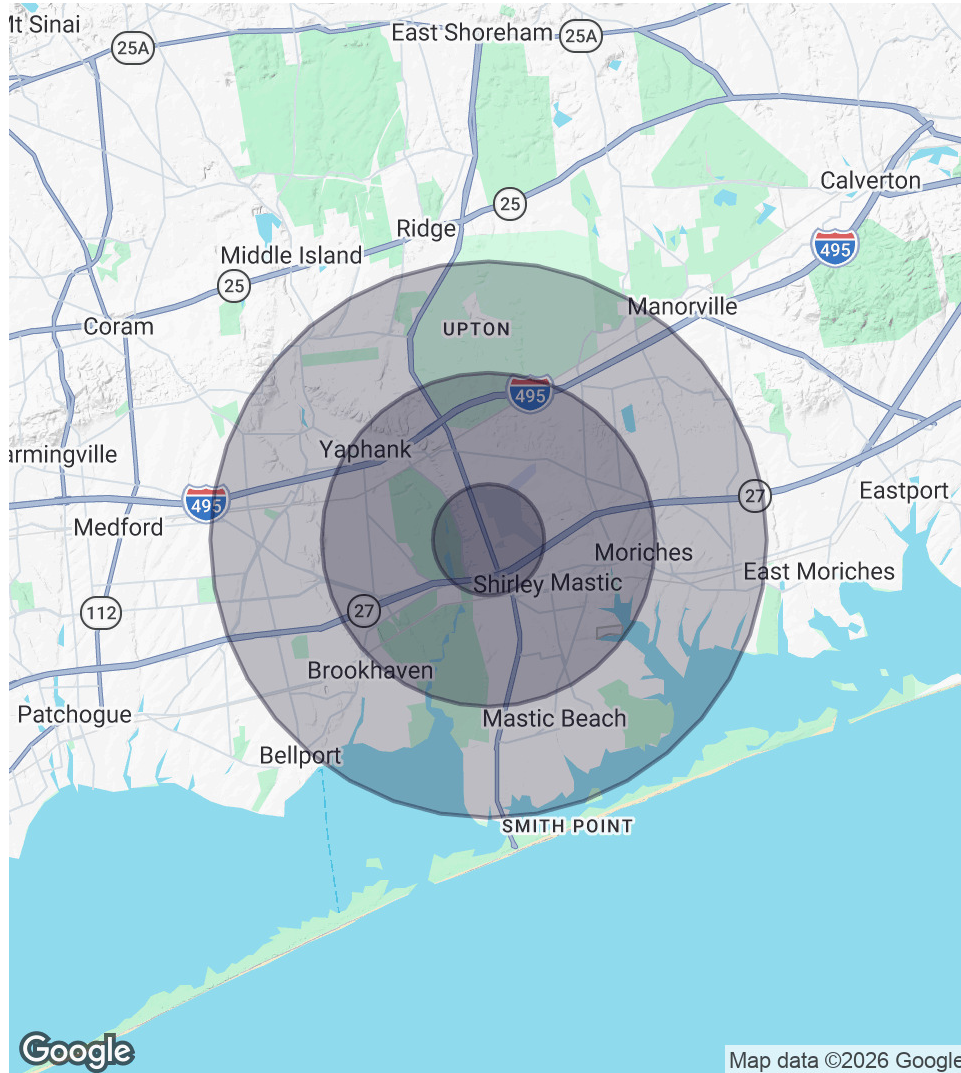
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DEMOGRAPHICS MAP & REPORT

1138 William Floyd Pkwy + 53 Dawn Drive | Shirley, New York 11967



1 Mile Radius

Population
5,038
Households
1,529
Average HH Income
\$120,077

3 Miles Radius

Population
46,307
Households
14,801
Average HH Income
\$140,671

5 Miles Radius

Population
100,787
Households
33,194
Average HH Income
\$135,318

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ADVISOR BIO 1

1138 William Floyd Pkwy + 53 Dawn Drive | Shirley, New York 11967



Dennis Gandley

Licensed Real Estate Salesperson

dennis.gandley@elliman.com

Direct: **631.858.2406** | Cell: **631.219.7551**

Professional Background

Dennis Gandley joined Douglas Elliman in 2012. His own experience as a business owner led him to initially join Douglas Elliman as a Business Broker. Having been involved with the ownership and eventual sales of his own restaurant and bars, Dennis was able to understand the requirements and concerns of business owners who were looking to sell.

After establishing a vast number of contacts from both his personal and business worlds, Dennis eventually began to connect buyers and sellers, landlord and tenants -leading to many successful transactions beyond just business brokerage. Dennis quickly established himself as one of the Top Producing Commercial Real Estate Agents in the Commercial Division.

Over the past decade, Dennis has handled all types of Commercial Real estate transactions, from Landlord Representation for retail, office, medical, industrial spaces and more to selling every type of Commercial property spanning across the Island, from the Hamptons to the Burroughs.

Dennis has positioned himself as one of the most highly referred Commercial Agents within the Commercial Division. Understanding that relationships are one of the most invaluable and important components of business, Dennis has established incredible connections with our residential agents, continually working with many of them across Long Island to facilitate Commercial transactions within the company.

A dedicated Commercial Real Estate expert, Dennis appreciates the opportunity to consistently network amongst his colleagues and counterparts within Elliman and beyond. He looks forward to analyzing, evaluating, and executing plans for each client he represents.

Throughout, his years in the restaurant/bar business he has formed relationships with noteworthy figures in the Long Island business world. Dennis has established himself as a recognizable person on the Long Island professional landscape. He is a consummate professional and people person.

Combining his dynamic personality with his innate ability to problem solve and negotiate has made Dennis an invaluable member of the Douglas Elliman Commercial Division.

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.