

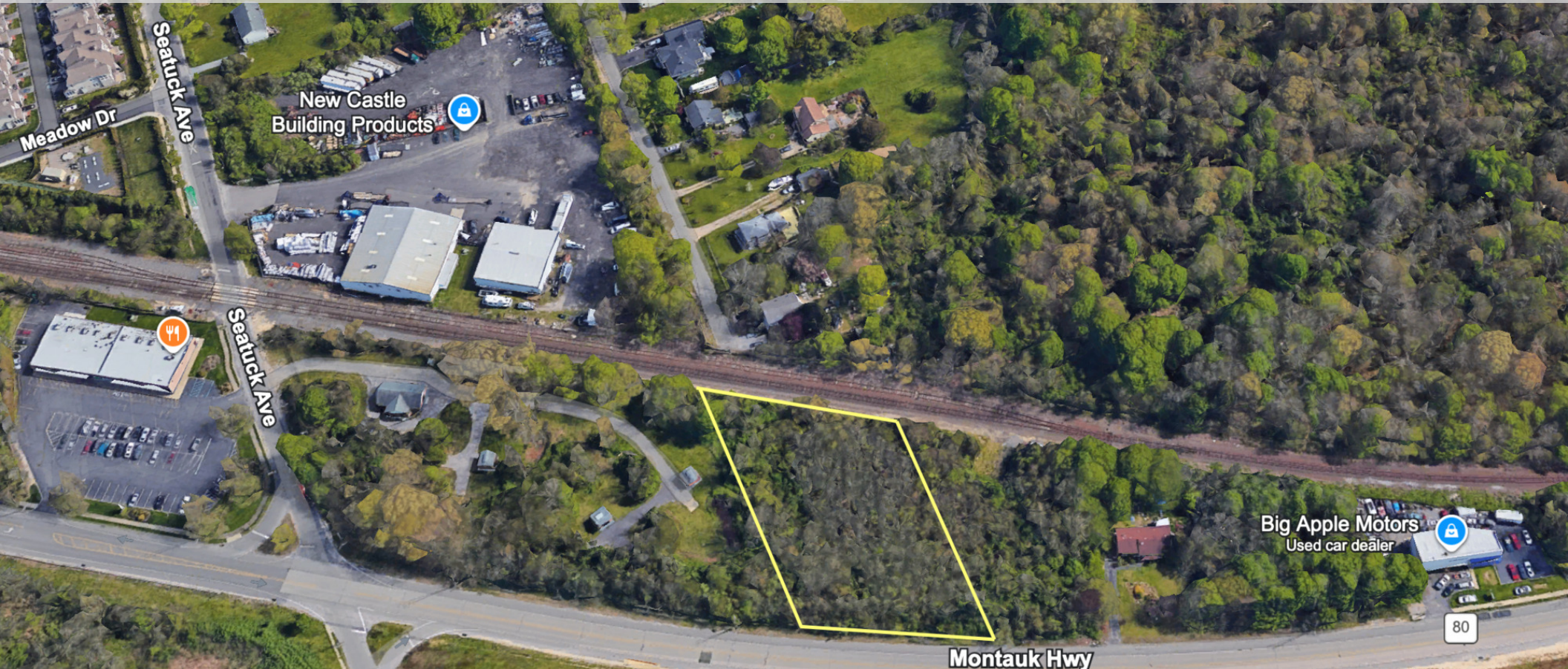
OFFERING MEMORANDUM

Montauk Hwy | Eastport, New York 11941

FOR SALE



Commercial



EXECUTIVE SUMMARY



Montauk Hwy | Eastport, New York 11941

Lot Size:	1.089 Acres	Zoning:	J
Frontage:	+/- 204 Feet	Best Use:	Medical/Office
Township:	Brookhaven	Sale Price:	Price Upon Request

For more details contact Exclusive Listing Broker, Dennis Gandley

Development Opportunity - Medical | Office | Multi-Tenanted Residential

Exceptional development opportunity in the desirable Eastport market within the Town of Brookhaven. This 1.089-acre commercial parcel features over 200 feet of frontage on heavily traveled Montauk Highway, offering outstanding visibility, accessibility, and exposure along one of the East End's primary commercial corridors.

Zoned J-5 Commercial, the property is ideally suited for a variety of commercial applications, including a freestanding medical office, healthcare facility, professional office building, financial services office, or other neighborhood-serving commercial use. The parcel's substantial frontage and highly visible location provide an exceptional opportunity for businesses seeking maximum exposure and convenient customer access.

The site is particularly well-positioned for a medical or healthcare-related development, located approximately 15 minutes from Peconic Bay Medical Center in Riverhead, a full-service hospital offering comprehensive inpatient and outpatient care, advanced medical specialties, and a 24-hour Emergency Department. This proximity makes the property an attractive location for medical practices, specialty healthcare providers, outpatient services, and other professional office users seeking convenient access to the region's healthcare network.

Strategically located near Sunrise Highway and surrounded by established residential and commercial developments, the property benefits from strong demographics, a growing year-round population, and easy access to the Hamptons, North Fork, and greater Suffolk County markets. Its prime location within the Town of Brookhaven provides an excellent foundation for a signature commercial development in a thriving East End community. Whether envisioned as an owner-occupied facility or an investment development, this rare offering combines J-5 zoning, more than 200 feet of highway frontage, strong traffic counts, excellent visibility, and proximity to regional healthcare services, making it an ideal site for a standalone medical or professional office building.

Exclusively represented by:

Dennis Gandley

Licensed Real Estate Salesperson
631.858.2406 Email: dennis.gandley@elliman.com

PROPERTY DETAILS

Montauk Hwy | Eastport, New York 11941

Location Information

Street Address	Montauk Hwy
City, State, Zip	Eastport, NY 11941
County	Suffolk
Township	Brookhaven

Building Information

Building Size	+/- 5,000 SF
Number of Lots	1
Best Use	Medical/Office Building
Number of Buildings	1

Sale Price

On Request

Property Information

Property Type	Medical
Property Subtype	Office
Zoning	J
Lot Size	1.089 Acres
APN #	0200686000400021001
Lot Frontage	203.63 ft
Lot Depth	271.05 ft
Traffic Count	16,000 Vehicles per day

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AERIAL VIEW

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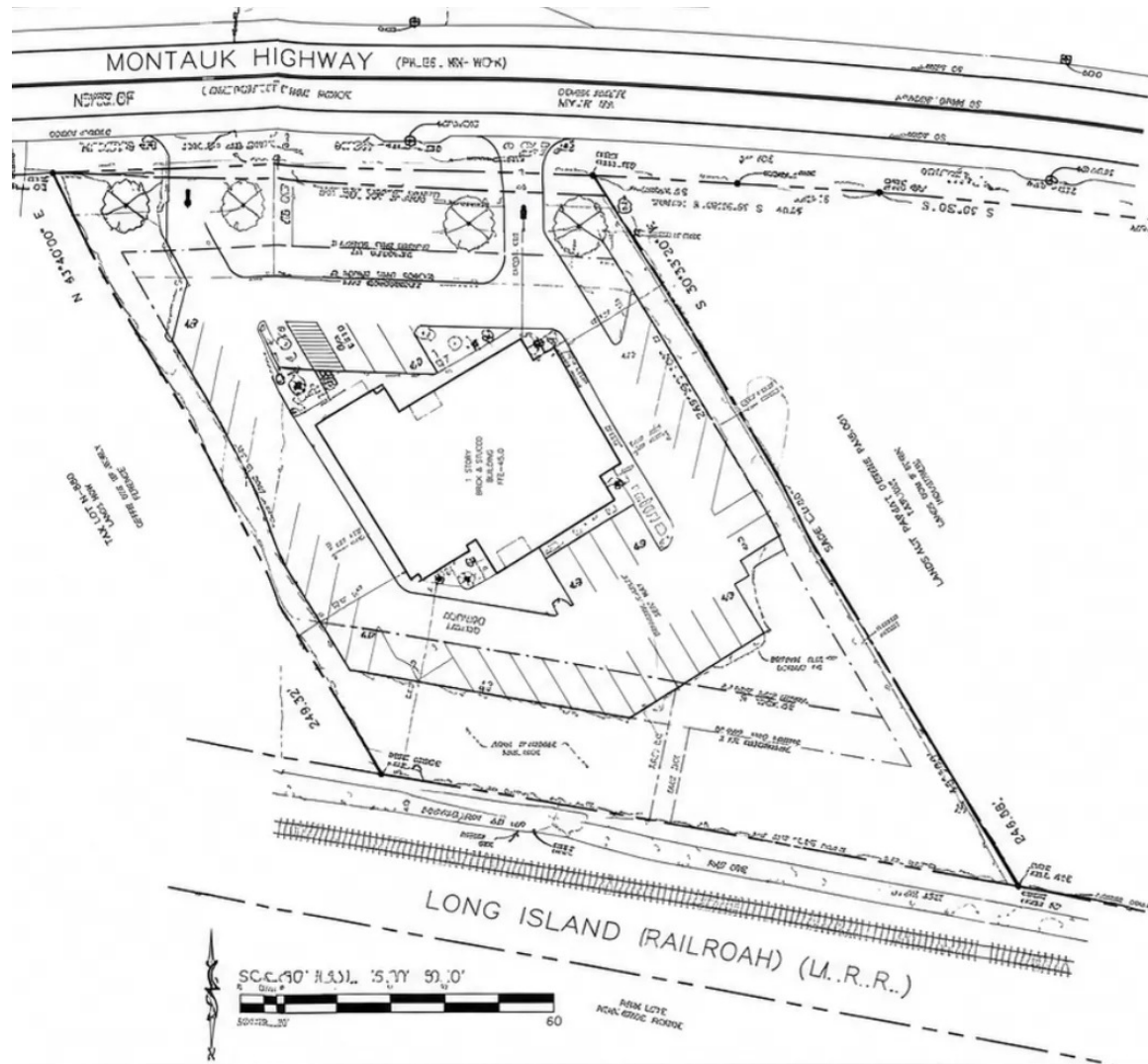
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PROPERTY SURVEY



Montauk Hwy | Eastport, New York 11941



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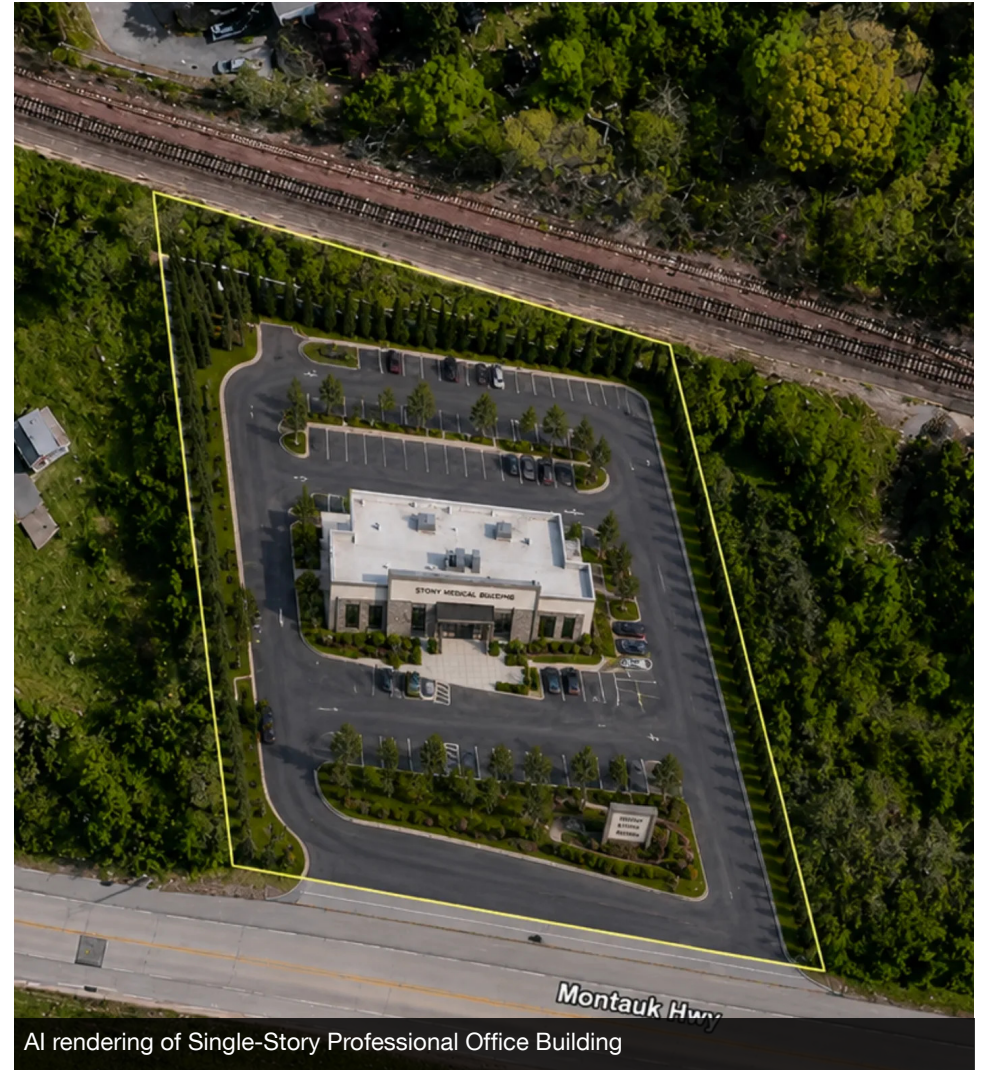
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PROPERTY RENDERINGS

Montauk Hwy | Eastport, New York 11941



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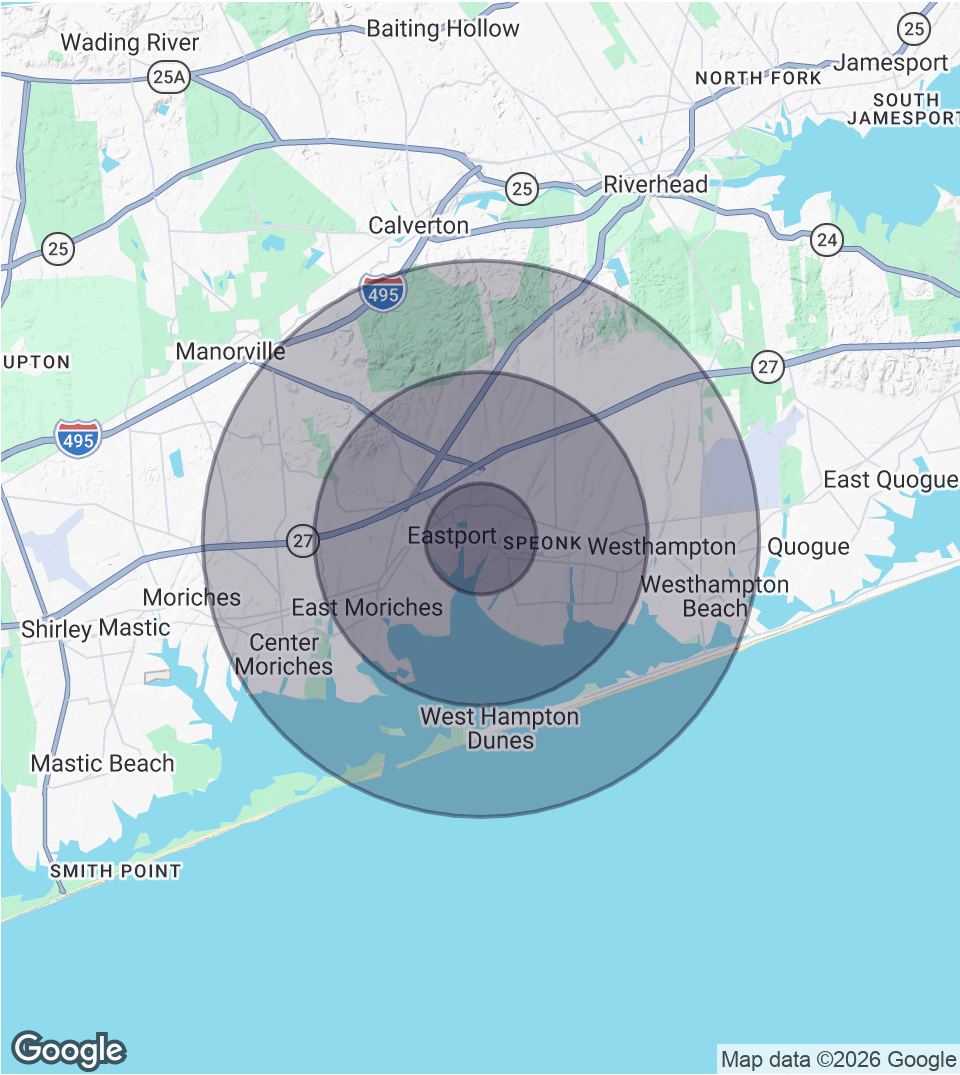
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DEMOGRAPHICS MAP & REPORT

Montauk Hwy | Eastport, New York 11941



1 Mile Radius

Population
2,176
Households
777
Average HH Income
\$195,678

3 Miles Radius

Population
13,701
Households
4,976
Average HH Income
\$192,042

5 Miles Radius

Population
33,252
Households
12,208
Average HH Income
\$176,143

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ADVISOR BIO 1

Montauk Hwy | Eastport, New York 11941



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

Douglas Elliman Commercial - Long Island

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We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
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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.