



For Lease

# 164 Waverly Avenue

Development Opportunity |  
Sunrise Highway Corridor

18,835  
SF

**MRG**  
Momentum Realty Group

# Property Details

164 Waverly Avenue

## SPACE DETAILS

TOTAL SF	2,000 - 20,000 sq ft (Customizable)
PARKING	110+ Spaces
CLEAR HEIGHT	16 ft
CONFIGURATION	Development Opportunity - SUNRISE HIGHWAY CORRIDOR

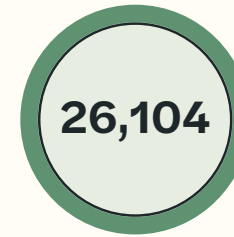
## HIGHLIGHTS

- Brand-New Development at Signalized Intersection on Sunrise Highway Corridor
- Prime Gateway Location to Patchogue Village with 50,000+ Daily Vehicles on Sunrise Highway
- Adjacent to St. Joseph's University (3,000+ Students, Major Daytime Traffic Generator)
- Steps from Revitalized Main Street Patchogue Dining and Entertainment District
- Strong Surrounding Co-Tenancy: Costco, Dick's, LA Fitness, Home Depot, Ulta, Marshalls
- Ideal for QSR, Retail, Auto Service, or Medical uses Seeking High-Visibility Sunrise Highway Exposure

## TRAFFIC COUNTS



Sunrise Highway  
NY-27  
Cars per day



Waverly Avenue  
CR-19  
Cars per day



Holbrook Road  
CR-19  
Cars per day

## DEMOGRAPHICS

Radius	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile Radius	14,261	5,945	\$121,252
3 Mile Radius	79,658	29,536	\$148,945
5 Mile Radius	168,604	59,538	\$147,790

More Than Brokers.  
Trusted Partners.

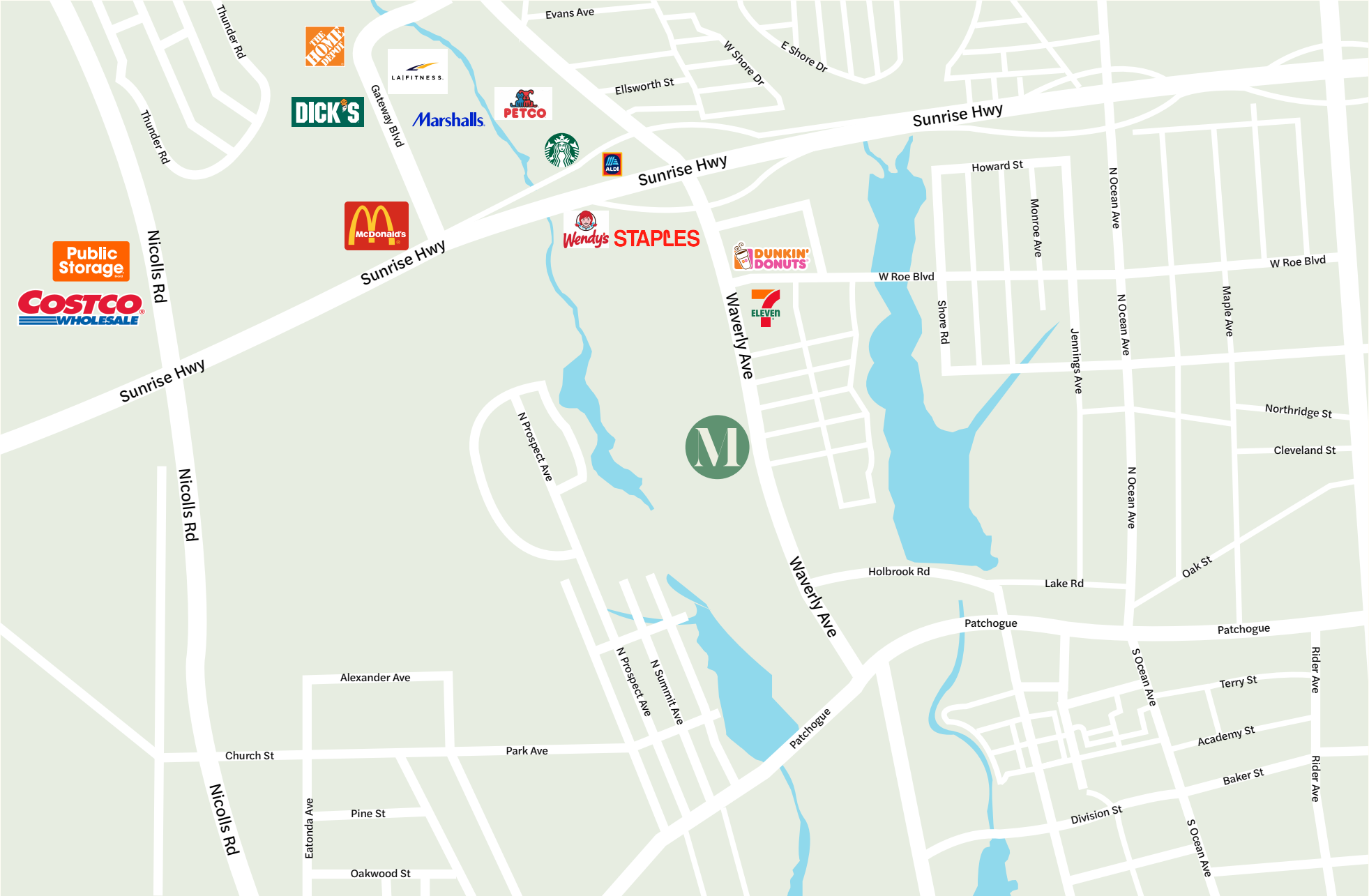
# Site Plan

164 Waverly Avenue



# Neighbor Map

164 Waverly Avenue



## **ST. JOSEPH'S UNIVERSITY HIGHLIGHT**

### **ST. JOSEPH'S UNIVERSITY - LONG ISLAND CAMPUS**

St. Joseph's University's Long Island campus is located less than 1 mile from 164 Waverly Avenue. The university enrolls over 3,000 students and employs hundreds of faculty and staff, creating strong daytime population and consistent demand for dining, retail, fitness, and services. The campus draws year-round traffic from students, parents, alumni, and visitors for classes, events, and athletic competitions, making this location particularly attractive for QSR, coffee, convenience retail, and other high-frequency concepts.

## **BLUE POINT BREWING COMPANY HIGHLIGHT**

### **BLUE POINT BREWING COMPANY - REGIONAL CRAFT BEER DESTINATION**

Blue Point Brewing Company, located adjacent to 164 Waverly Avenue, is one of Long Island's most recognized craft breweries. Founded in 1998 in Patchogue, Blue Point draws regional traffic for brewery tours, tastings, live music, and weekend events. The brewery's tap room and beer garden generate consistent foot traffic, creating spillover demand for complementary dining, retail, and service uses. Blue Point's strong brand recognition positions the area as a craft beer and entertainment destination.

# Renderings

164 Waverly Avenue





# 164 Waverly Avenue

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164 Waverly Avenue,  
Patchogue, NY 11772  
18,835 sq ft · For Lease

## INQUIRIES

*To arrange a showing or discuss leasing terms, please reach out to one of our agents directly.*

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**Charlie Friedler**

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