

HAUPPAUGE, NY 11788

774 Townline Road



Retail Property For Sale

PROPERTY DESCRIPTION

Owner occupied commercial zoned property. 1,000 sq ft plus a full basement on .13 acre lot. Currently being used as a nail salon. Will be delivered vacant. Next door to a 7/11. Fence can be put up to separate from the 7/11 property(Fence posts already on property). Long driveway and large backyard. Located in the town of Islip. Zoning is BUS1(business 1).

PROPERTY HIGHLIGHTS

- Freestanding retail building with commanding Townline Road frontage
- Flexible floor plates accommodate diverse retail concepts
- Contemporary interior finishes enhance customer appeal
- Dual entrances facilitate superior flow and accessibility
- Dedicated back-of-house zones for operational efficiency
- Ample parking supports high customer convenience
- Standing signage opportunities boost brand visibility



HedgeStone
COMMERCIAL
REAL ESTATE

HASSAN MAHMOOD

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Hedgestone Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION

SECTION 1

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Property Summary

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- Meticulously maintained property with modern curb appeal

OFFERING SUMMARY

Sale Price:	\$570,000
Lot Size:	0.13 Acres
Building Size:	1,000 SF

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	181	719	3,239
Total Population	574	2,284	9,605
Average HH Income	\$210,654	\$215,233	\$176,890

Property Description

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LOCATION DESCRIPTION

On a main rd

EXTERIOR DESCRIPTION

Large front driveway leading to concrete backyard

INTERIOR DESCRIPTION

1,000 sq ft plus a full basement.

Complete Highlights

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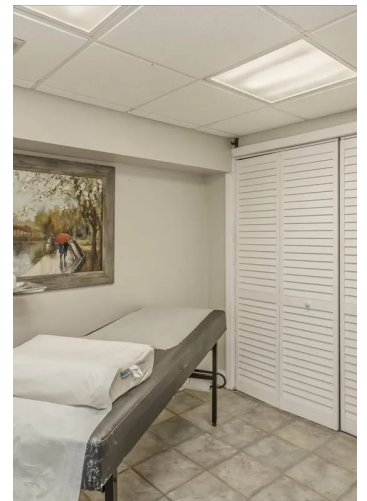
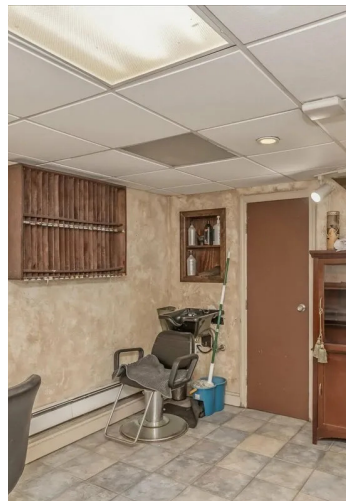
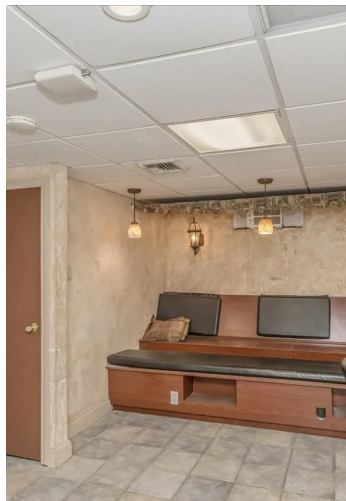
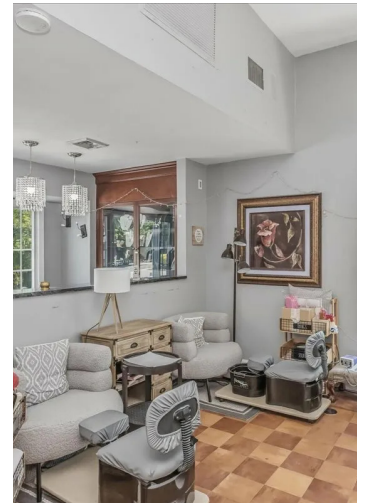
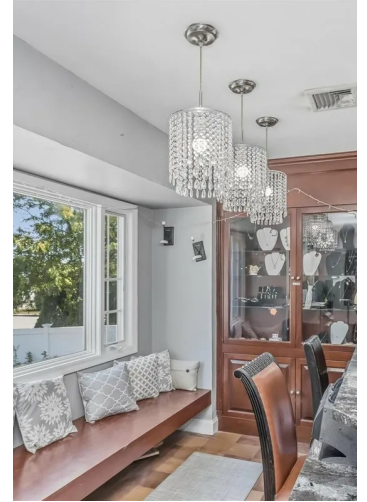


PROPERTY HIGHLIGHTS

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- Standing signage opportunities boost brand visibility
- Meticulously maintained property with modern curb appeal
- Strategic layout promotes merchandising versatility
- Efficient systems support cost-effective operations

Additional Photos

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LOCATION INFORMATION

SECTION 2

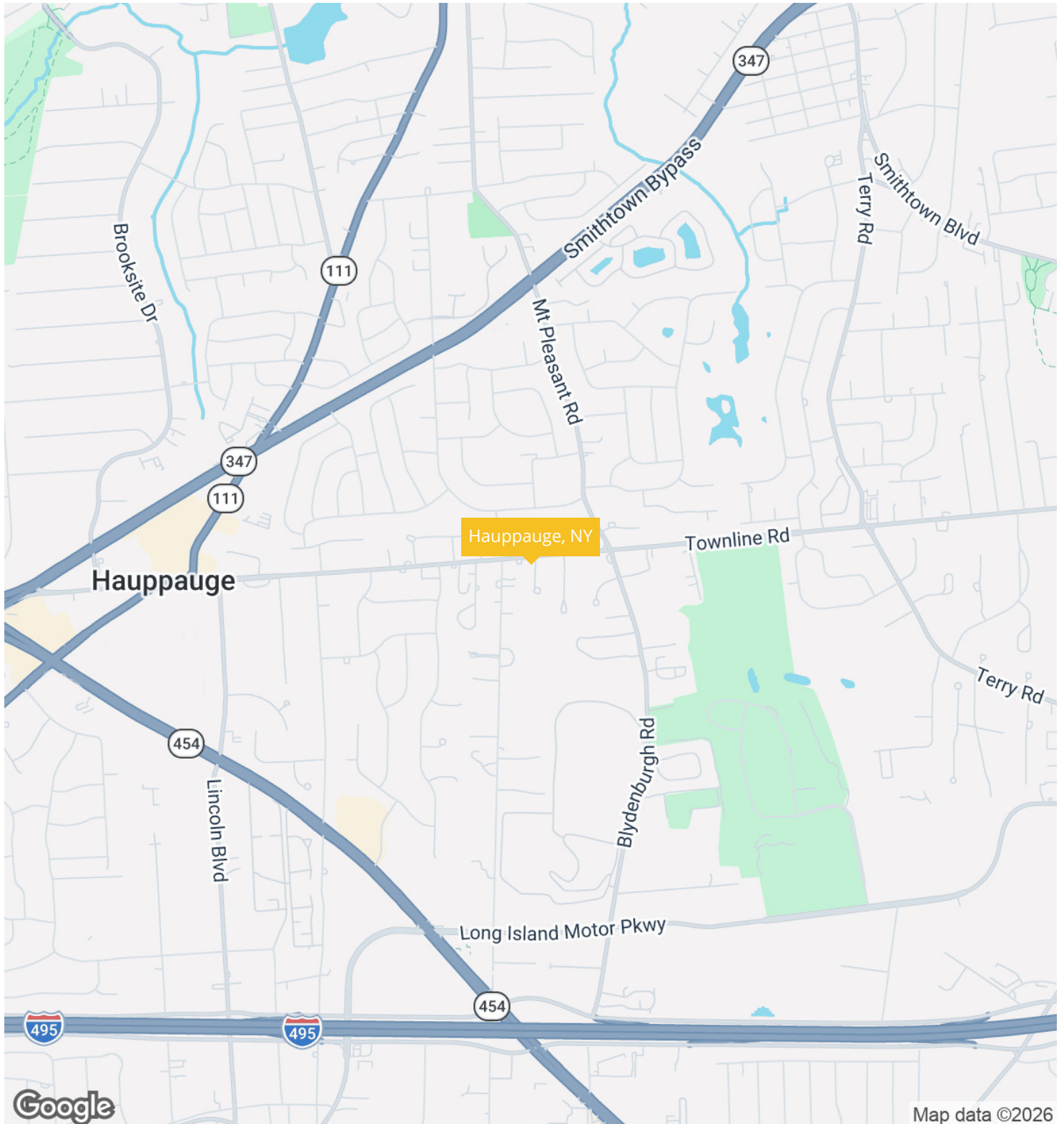
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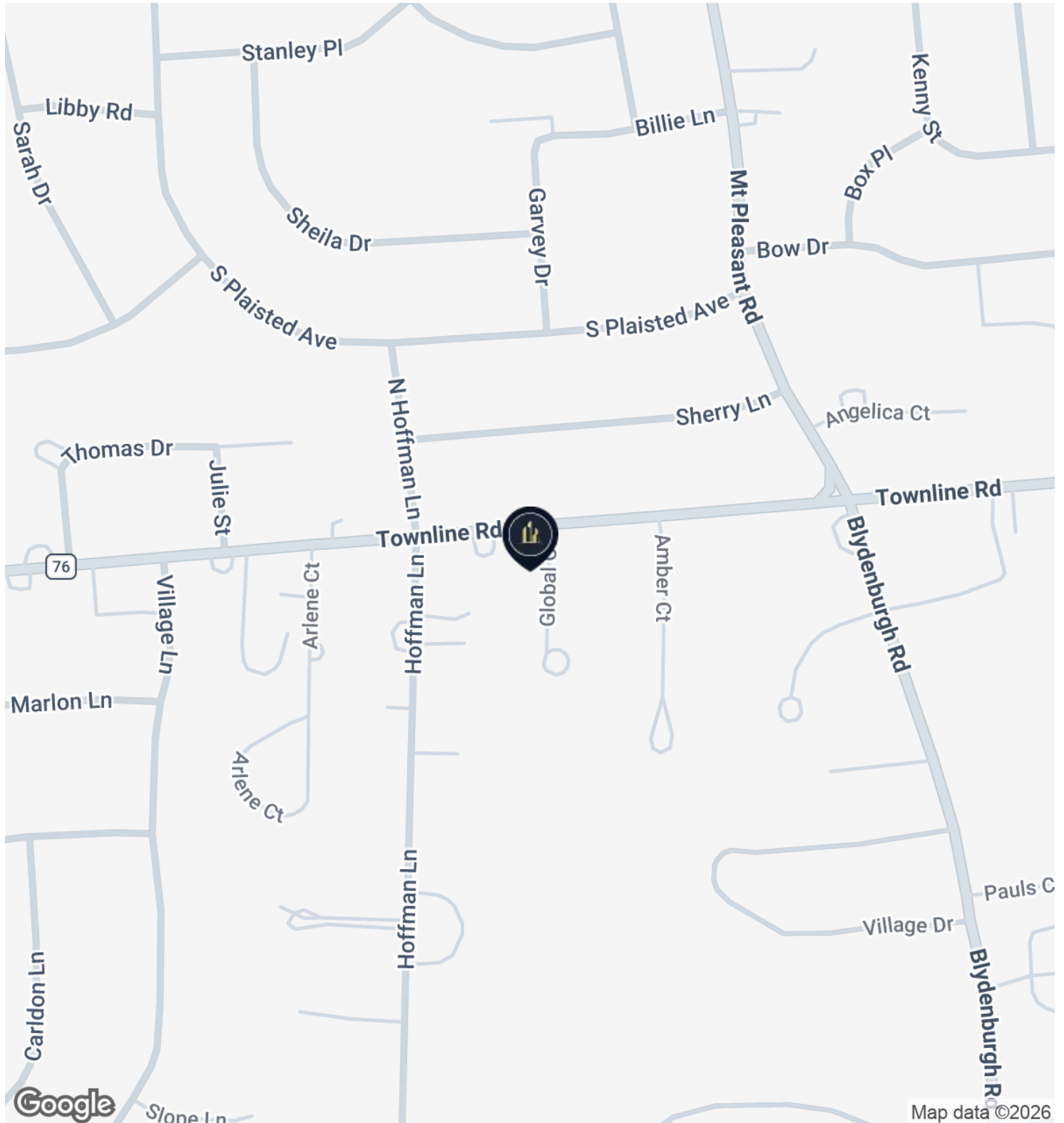
Regional Map

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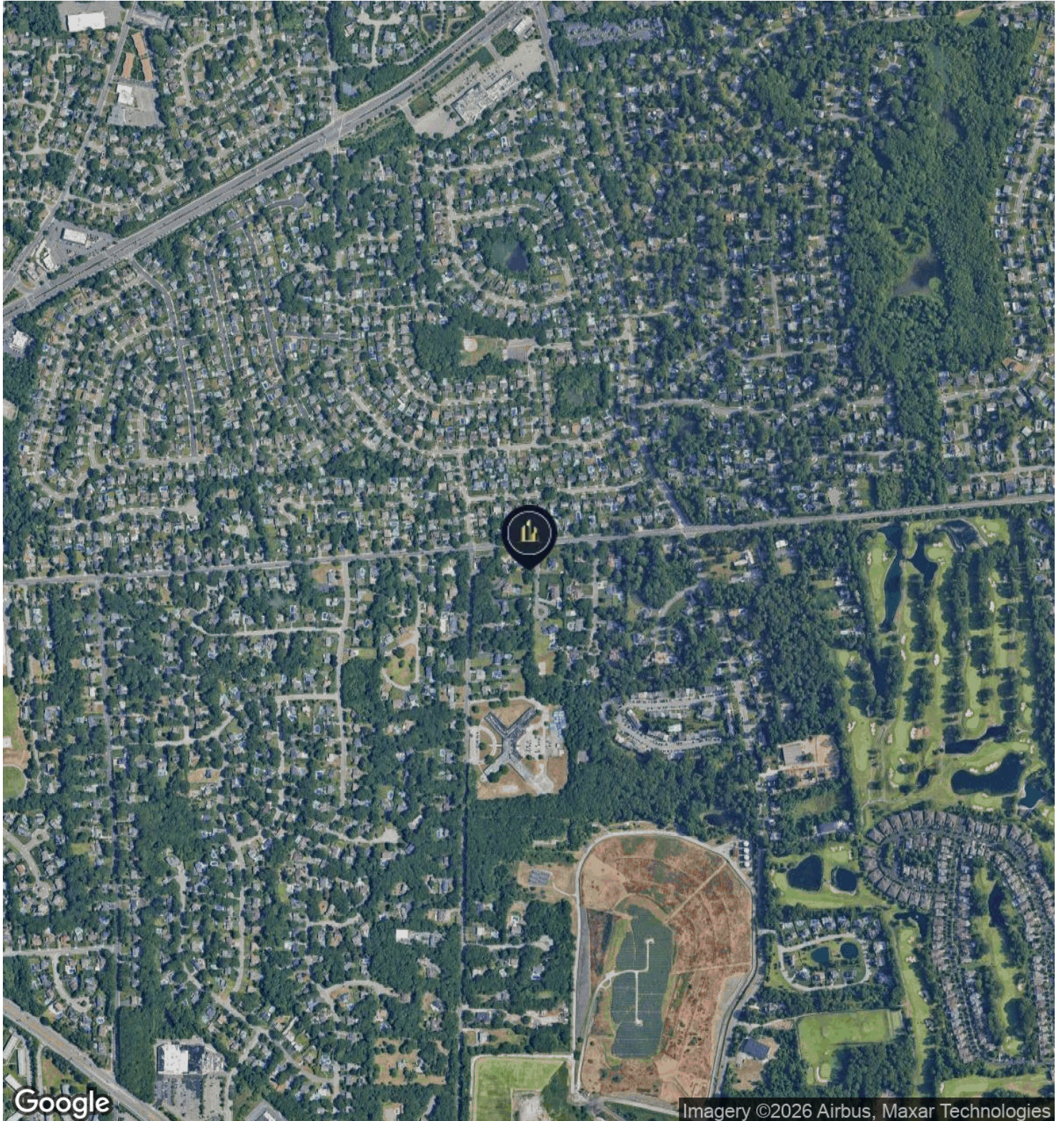
Location Map

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Aerial Map

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Site Plans

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It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

FINANCIAL ANALYSIS

SECTION 3

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Financial Summary

**774 TOWNLINE ROAD | RETAIL PROPERTY FOR SALE
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INVESTMENT OVERVIEW

Price	\$570,000
Price per SF	\$570

OPERATING DATA

FINANCING DATA

Income & Expenses

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INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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SALE COMPARABLES

SECTION 4

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Sale Comps

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Click the **Edit Sale Comps** icon in the Page Edit Bar to add Comps to this page.

Sale Comps Map & Summary

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LEASE COMPARABLES

SECTION 5

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Lease Comps

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Lease Comps Map & Summary

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DEMOGRAPHICS

SECTION 6

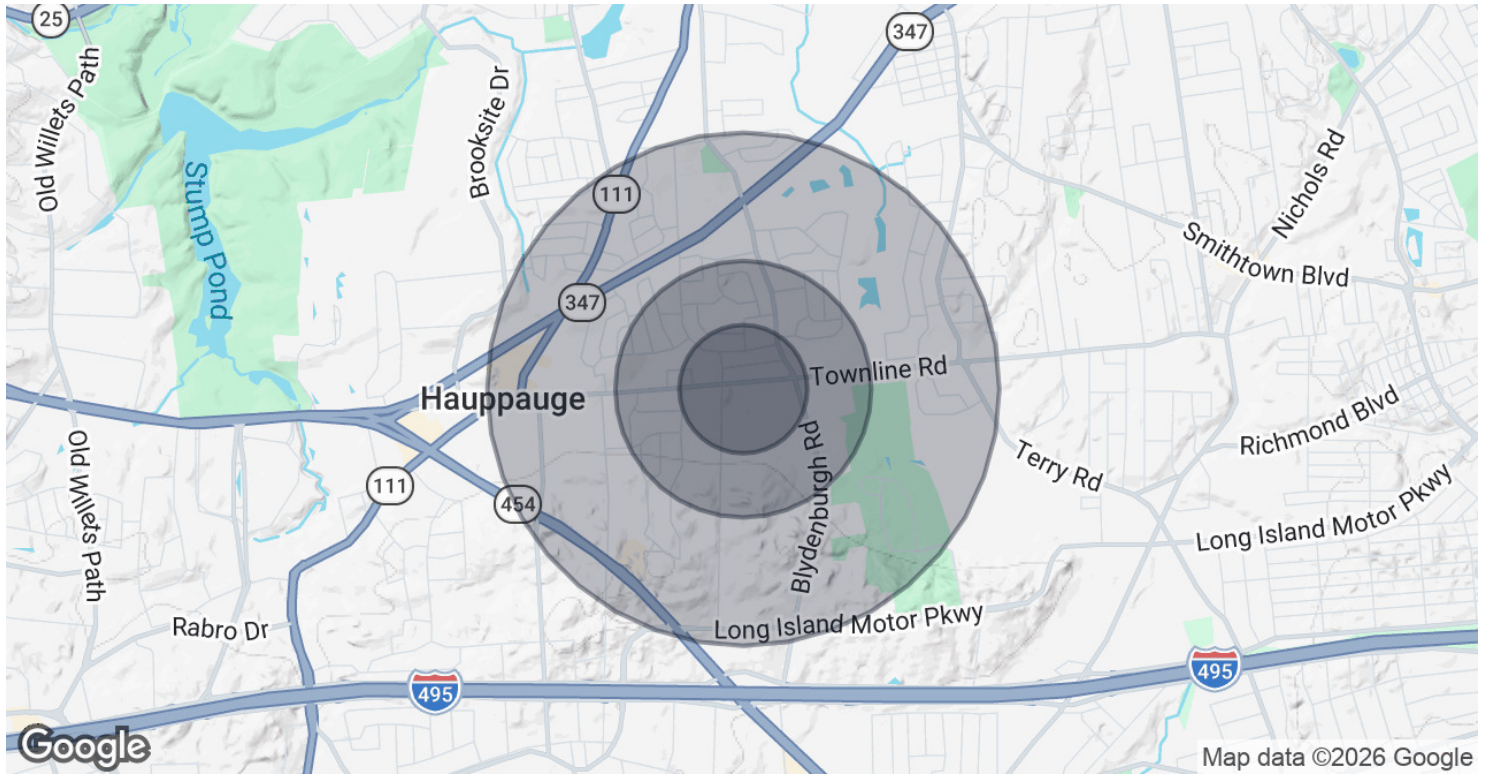
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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	574	2,284	9,605
Average Age	40.7	41.7	41.9
Average Age (Male)	37.3	38.2	41.1
Average Age (Female)	43.7	44.4	42.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	181	719	3,239
# of Persons per HH	3.2	3.2	3.0
Average HH Income	\$210,654	\$215,233	\$176,890
Average House Value	\$613,170	\$620,167	\$620,518

2023 American Community Survey (ACS)

ADVISOR BIOS

SECTION 7

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Advisor Bio 1

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