

270 W MAIN ST, PATCHOGUE, NY 11772

270 W Main Street - Gas Station For Sale



Gas Station For Sale

PROPERTY DESCRIPTION

Stabilized, income-producing gas station investment opportunity located in the heart of Patchogue Village. This offering is ideal for investors seeking passive cash flow with a tenant already in place and minimal management responsibilities.

The property features an operating tenant under a structured lease with annual rent increases, providing predictable income and built-in growth. Positioned along a high-traffic corridor, the asset benefits from strong visibility and consistent consumer demand.

Located within walking distance to the new The Carriage House Patchogue, a luxury residential project currently under construction, the property is well-positioned for continued appreciation and increased local activity.

Seller financing is available, offering additional flexibility for investors looking to leverage their acquisition.

Taxes = \$17,786



HedgeStone
COMMERCIAL
REAL ESTATE

STEVEN BEZMEN

Licensed Associate Real Estate Broker

516.419.2752

steven.bezmen@hedgestone.com

VINCENT GEBBIA

President

516.695.4898

vincent.gebbia@hedgestone.com

HedgeStone Commercial Real Estate
164 Main Street, Huntington, NY 11743
<http://www.hedgestonecre.com>

Property Summary

270 W MAIN ST, PATCHOGUE, NY 11772
270 W MAIN STREET - GAS STATION FOR SALE



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OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | Upon Request |
| Taxes: | \$17,786 |
| Lot Size: | 6,098 SF |
| Building Size: | 950 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,834 | 26,776 | 54,569 |
| Total Population | 13,549 | 71,098 | 154,372 |
| Average HH Income | \$131,209 | \$147,805 | \$148,545 |

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Street View

270 W MAIN ST, PATCHOGUE, NY 11772
270 W MAIN STREET - GAS STATION FOR SALE



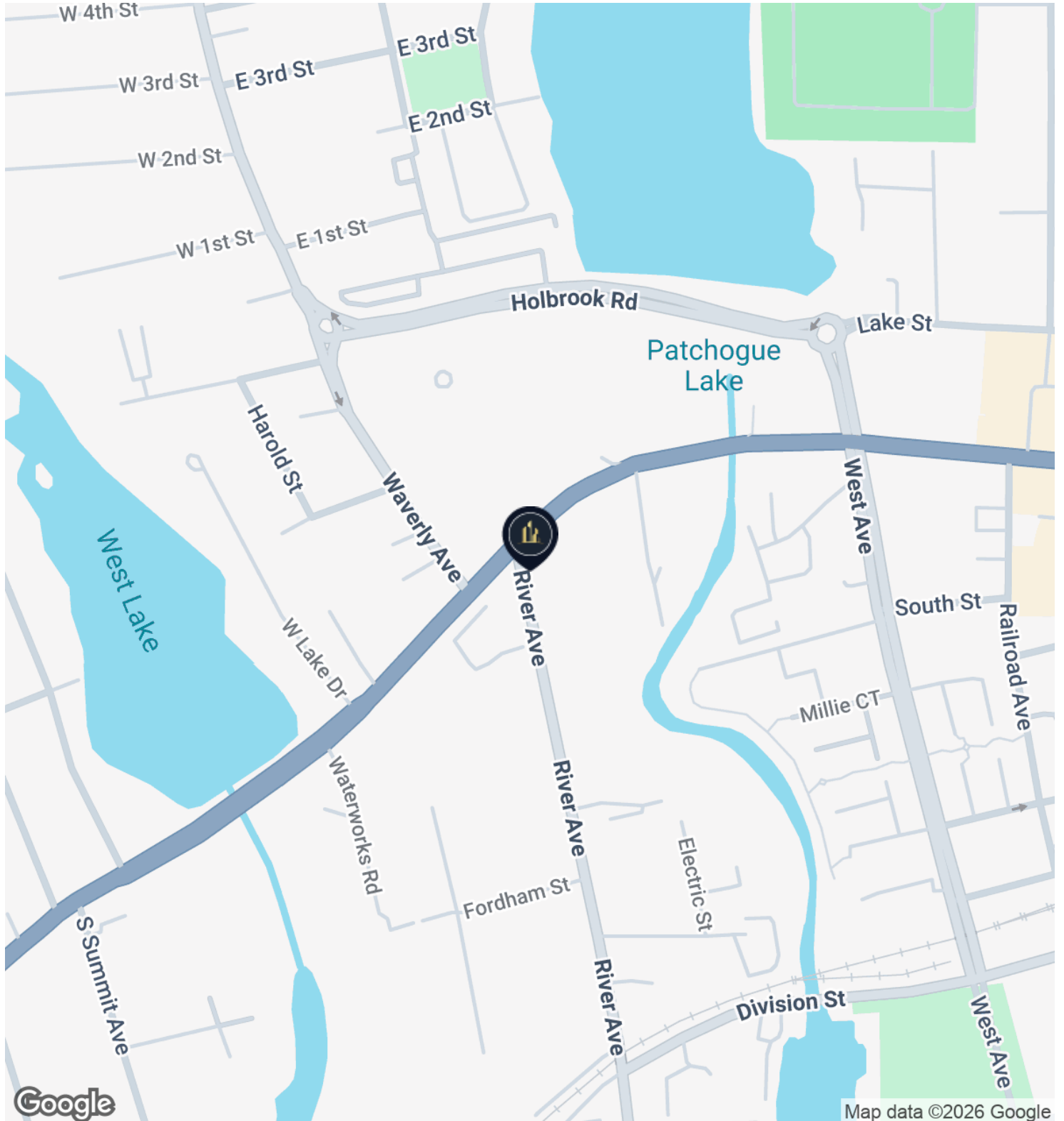
Additional Photos

270 W MAIN ST, PATCHOGUE, NY 11772
270 W MAIN STREET - GAS STATION FOR SALE



Location Map

270 W MAIN ST, PATCHOGUE, NY 11772
270 W MAIN STREET - GAS STATION FOR SALE



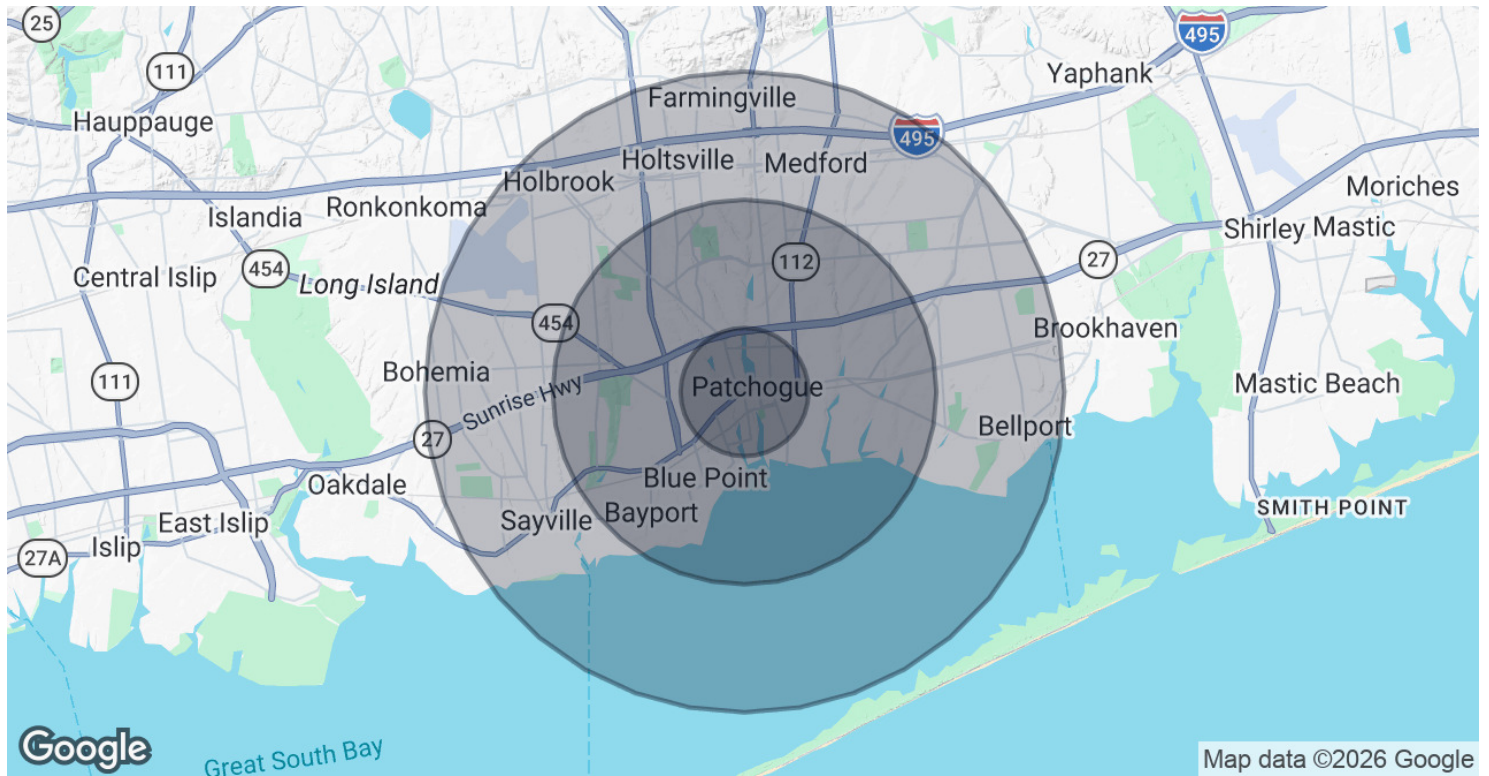
Retailer Map

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Demographics Map & Report

270 W MAIN ST, PATCHOGUE, NY 11772
270 W MAIN STREET - GAS STATION FOR SALE



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 13,549 | 71,098 | 154,372 |
| Average Age | 40.8 | 41.7 | 41.1 |
| Average Age (Male) | 41.7 | 42.3 | 41.4 |
| Average Age (Female) | 40.4 | 40.9 | 41.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 5,834 | 26,776 | 54,569 |
| # of Persons per HH | 2.3 | 2.7 | 2.8 |
| Average HH Income | \$131,209 | \$147,805 | \$148,545 |
| Average House Value | \$491,336 | \$529,353 | \$521,142 |

2023 American Community Survey (ACS)

Meet The Team

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Direct: 516.419.2752
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NY #10301219256



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