

OFFERING MEMORANDUM

Hallock Landing | 385-415 Route 25 A Rocky Point , NY 11778

FOR SALE



Commercial



EXECUTIVE SUMMARY

Hallock Landing | 385-415 Route 25 A Rocky Point , NY 11778

Lot Size:	2.74 Acres	Zoning:	J-2
Traffic Counts:	+ 30,000 Cars per Day	Frontage:	345 Feet
Annual Taxes:	TBD	Sale Price:	\$2,200,000.00

For more information, please contact Michael Murphy

Prime 2.74-Acre Development Site In The Heart Of Rocky Point

An exceptional opportunity to acquire 2.74 acres of prime land in one of Suffolk County's most rapidly growing demographic corridors. Located directly on heavily traveled Route 25A, this site offers outstanding visibility, 345 feet of frontage, and immediate access to a thriving consumer base.

Positioned across from an extremely busy, well-established strip center, the property benefits from constant daily traffic and strong neighboring retail synergy. The surrounding area continues to expand, with new homes and multifamily developments underway in nearby communities including Mount Sinai, Miller Place, and Shoreham-Wading River, further strengthening the long-term demand profile.

This site is ideal for a developer seeking to break into a high-growth market with excellent demographics, national retailers nearby, and sustained population expansion.

A rare chance to secure a high-visibility development parcel in a booming North Shore community.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

KAY
JEWELERS

AERIAL VIEW OF PROPERTY

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RETAILER MAP

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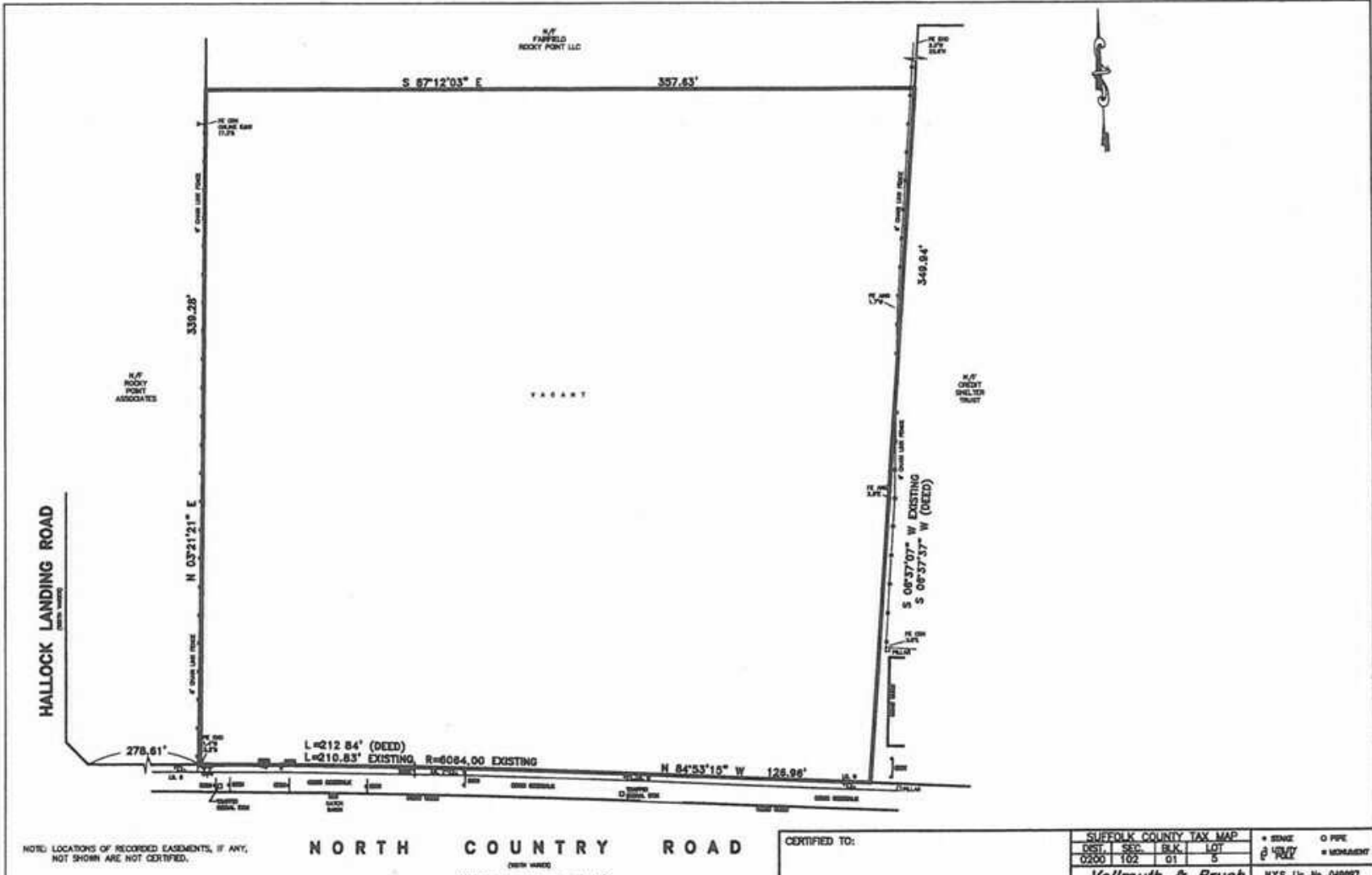
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PROPERTY SURVEY

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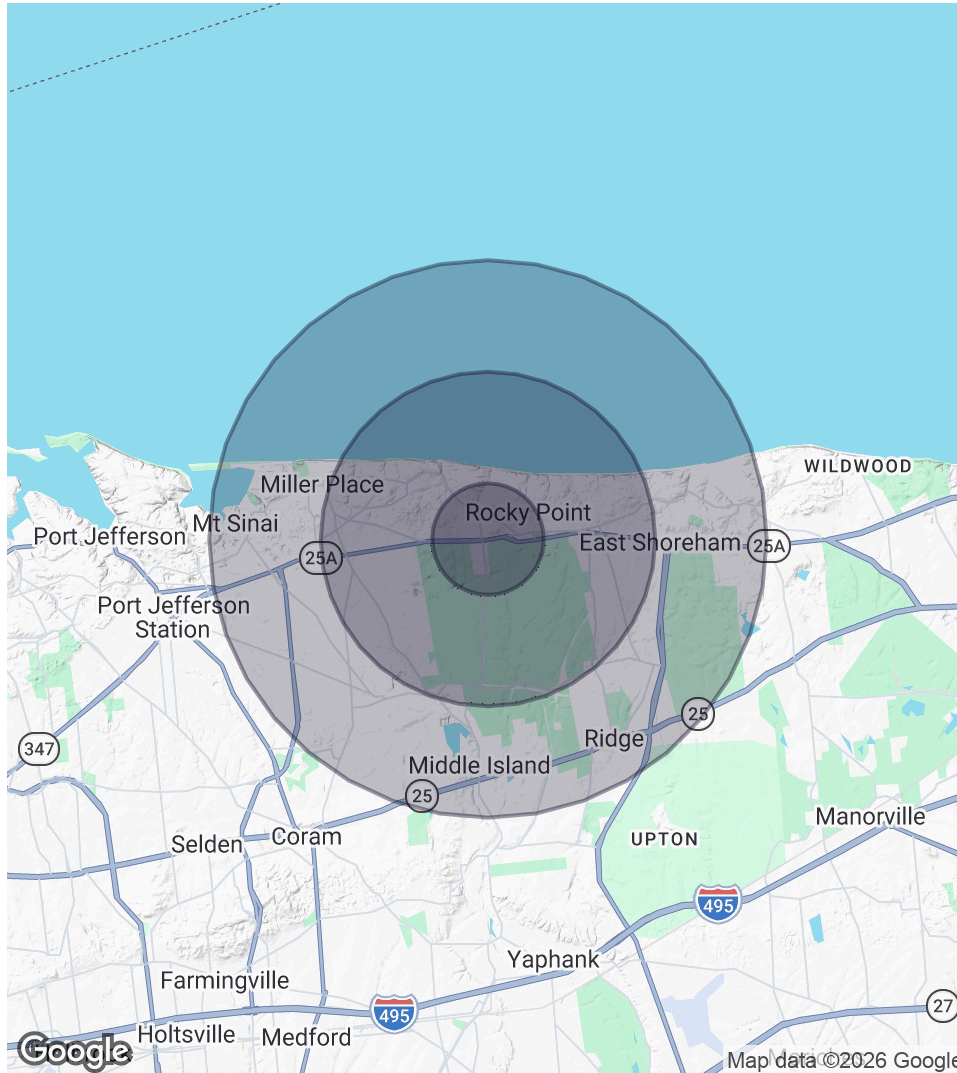
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DEMOGRAPHICS MAP & REPORT

Hallock Landing | 385-415 Route 25 A Rocky Point , NY 11778



1 Mile Radius

Population
6,125
Households
2,106
Average HH Income
\$157,465

3 Miles Radius

Population
35,875
Households
13,208
Average HH Income
\$164,857

5 Miles Radius

Population
80,777
Households
30,457
Average HH Income
\$162,974

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 **Douglas Elliman**

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VEHICLES
SITE PER DAY

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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.