

OFFERING MEMORANDUM

274 Bay Shore Road | North Babylon, New York 11703

FREESTANDING BUILDING FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



274 Bay Shore Road | North Babylon, New York 11703

Building Size:	2,400 SF	Property Taxes:	\$26,975
Lot Size:	.46 Acres	Parking:	10 + Spaces
Zoning:	Business E	Lease Rate:	\$10,000 Per Month NNN

Property Overview

Positioned along heavily traveled Bay Shore Road, this former 7-Eleven presents a rare opportunity to lease a highly visible freestanding retail building in the heart of North Babylon. The property consists of approximately **2,400 SF** situated on **0.46 acres**, featuring dedicated on-site parking, two curb cuts for convenient ingress/egress, and excellent frontage for signage and branding. The open floor plan allows for a wide range of retail, service, medical, food, or convenience-oriented uses. Located within close proximity to major transportation corridors and surrounded by dense residential neighborhoods and established commercial businesses, the property offers exceptional accessibility and a strong built-in customer base.

Exclusively represented by:

Michael Gronenthal

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Dennis Gandley

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PROPERTY DETAILS

274 Bay Shore Road | North Babylon, New York 11703

Lease Rate	\$10,000 Per Month NNN
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Location Information	
Street Address	274 Bay Shore Road
City, State, Zip	North Babylon, NY 11703
County	Suffolk
Township	Town of Babylon

Building Information	
Building Size	2,400 SF
Heating	Gas
Power	200 Amps
HVAC	Fully

Property Information	
Property Type	Retail
Zoning	Business E
Lot Size	0.46 Acres
Sanitary	Septic
Curb Cuts	Two (2)

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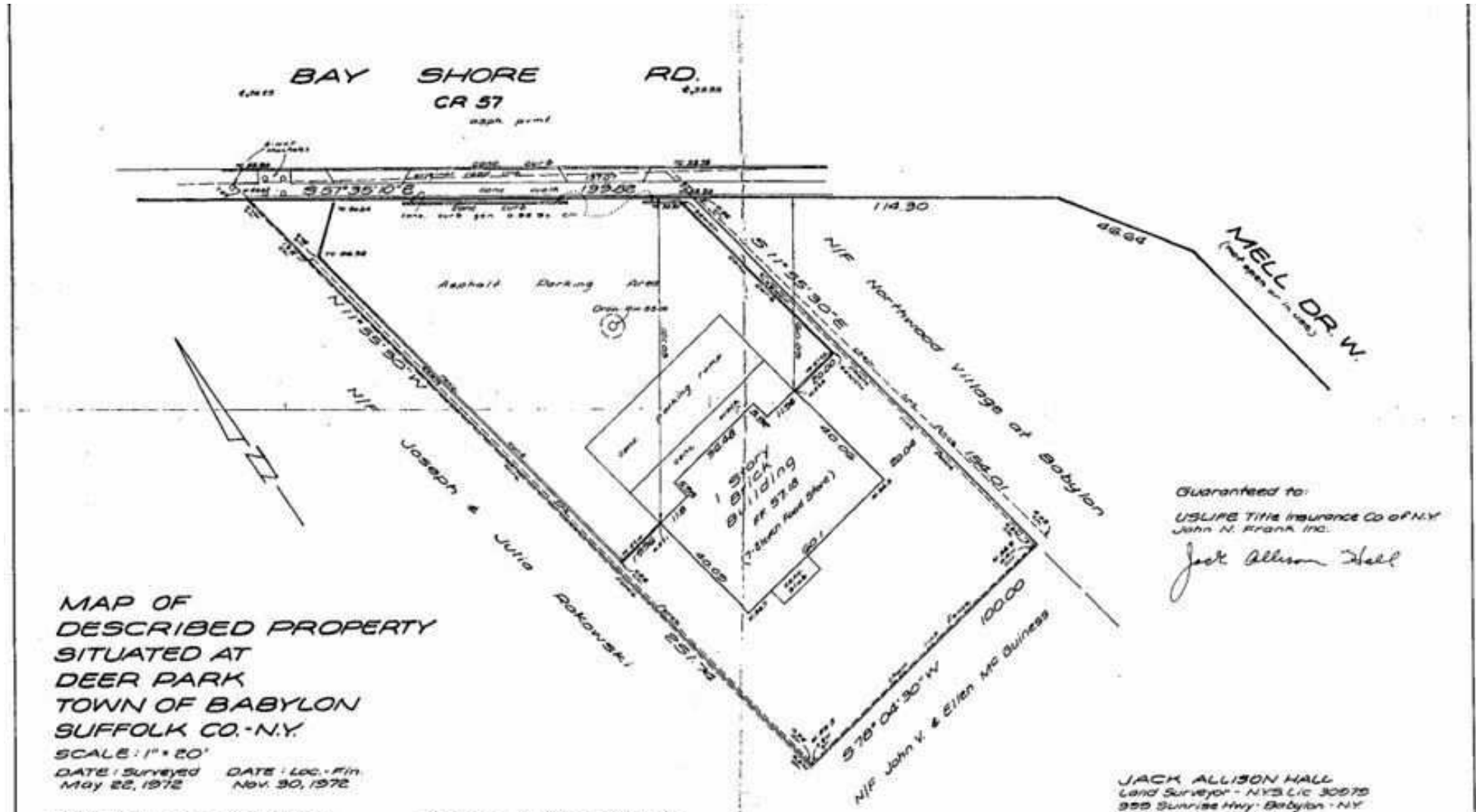
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PROPERTY SURVEY

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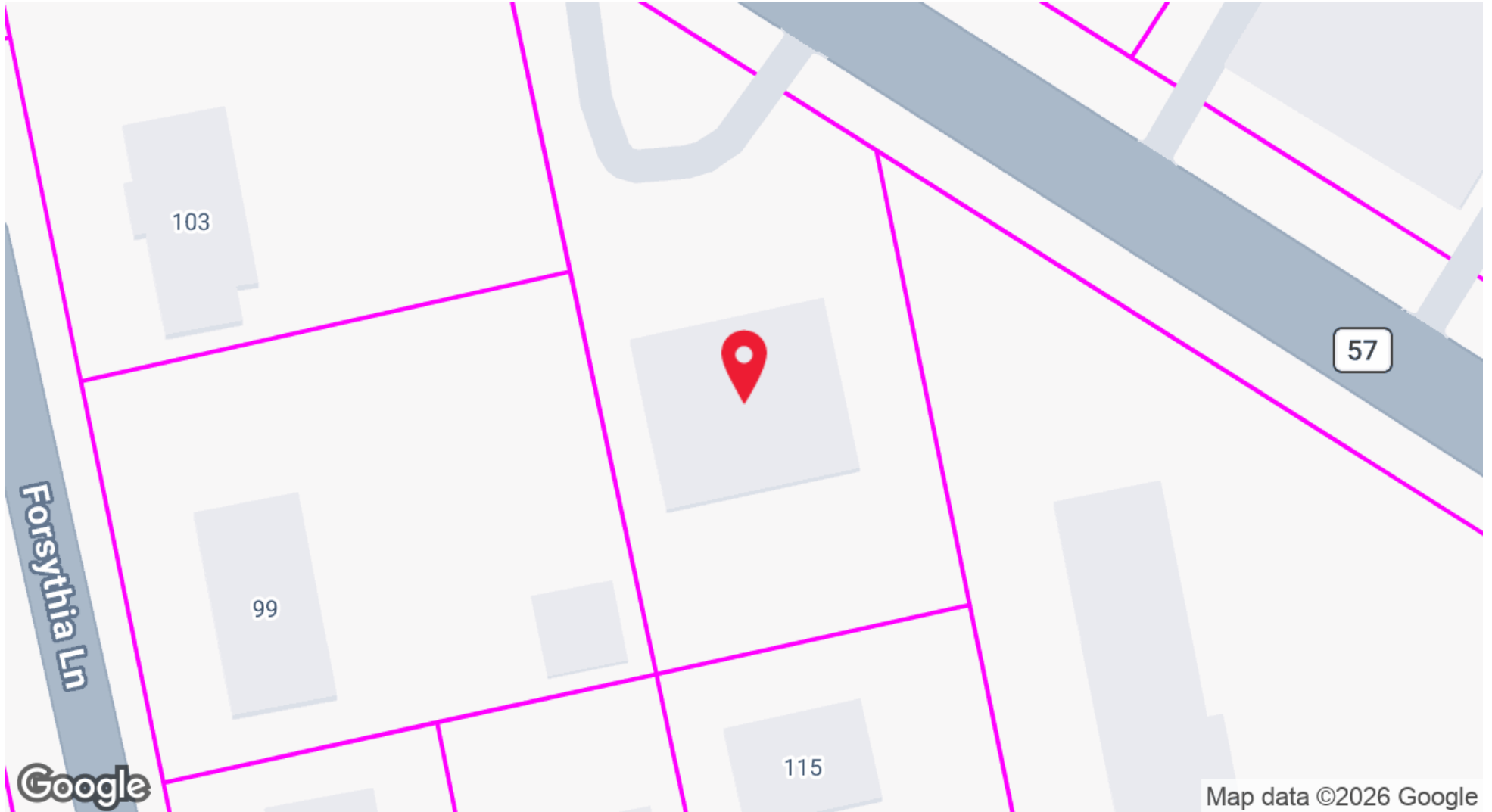
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PARCEL MAP

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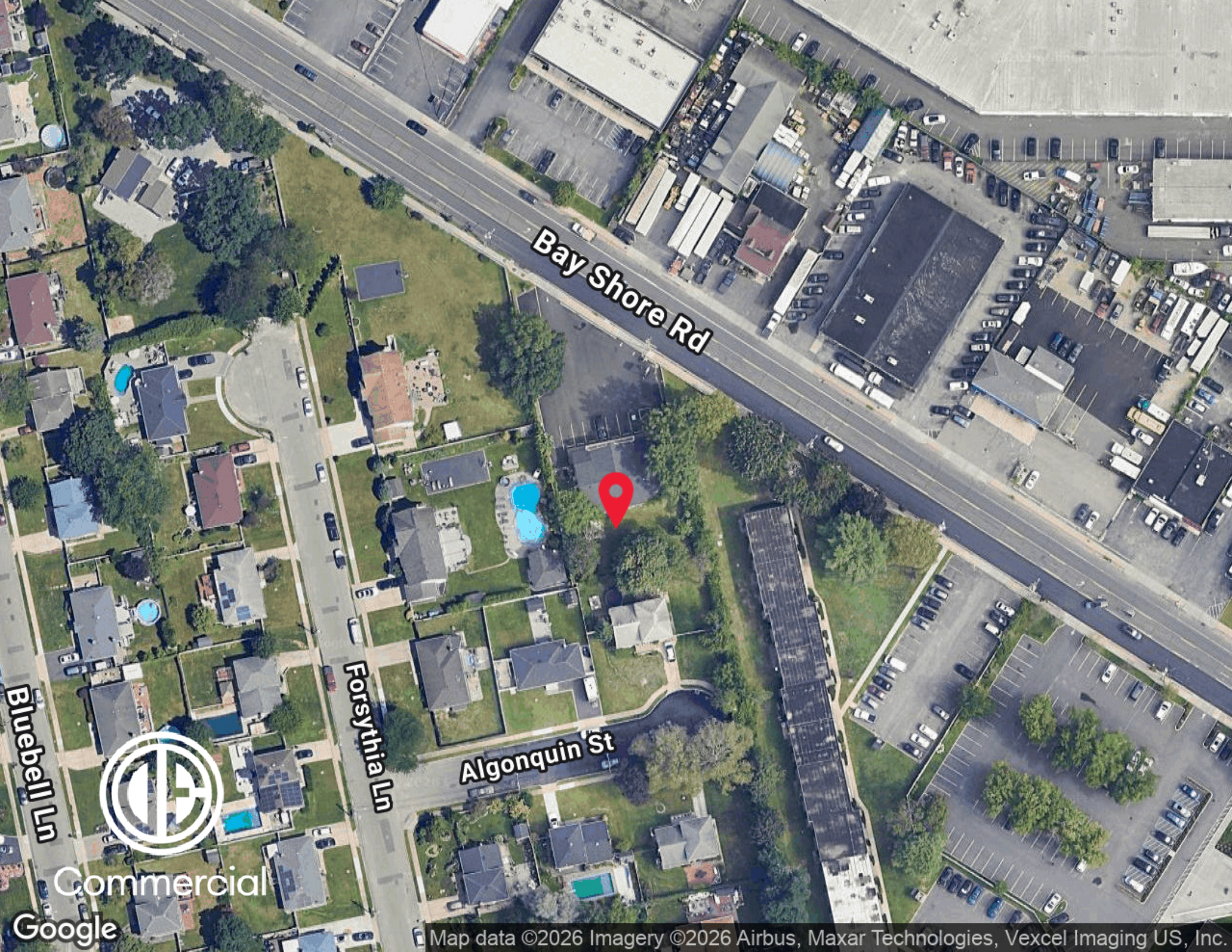
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Bay Shore Rd

Forsythia Ln

Algonquin St

Bluebell Ln

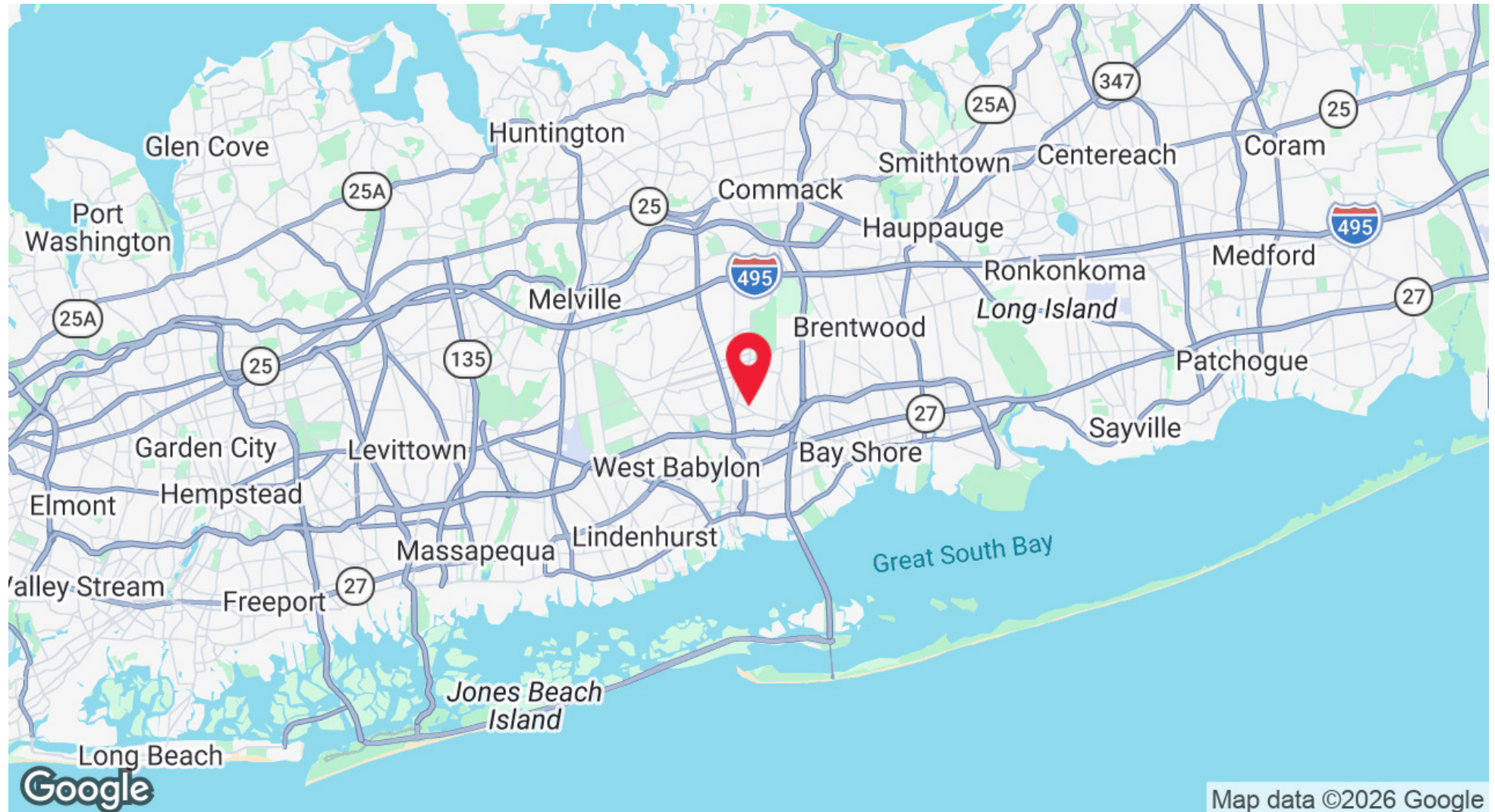


Commercial
Google



REGIONAL MAP

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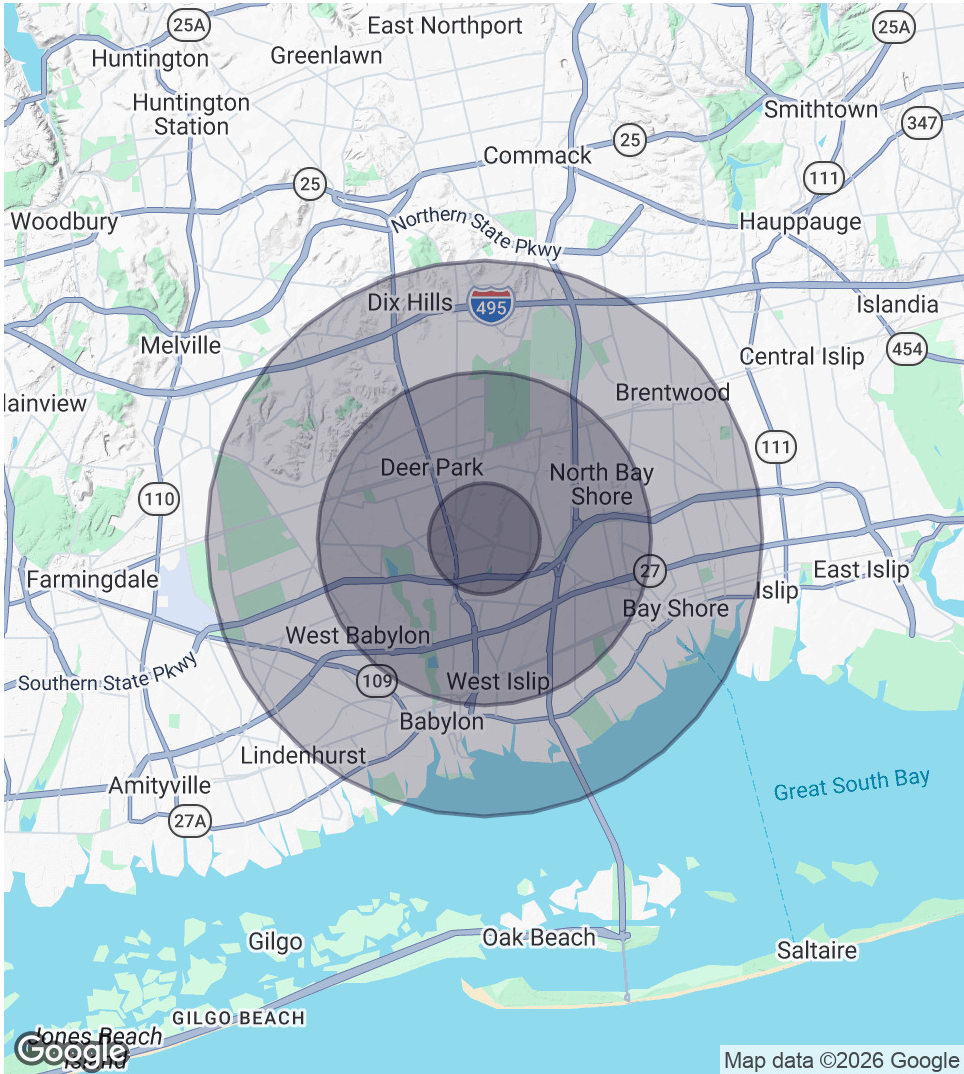
DEMOGRAPHICS MAP & REPORT

274 Bay Shore Road | North Babylon, New York 11703

Population	1 Mile	3 Miles	5 Miles
Total Population	18,265	124,511	248,663
Average Age	41.3	40.1	40.5
Average Age (Male)	38.1	38.5	38.7
Average Age (Female)	42.6	41.1	41.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,371	37,669	77,224
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$148,169	\$161,159	\$165,017
Average House Value	\$486,996	\$521,849	\$573,008

2023 American Community Survey (ACS)



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We Are Commercial Real Estate

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