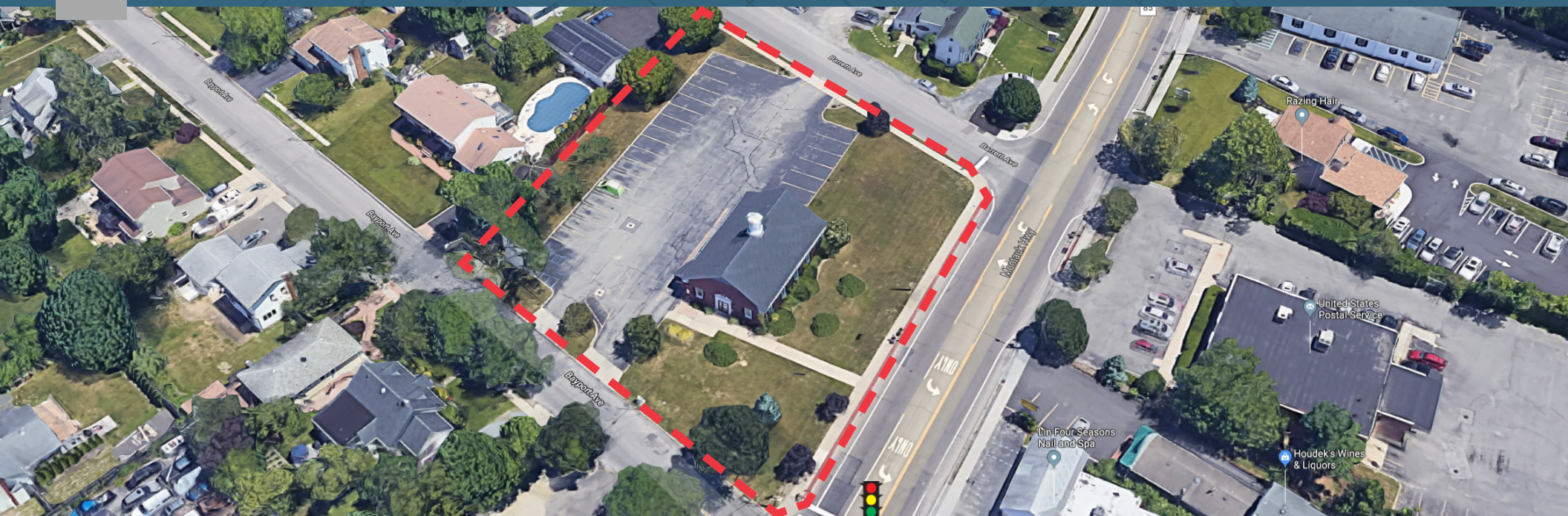


FOR SUB-LEASE

Freestanding Building with Drive-thru

835 Montauk Highway | Bayport, NY 11705



Overview

SIZE	2,635 SF building with drive-thru 0.95 acres lot
ASKING RENT	Upon Request
FRONTAGE	Approx 60'
CEILING HEIGHTS	12'
POSSESSION	Immediate

Neighboring Tenants



Description

- Ample parking – 26 dedicated parking spaces
- Corner intersection with traffic signal
- Densely populated market
- Close to schools and highways
- Sublease through 4/30/2023
- Longer term extension possible

Contact

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 212.710.5257 | jon.spadafino@srsre.com

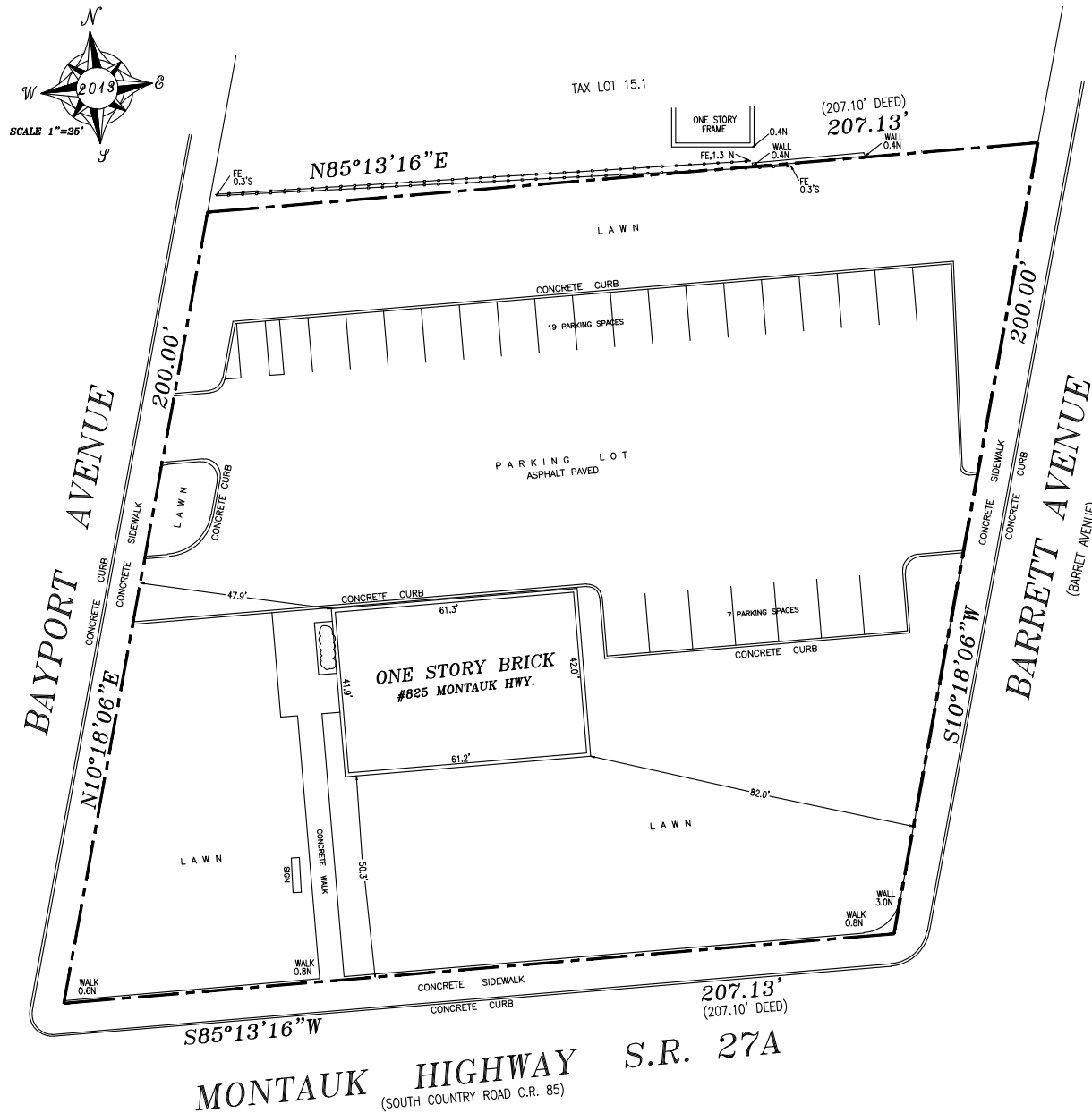
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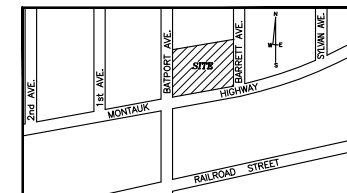
Demographics

	1 MILE	3 MILE	5 MILE
Total Population	8,651	65,755	129,766
Number of Households	3,088	24,205	46,724
Median Household Income	\$106,639	\$92,015	\$91,940
Average Household Income	\$134,880	\$118,747	\$116,832

Year: 2019 | Source: ESRI

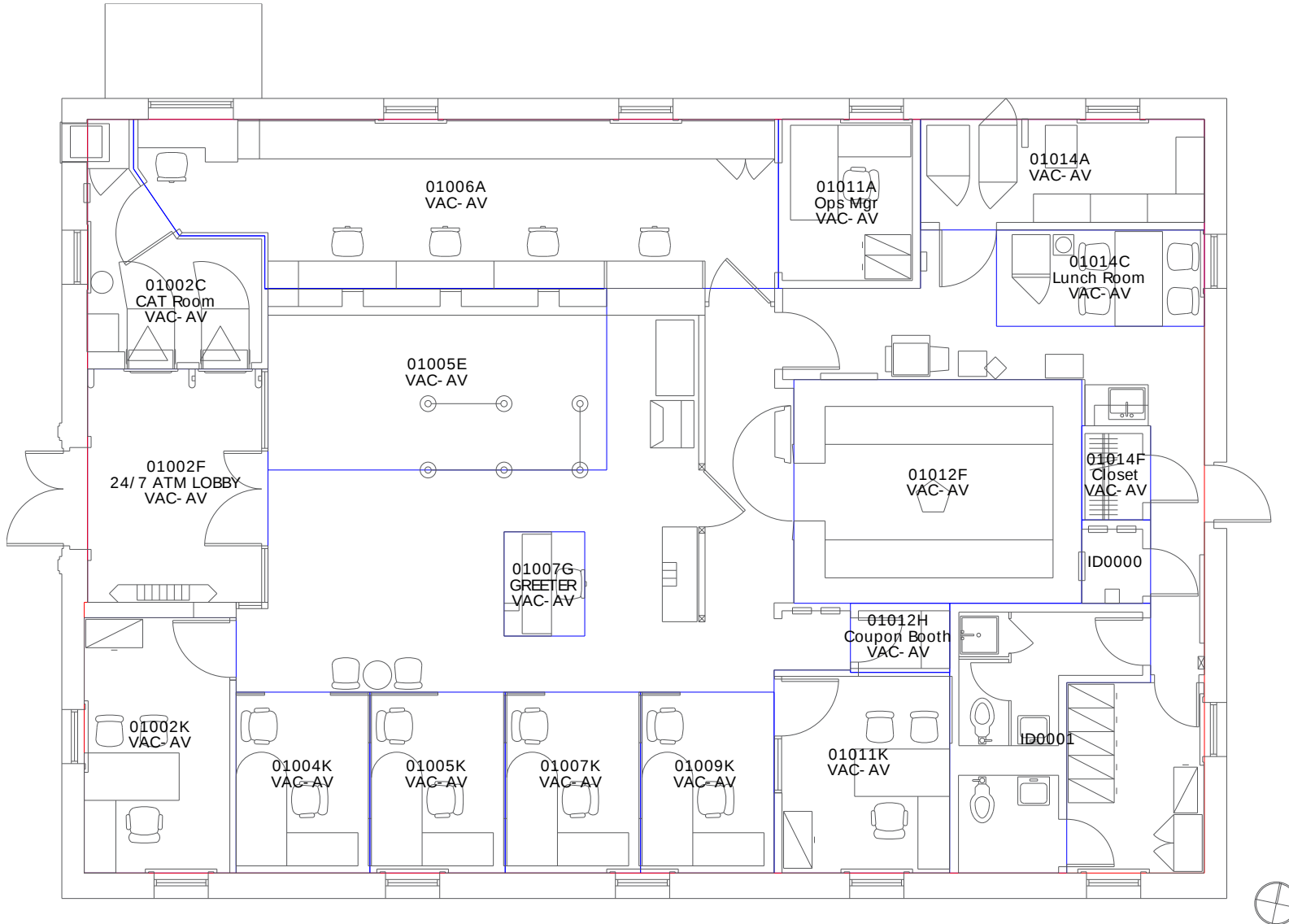


VICINITY MAP (NOT TO SCALE)



Freestanding Building with Drive-thru

835 Montauk Highway | Bayport, NY 11705





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