

Bay Marine

BELLMORE, NY



OFFERING MEMORANDUM

PRESENTED BY:

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BELLMORE, NY

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1.6 MILLION
APPROX. ACREAGE:	1.2
LIFT SYSTEM:	ALGONAC

OVERVIEW

Located on Long Island just 1 mile north of the Great South Bay, this marina presents an outstanding opportunity for any buyer looking to develop a vibrant boat club, service and rental facility in the midst of a tremendous demographic. The location has been highly regarded by boat owners for many years. Haul and launch operations are provided and up to 60 boats are typically stored in winter on the hard.

Long Island is a highly desired venue for boating enthusiasts. The area is growing rapidly while retaining its rich history and its unique charm. Immediately accessible bay waters are protected by barrier islands which provide calmer waters and direct access to offshore activities. The proximity to New York City and all of its boating clientele bodes well for continued growth into the future.

A commercial property on the water in a strong residential neighborhood with direct access to cruising waters is as good as it gets!

BAY MARINE

PROPERTY INFORMATION

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PROPERTY LAYOUT

BIRDS EYE VIEW

ALGONAC LIFT AND RAILWAY

OFFICE AND SERVICE BUILDINGS IN THE YARD

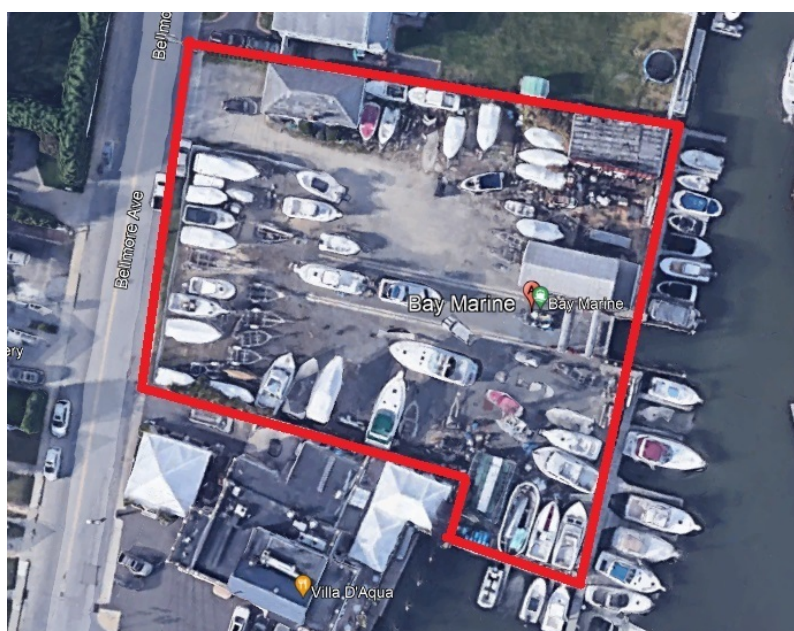
Property Layout



Birds Eye View



Algonac Lift And Railway



Office And Service Buildings In The Yard



BAY MARINE

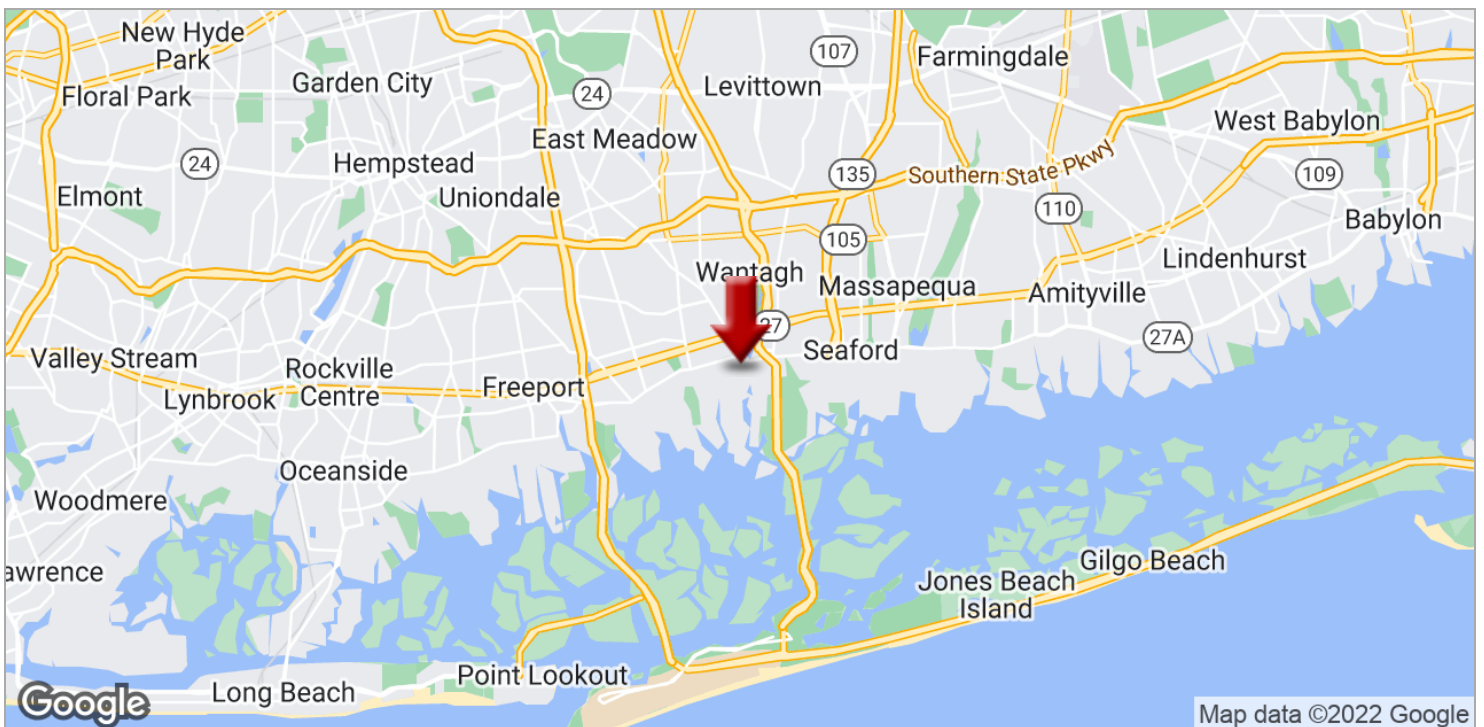
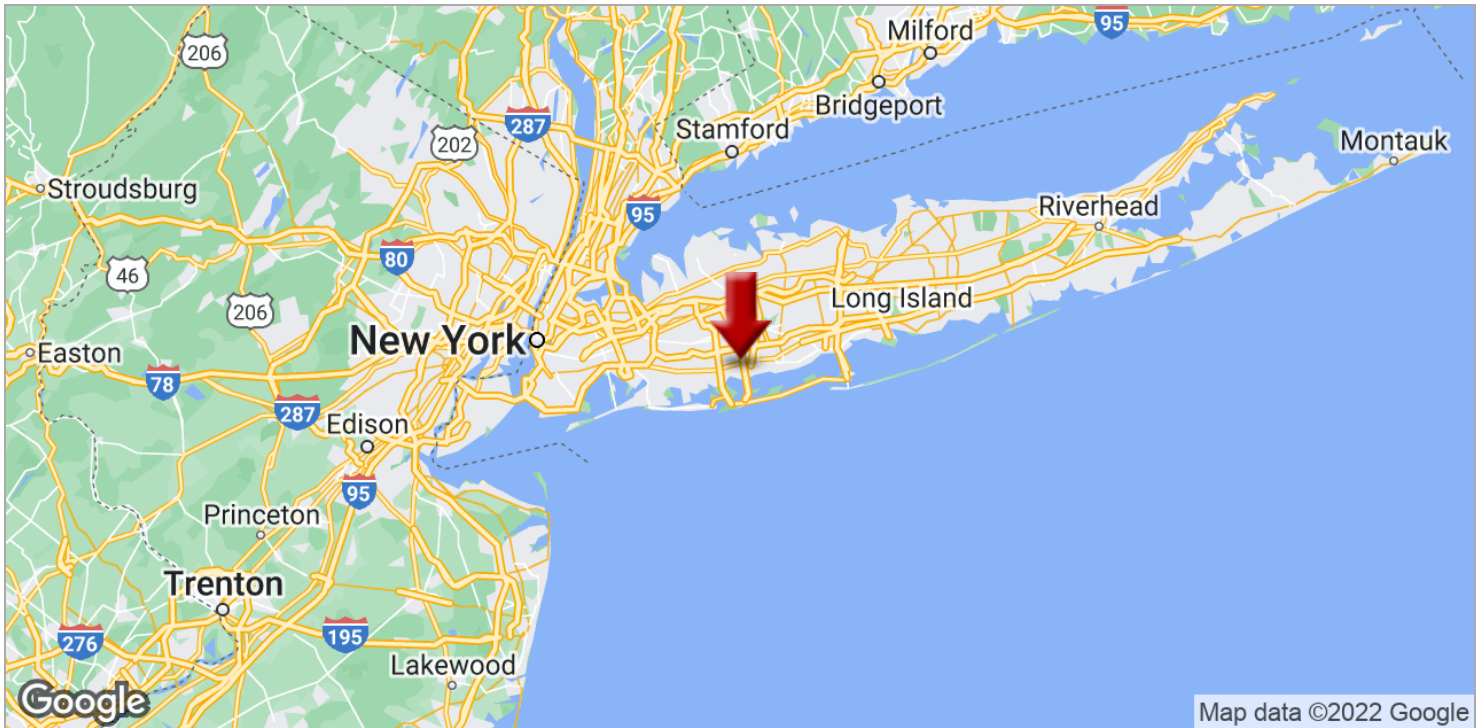
LOCATION INFORMATION

2

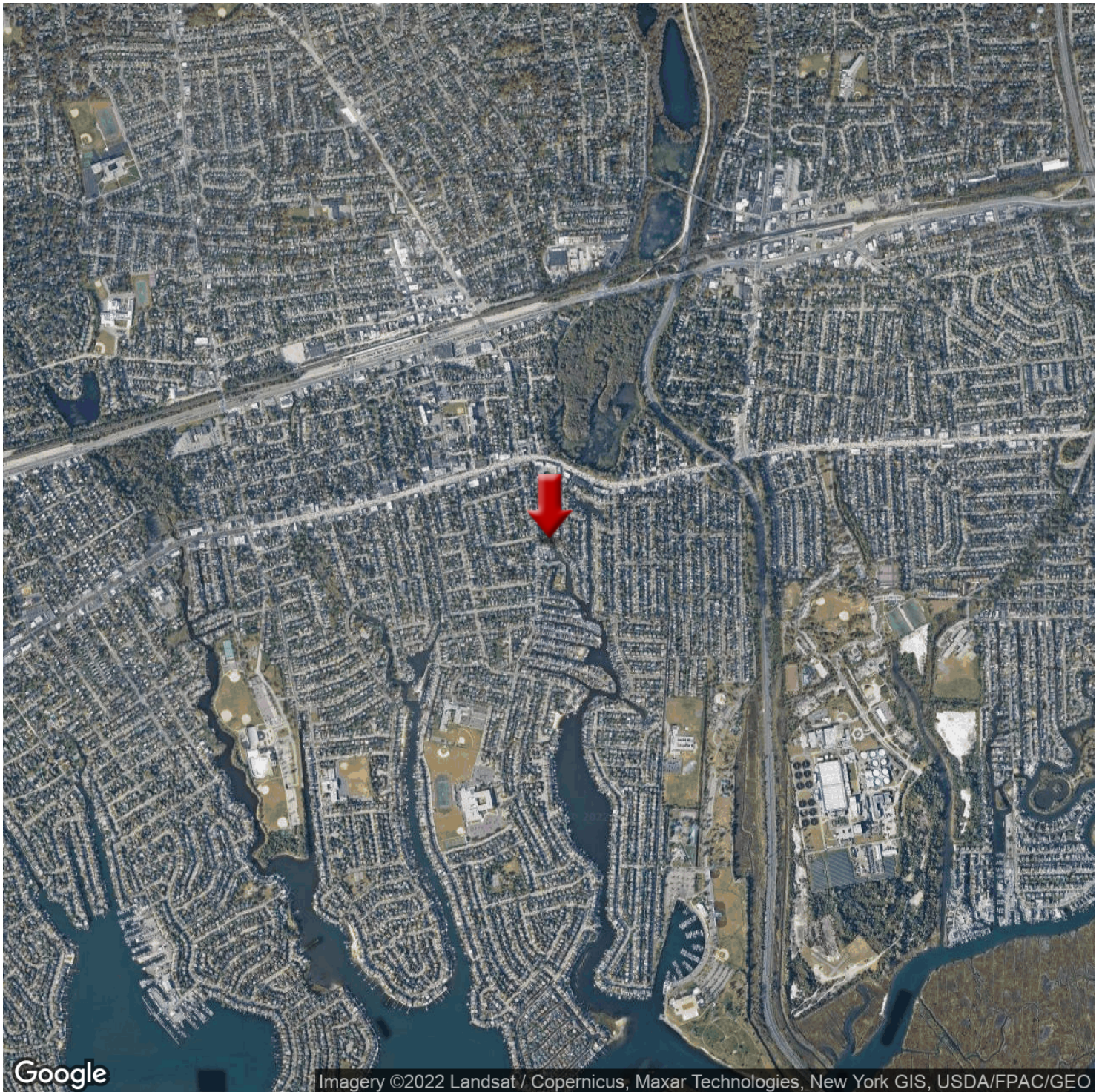
LOCATION MAPS - SOUTH SIDE OF LONG ISLAND

LOCATION MAP - LOOK AT THIS DEMOGRAPHIC

Location Maps - South Side Of Long Island



Look At This Demographic!



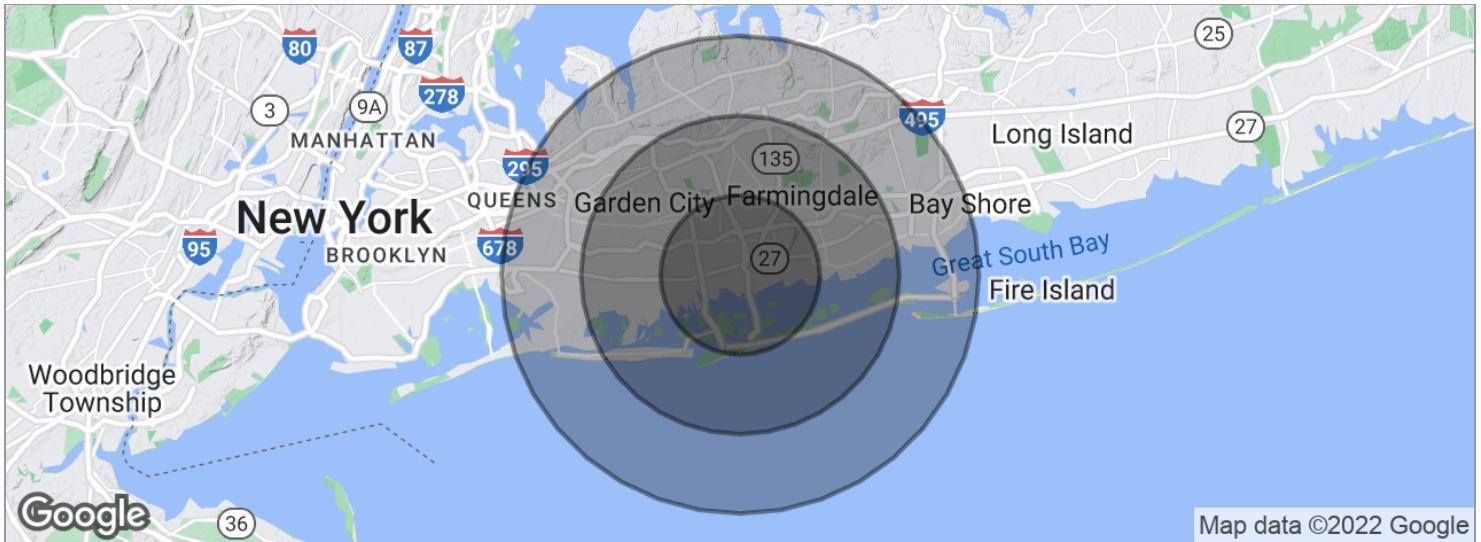
BAY MARINE

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	317,456	1,073,815	2,215,567
Median age	41.8	42.0	41.8
Median age (male)	40.4	40.3	39.9
Median age (Female)	42.9	43.4	43.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	106,866	369,846	762,365
# of persons per HH	3.0	2.9	2.9
Average HH income	\$143,616	\$135,208	\$130,735
Average house value	\$535,907	\$531,473	\$546,938

* Demographic data derived from 2020 ACS - US Census