

SMITHTOWN, NEW YORK

8.78 Acre Vacant Land For Sale or Ground Lease



LOCATION

S/S of Main Street (NY-25)
West of Brookside Drive
Smithtown, NY

PROPERTY SIZE

8.78 Total Acres of Vacant Land

- 4.25 Acre Parcel
- 4.53 Acre Parcel

TRAFFIC

49,000 total vehicles per day on W Main Street (NY-25)

SURROUNDING RETAIL

Stop & Shop, CVS, Walgreens, Starbucks, 7-Eleven, LA Fitness, GoHealth, The Fresh Market

PRICE UPON REQUEST

COMMENTS

This property is located across the street from Stop & Shop, on the West end of Smithtown's Retail Market that also includes many popular restaurants, and the Smithtown LIRR Train Station. There is access to a traffic light, and the site's visibility is excellent.



DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	6,445	67,076	194,039
HOUSEHOLDS	2,140	22,989	62,945
M.H.H.I.	\$132,173	\$135,009	\$122,659

Breslin Realty
DEVELOPMENT CORP.

Robert Delavale | VP, Leasing
(516) 741-7400 ext. 230
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Site Survey

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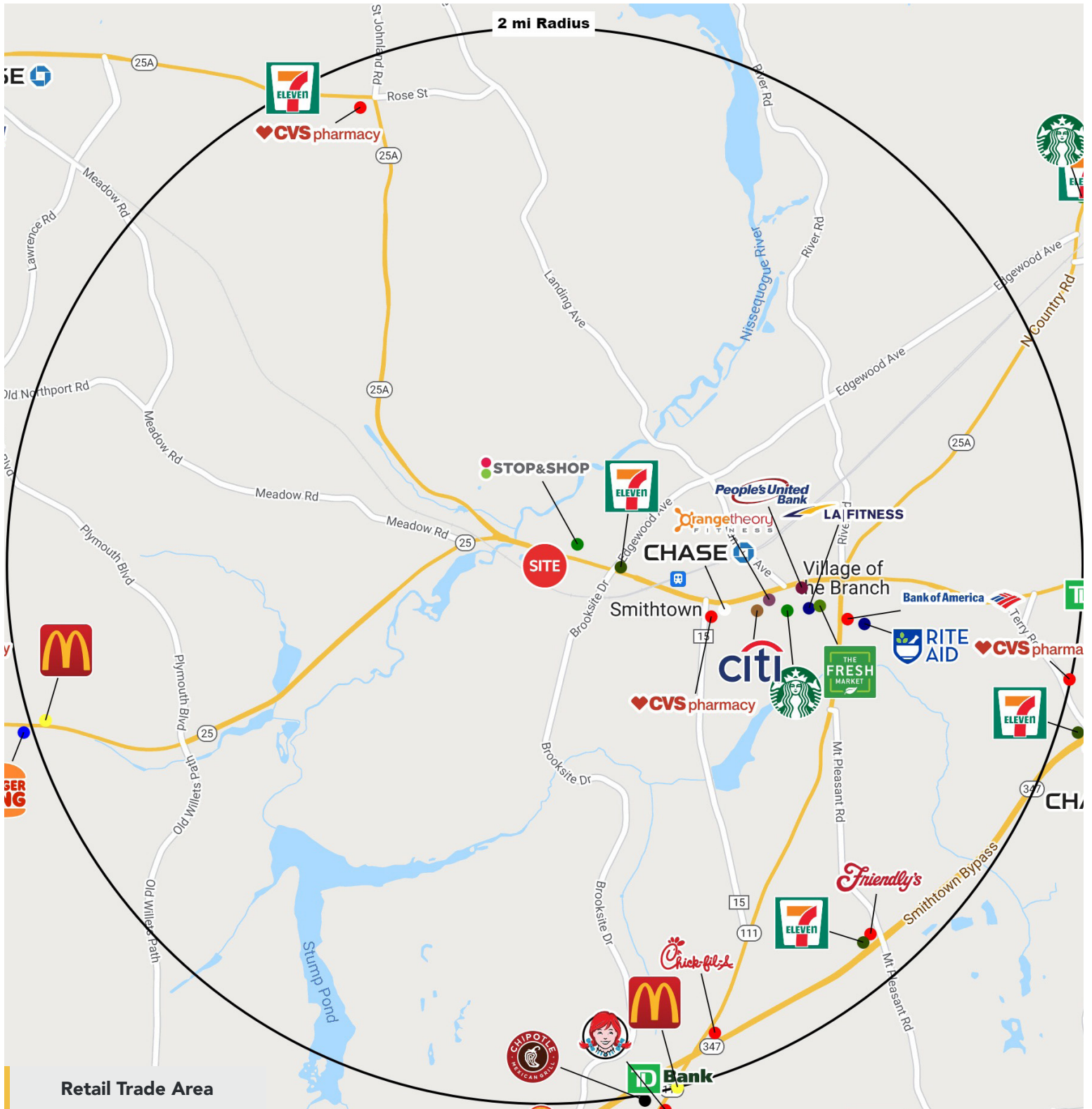
Aerial View

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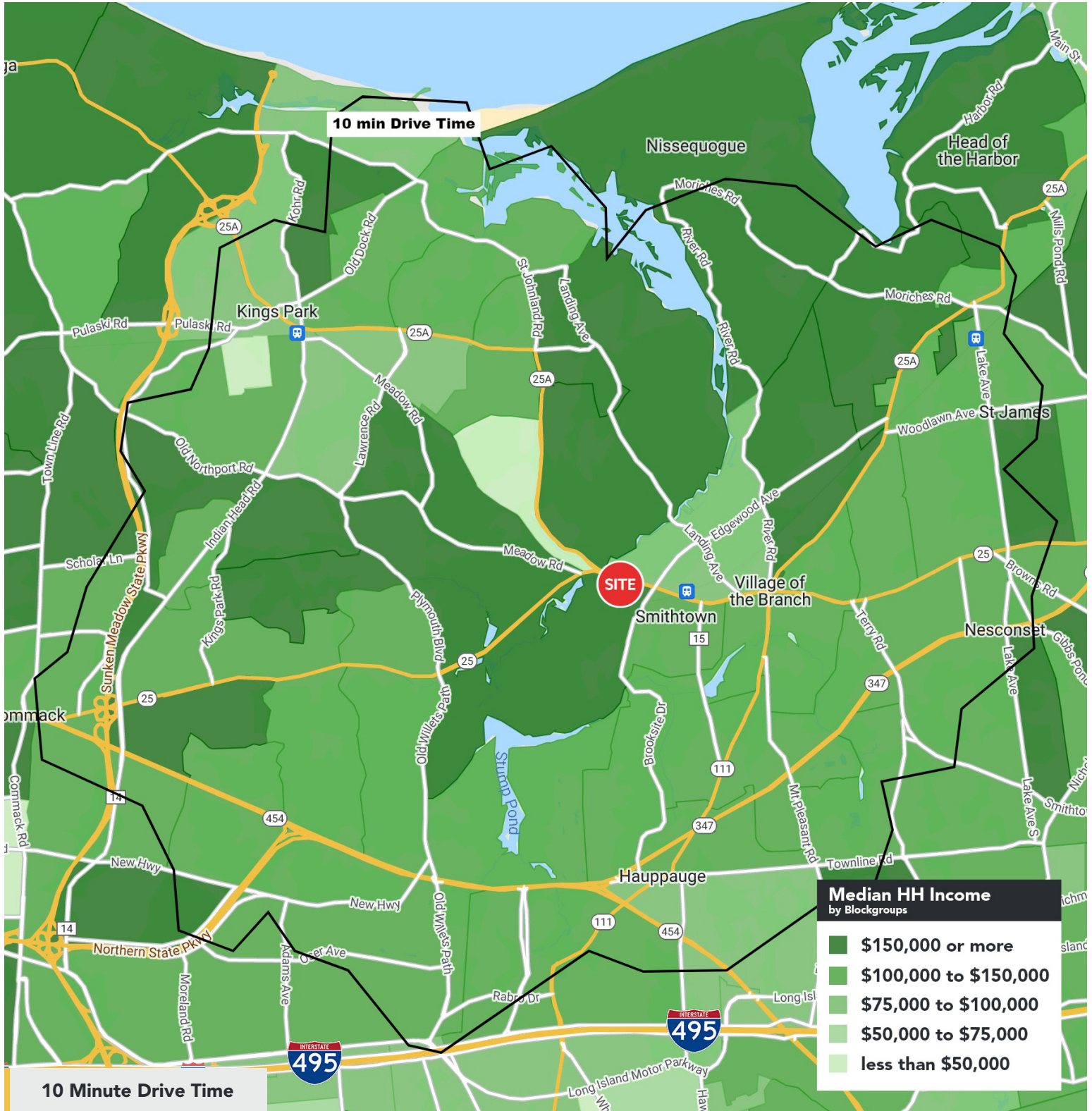
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500 Old Country Road, Garden City, NY

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