

South Ocean Avenue

35-71 SOUTH OCEAN AVENUE | PATCHOGUE, N.Y. 11772

LEVIN
MANAGEMENT

New Village
at Patchogue
291 units

Main Street

1,376 SF
Available

PRATO 850
wood-fired gastropub

360
TAIKO

JAMES JOYCE
IRISH PUB

Up to 9,059 SF
Available

South Ocean Avenue

DOLLAR GENERAL

Available Space

1,376 SF; 1,358 SF 2nd gen restaurant;
7,701 SF up to 9,059 SF

Property Highlights

- The village of Patchogue is booming with a flurry of new up and coming restaurants, shops, Patchogue Theatre for the Performing Arts and lively events that have both visitors and locals flocking to the recently revitalized town.
- 35-71 South Ocean Avenue is located off Main Street. It is proximate to Patchogue's downtown area and New Village at Patchogue, a multi-family development which includes more than 290 luxury apartment units and 600+ residents.
- Dining establishments at 35-71 South Ocean Avenue include Irish restaurant and pub James Joyce and 360 Taiko Sushi & Lounge. Italian-inspired gastropub Prato 850 is set to open in fall 2023.
- 35-71 South Ocean Avenue sits just three blocks from the Long Island Railroad, approximately one mile from The Sunrise Highway and less than five miles from the Long Island Expressway.

Nearby Retailers

CVS

LOWE'S



Walgreens

ShopRite



Average Daily Traffic

7,575 South Ocean Avenue
12,970 East Main Street
42,962 Sunrise Hwy.

Demographics

5-mile radius



153,368
POPULATION



55,414
HOUSEHOLDS



\$130,654
AVERAGE HH INCOME



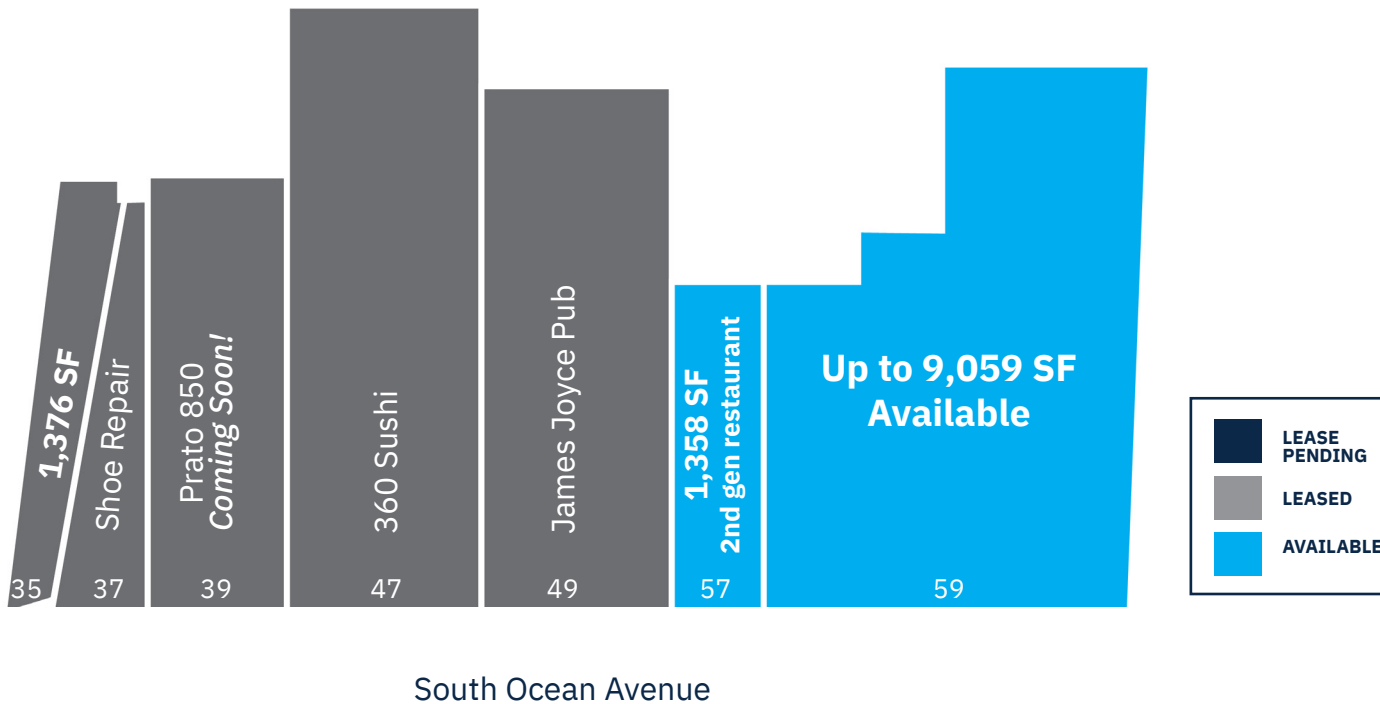
92,499
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

35	Available	1,376
37	Shoe Repair Shop	780
39	Prato 850 <i>Opening Soon!</i>	2,724
47	360 Sushi	4,944
49	James Joyce Pub	4,244
57	Available - 2nd gen restaurant	1,358
59	Available	7,701

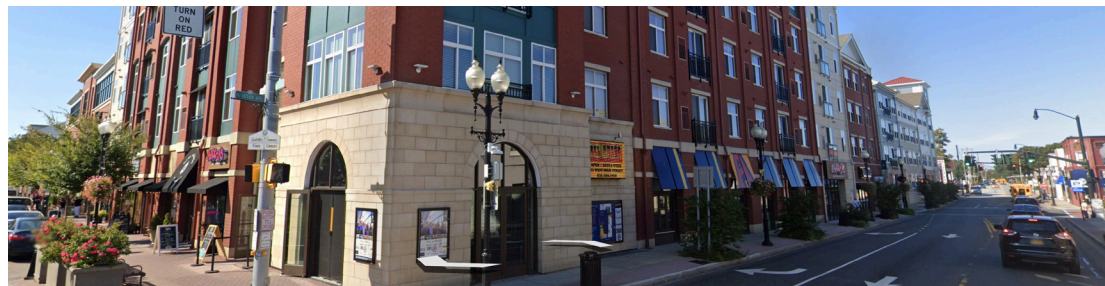
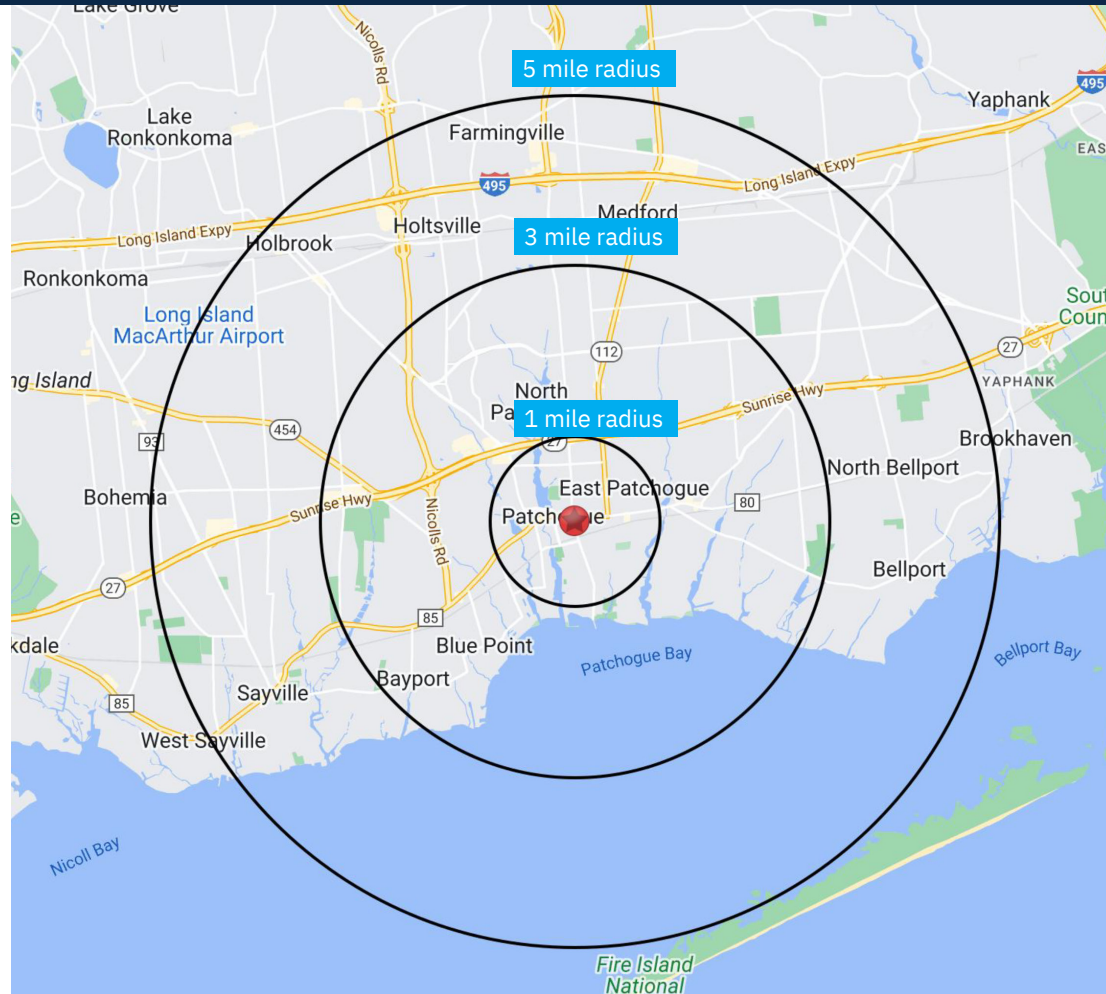
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	15,923	67,789	153,368
Households	6,560	26,126	55,414
Average Household Income	\$134,508	\$127,412	\$130,654
Projected Average Household Income (2028)	\$181,265	\$165,053	\$167,826
Median Household Income	\$92,594	\$101,658	\$106,172
Total Businesses	1,203	3,023	8,056
Total Employees	8,736	26,491	78,134
Daytime Population	1,369	33,355	92,499
Total Annual Household Expenditure	\$576.73 M	\$2.19 B	\$4.72 B
HH Income \$200K or more	819	3,982	9,423
College Degree + (Bachelor Degree or Higher)	4,253	17,894	40,178

Source: sitesusa.com

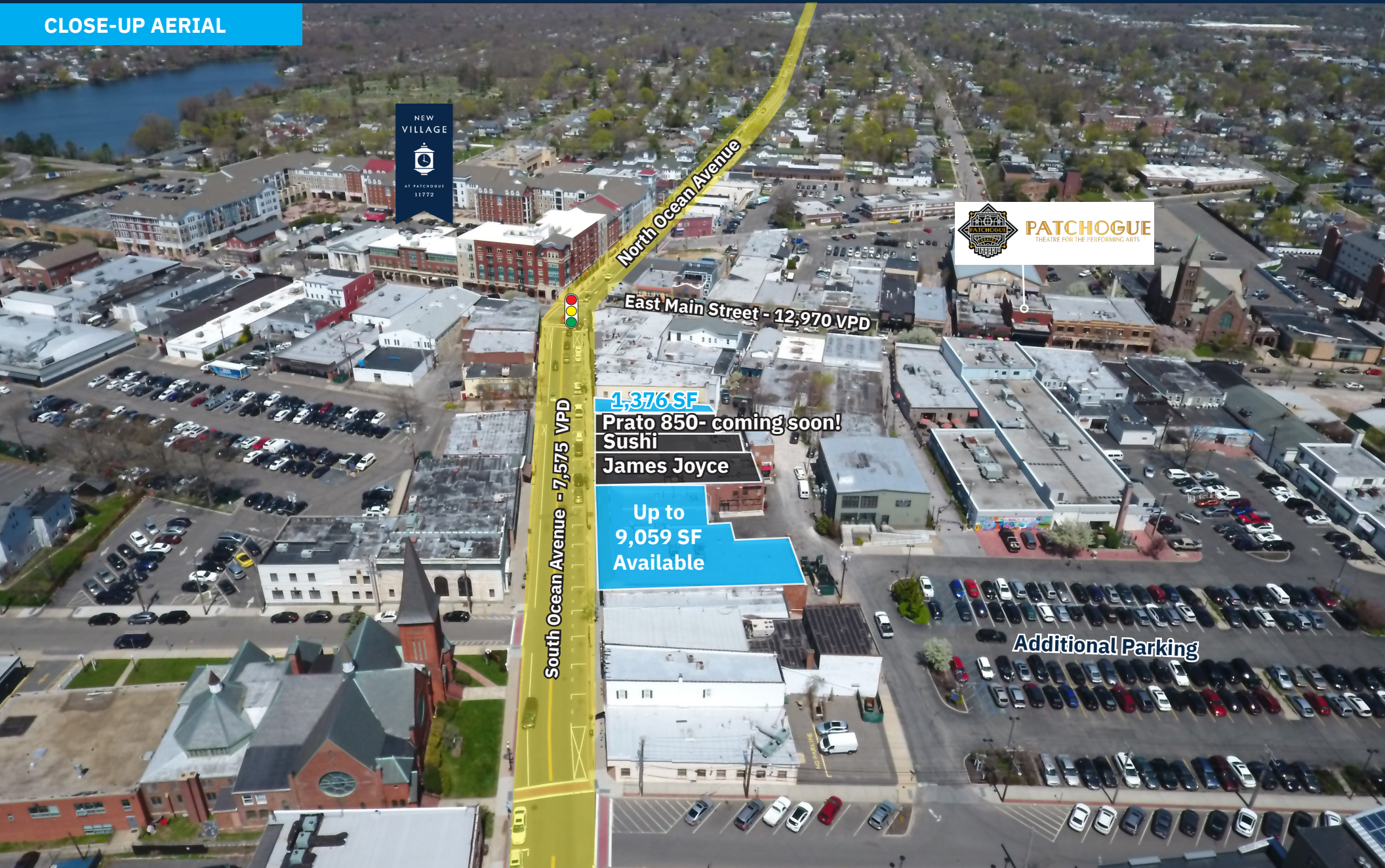


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CLOSE-UP AERIAL

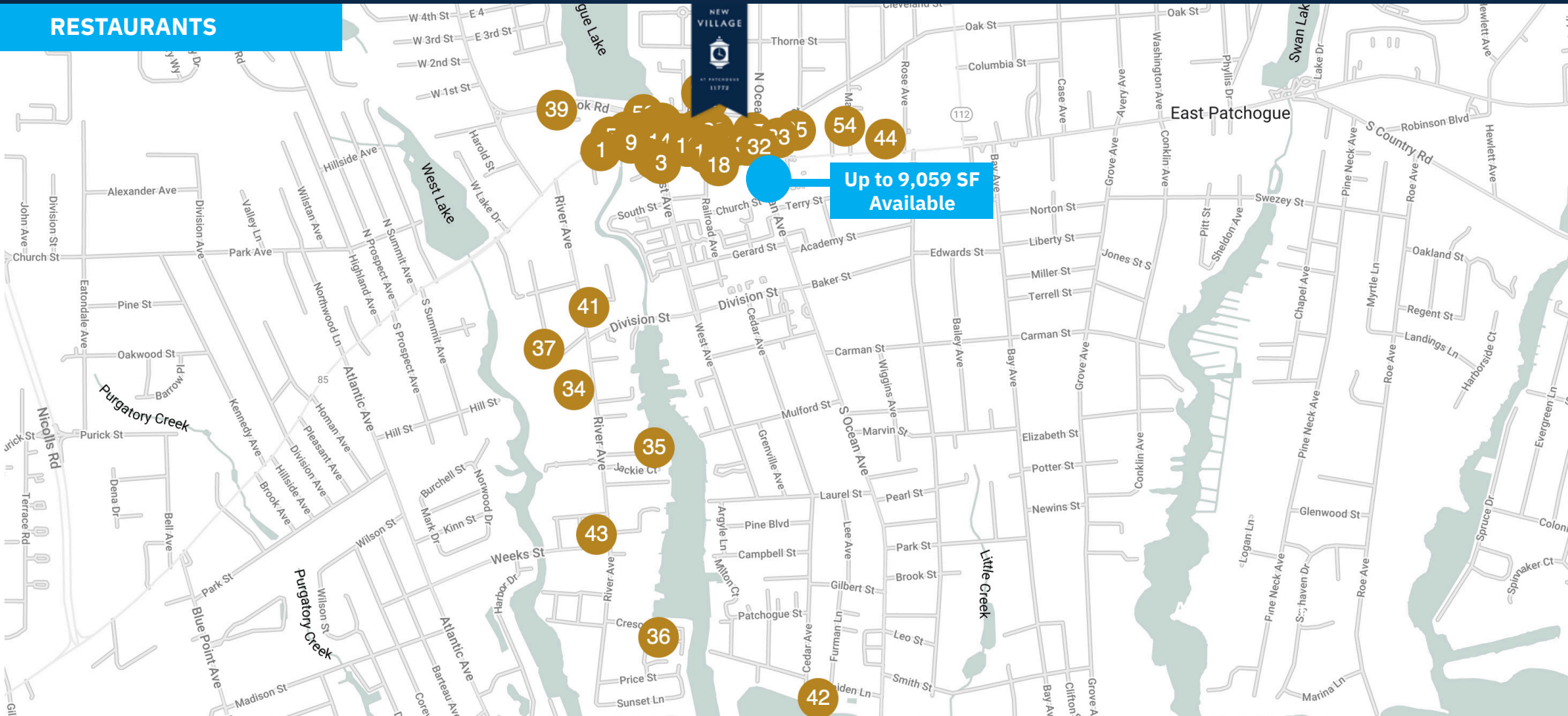


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RESTAURANTS



1 Donatina Neapolitan Pizza Cafe
2 Tap Room
3 Burgerology Patchogue
4 Buttermilk's Kitchen
5 Bobbique
6 Local Burger
7 The Bean of Patchogue Coffee House
8 Chops Steakhouse
9 Dirty Taco * Tequila Patchogue
10 Sobol
11 Gino's Pizza
12 Daisy's Nashville Lounge

13 Dragon Palace
14 Village Idiot Pub
15 Great South Bar
16 Cloud Nice Ice Cream & Cereal Bar
17 Bird & Bao
18 James Joyce
19 360 Taiko Sushi
20 Duchess Cookies
21 Ruta Oaxaca
22 Gallo
23 RHUM
24 Standard Rec

25 Perabell Food Bar
26 Delefiore Pizza & Food Co.
27 Goldbergs Famous Bagel Inc.
28 Toast Coffeehouse
29 The Hero Joint
30 Best Meal Chinese Food
31 Chicken Place Restaurant
32 Jardin Cafe
33 Whiskeyneat
34 Off Key Tiki
35 The Oak Steak & Seafood Grille
36 Drift 82

37 The Better Man Distilling Company
38 The Energy Bar
39 Blue Point Brewing Company
40 Loughlin Vineyard
41 Harbor Crab
42 Lombardi's on the Bay
43 Dublin Deck Tiki Bar & Grill
44 Rise and Grind
45 That Meatball Place
46 The Cuban
47 Arooga's
48 Brickhouse Brewery

49 Del Fuego
50 Cajun Claws
51 Catch Oyster Bar
52 Reese's 1900
53 Island Kava
54 The Clifton
55 Kilwins

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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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