For Sale or Lease

Office / Retail Building in the Village of Patchogue

20 Oak Street
Patchogue, NY 11772

11,570 RSF

JLL®

Property Overview

- Asking price: upon request
- Total building size: approximately 8,500 SF
- Up to 6,600 SF available for owner user
- Retail asset for sale in the village of Patchogue
- Strong credit tenant in place on long term lease
- Prime downtown Patchogue location
- Abundant municipal parking
- Direct access to Oak Street and Main Sreet
- Close proximity to New Village Development
- Connected to municipal sewer
- Minutes away from MacArthur Airport
- Up to 6,000 SF of lower level space

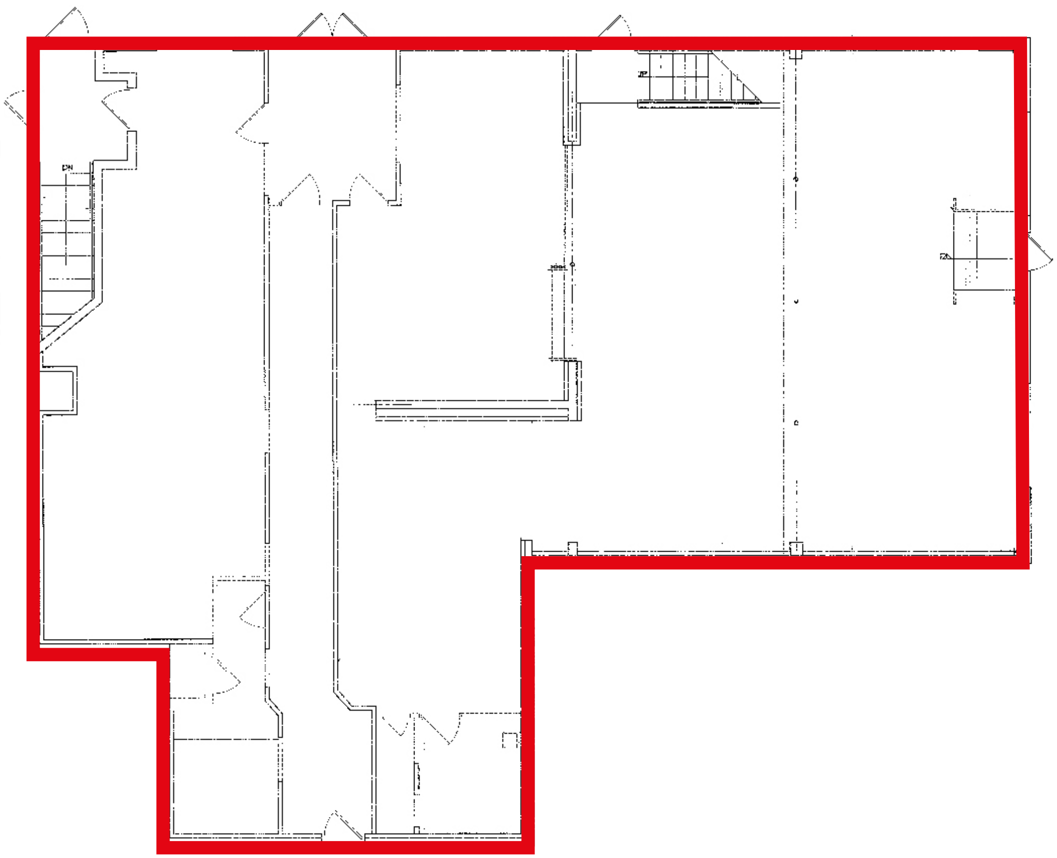
Area Demographics

Demographics	1-mile	3-mile	5-mile
Population	14,380	68,747	158,218
Households	5,142	25,522	55,208
Average Household Income	$94,317	$103,357	$113,835
Median Household Income	$73,136	$80,408	$90,033
Per Capita Income	$33,750	$37,510	$39,590

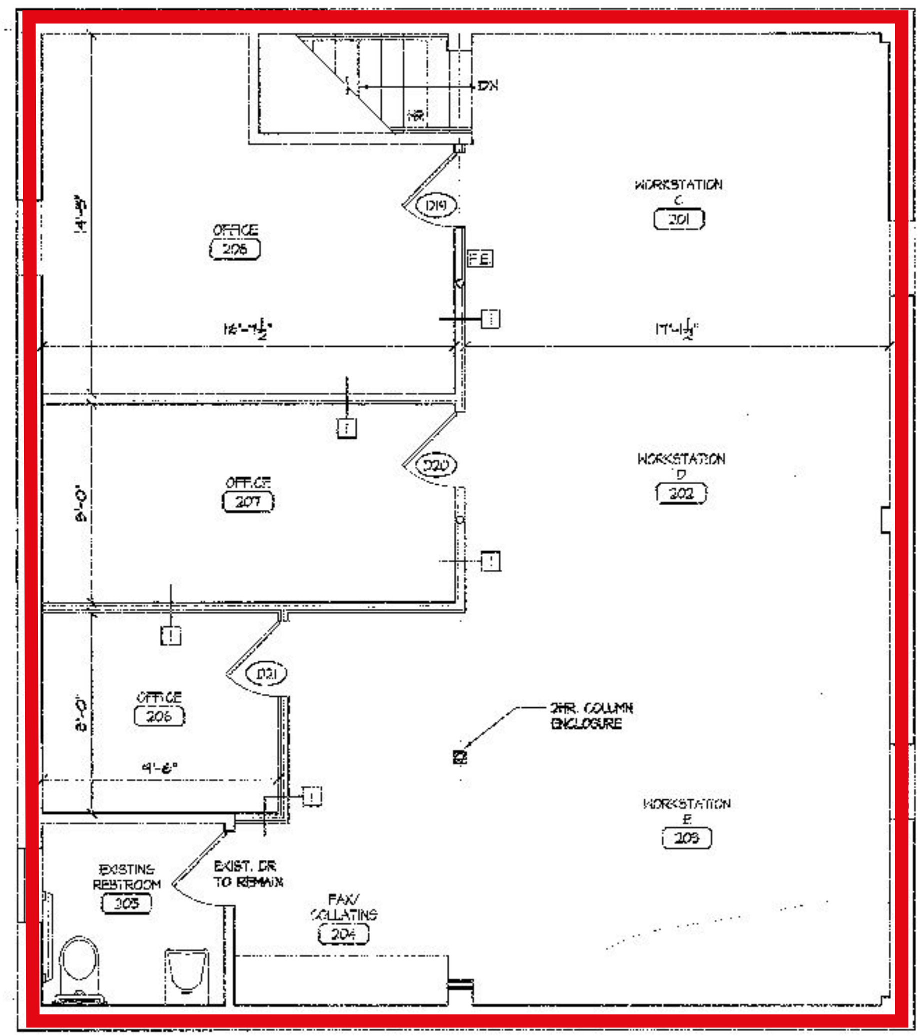
20 Oak Street, Patchogue, NY

Floor Plans

1st Floor: 5,000 SF (Vacant)



2nd Floor: 1,500 SF (Vacant)



Contacts

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.

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