

925
ROUTE 109
West Babylon, NY



Non-endorsed generic brand & development concept shown

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- Investment Summary
- Market Overview
- The Location
- Trade Area
- Development Concept
- Contact
-

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INVESTMENT SUMMARY

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Investment
Summary



Market
Overview



The
Location



Trade Area



Development
Concept



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925 Route 109
West Babylon NY

.88AC LAND ZONED E-BUSINESS FOR SALE OR GROUND LEASE

- **38,330** sf (.88 ac)
- Corner property with **400'** frontage on Route 109
- Relentless exposure to **30,500** vpd
- Zoned **E-Business**

PRICE

Sale: **\$849,000**

Ground Lease: **\$60,000**

EXCLUSIVE AGENT

Ron Epstein

Associate Broker

RC Commercial Partners

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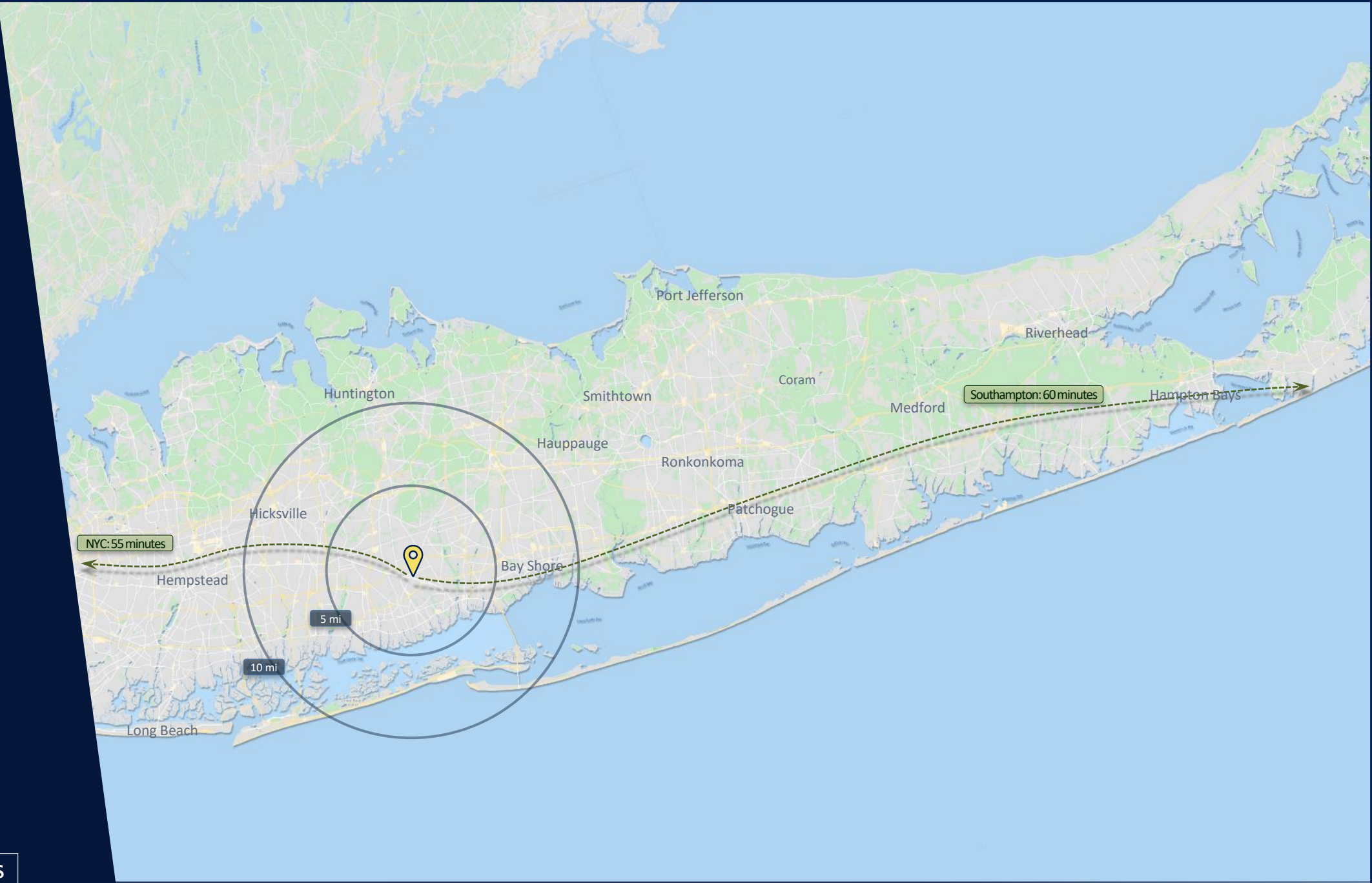
MARKET OVERVIEW



925 Route 109
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MARKET OVERVIEW

Long Island



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Investment Summary



Market Overview



The Location



Trade Area



Development Concept



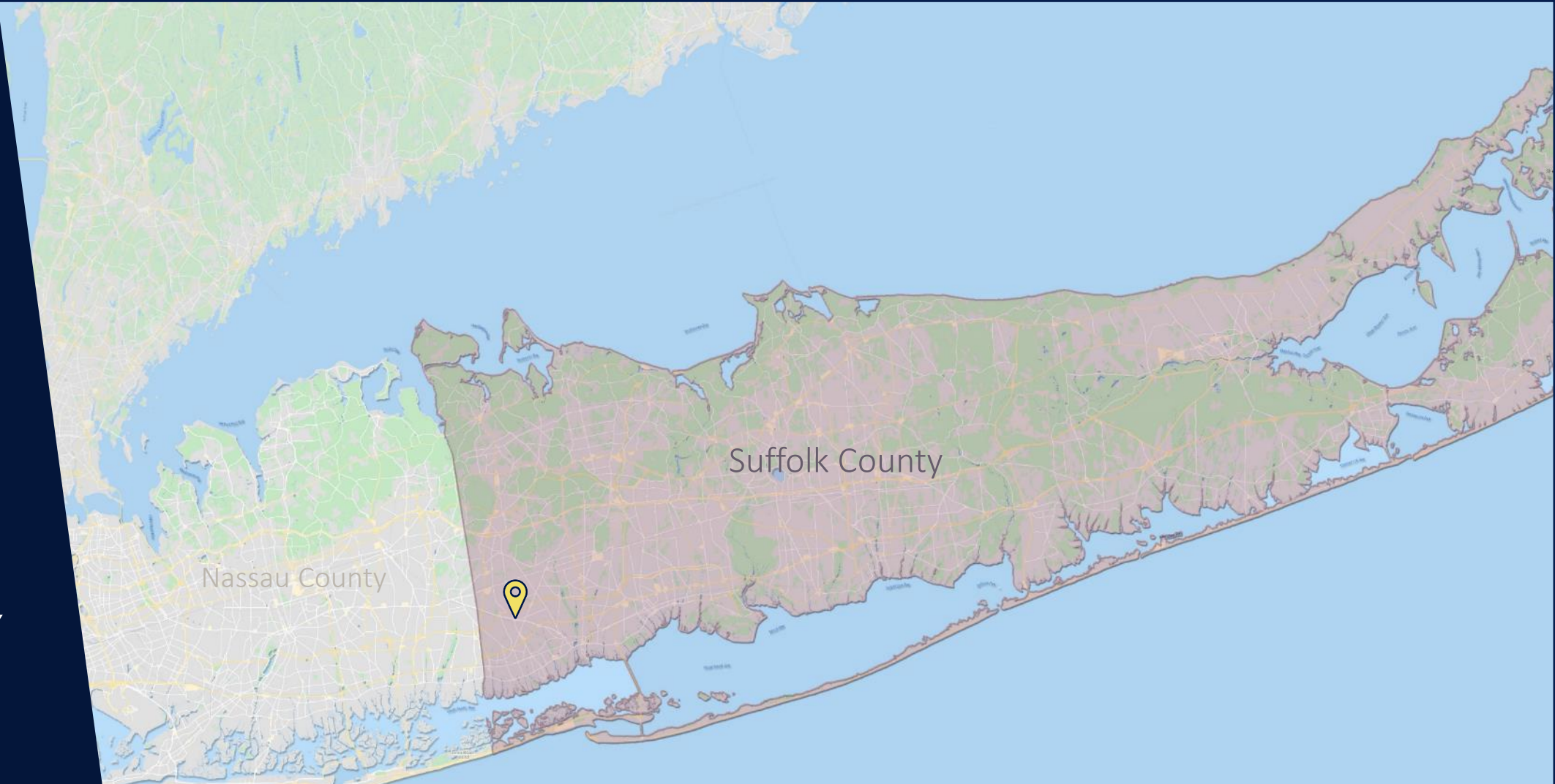
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MARKET OVERVIEW

Suffolk County



SUFFOLK COUNTY is situated at the eastern part of Long Island, being 2nd largest in New York State by area and 4th largest in population, being part of the New York City MSA. Emerging as a global leader in biomedical engineering with world-class institutions like **Cold Spring Harbor Labs**, **Stonybrook University** and **Brookhaven National Laboratory**, which has recently been selected by the US Department of Energy for its new **Electron-Ion Super-Collider**, cementing Suffolk County's position as America's "**BioTech Valley**" It also enjoys a burgeoning wine region as well as its celebrated beach communities, including Fire Island, Ocean Beach, and the Hamptons and Montauk on the east end. Forbes magazine named Suffolk County in its list of the top 25 richest counties in America with an estimated average household income exceeding \$132,000.

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- Contact
-

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MARKET OVERVIEW

Town of Babylon



The **Town of Babylon** is the **most densely** populated township in Suffolk County with **4,030** people per square mile. Its total population is 213,603, with an average of 2.87 persons living in 74,233 households.

Many of Long Island's celebrated beaches, including **Jones Beach Island**, **Captree** and **Fire Island** are in Babylon on the Atlantic Ocean to the south. It is ~30 miles from **Manhattan**, with a direct 58-minute connection on the Long Island Railroad from the Babylon station.

The median family income is **\$79,545**, with some 53% of its households boasting an annual income of more than \$75,000. The town's diversity is ~72% white, ~16% African-American, ~16% Hispanic, and ~3% Asian

Among Babylon's 13 incorporated villages is **West Babylon**, where the subject property is located. It is Babylon's largest hamlet with a population of 43,253 people within its 7.7 square miles. The median family income is **\$82,178**.

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Summary



Market
Overview



The
Location



Trade Area



Development
Concept



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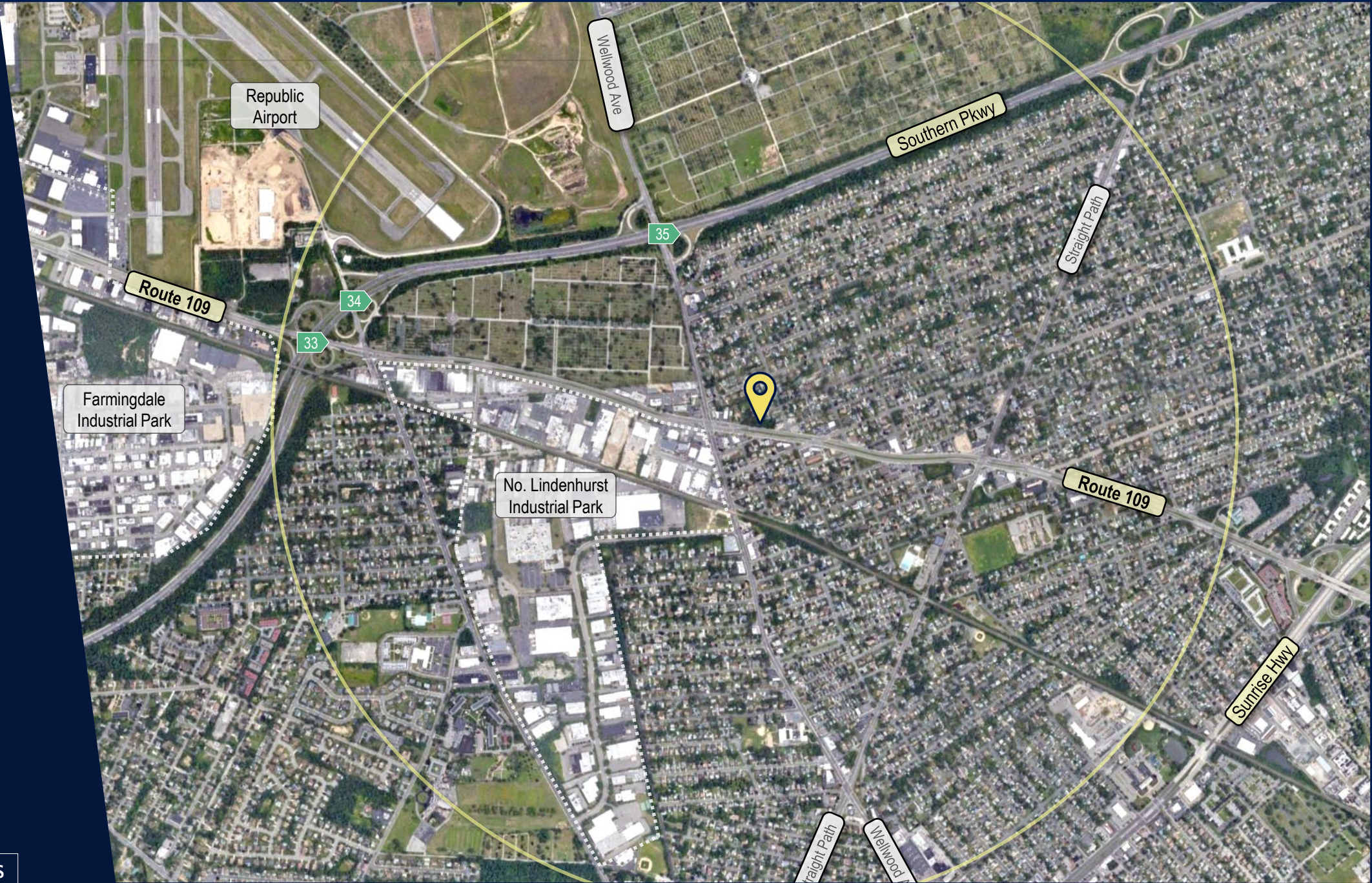


LOCATION



925 Route 109
West Babylon NY

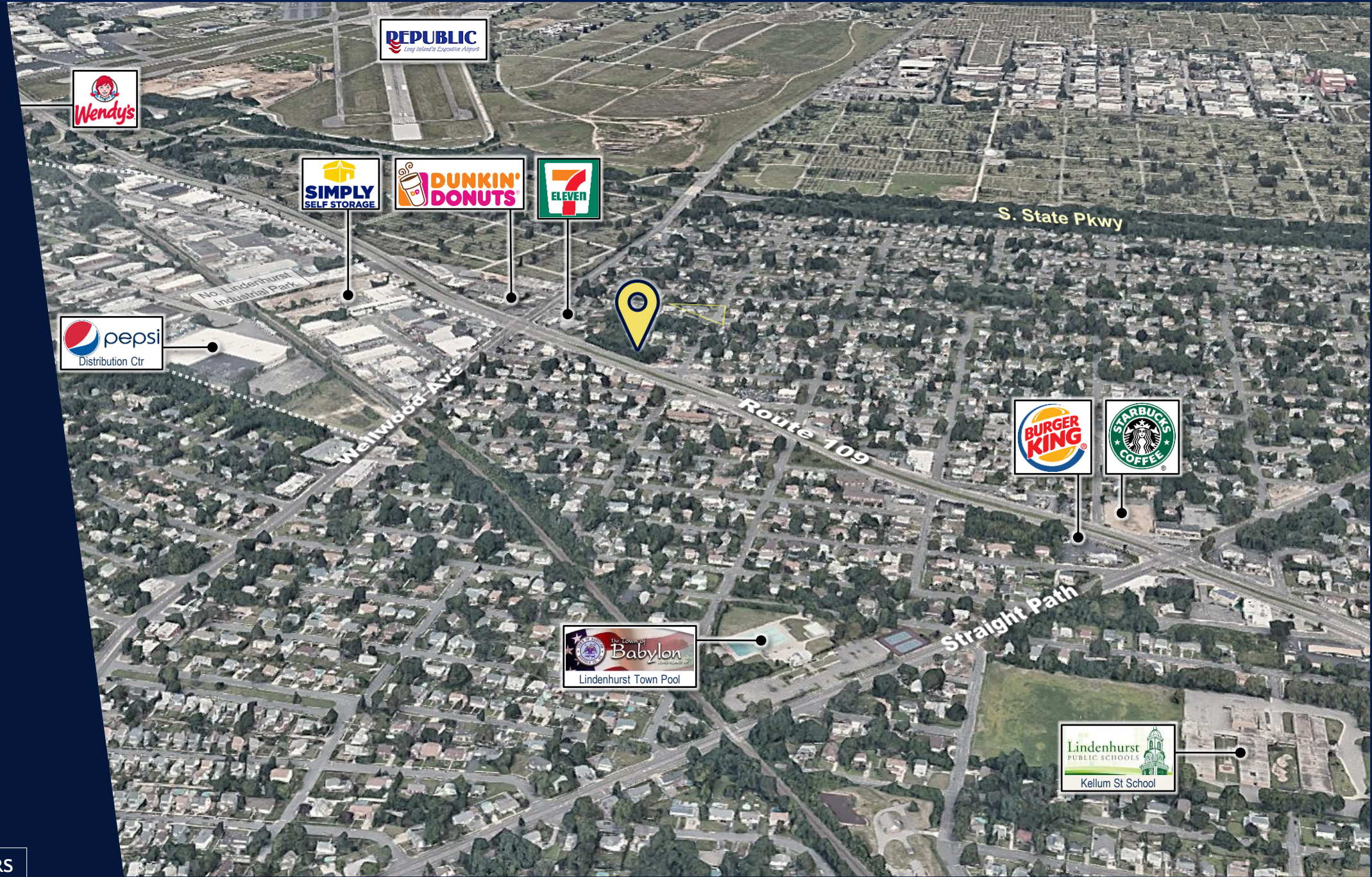
LOCATION
1-Mile Radius



925 Route 109
West Babylon NY

LOCATION

Business Environment



925 Route 109 is located on the "morning side" of the street, highly visible and easily accessible to more than 30,000 vehicles per day. This is the "last chance" gas and coffee stop for those heading to work at local industrial parks and commuters heading to the Southern State Parkway

925 Route 109
West Babylon NY

LOCATION

*Proposed Site
Development*



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Summary



Market
Overview



The
Location



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TRADE AREA



925 Route 109
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TRADE AREA

3 Minute Drivetime



Population

Total Population: 16,182
Daytime Population: 13,934



Household Income

Total Households: 5,052
Median HH Income: \$90,813
Average HH Income: \$109,160

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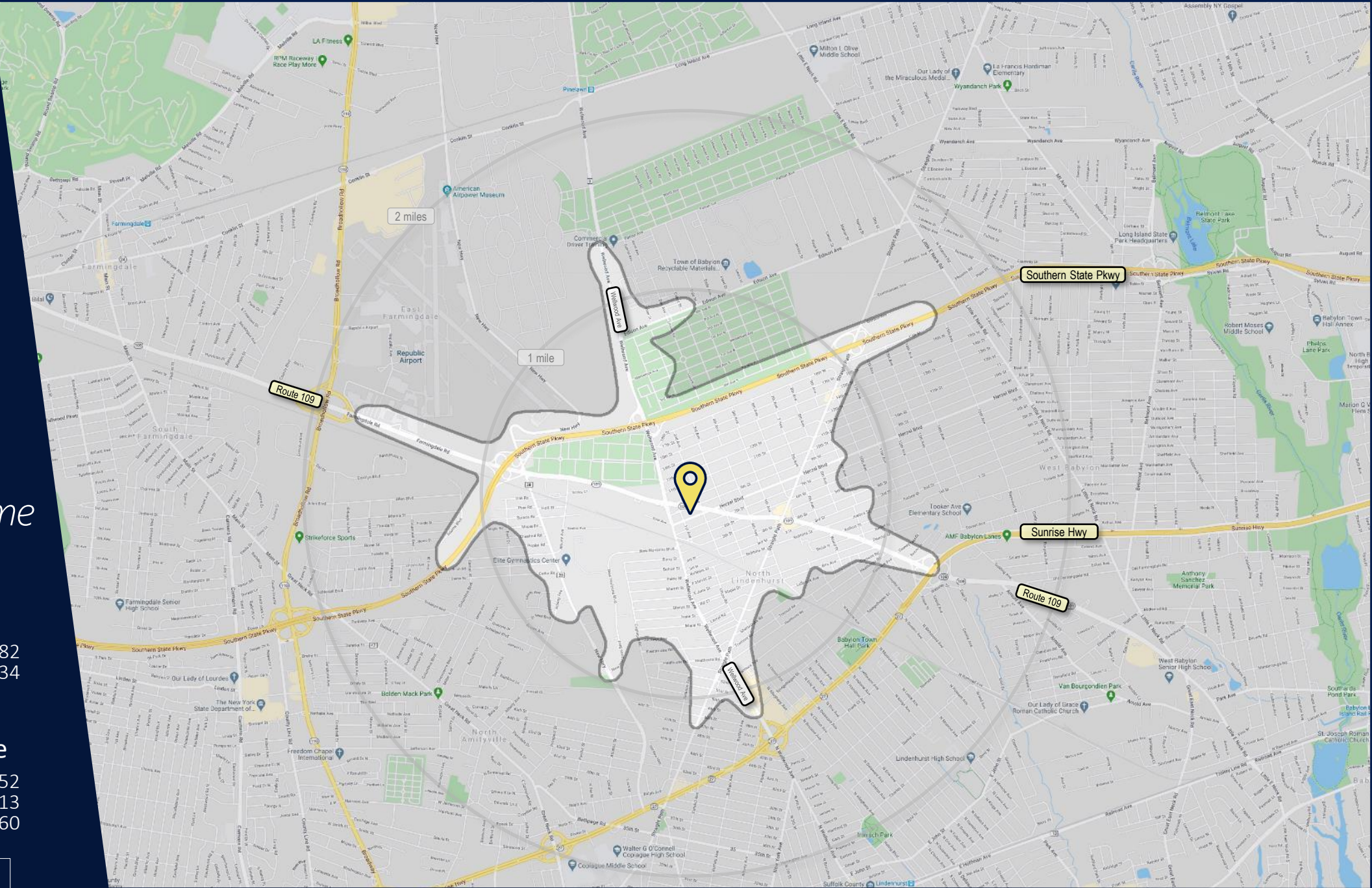
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TRADE AREA

5 Minute Drivetime



Population

Total Population: 57,851
Daytime Population: 60,548



Household Income

Total Households: 17,831
Median HH Income: \$87,968
Average HH Income: \$107,380

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Summary



Market
Overview



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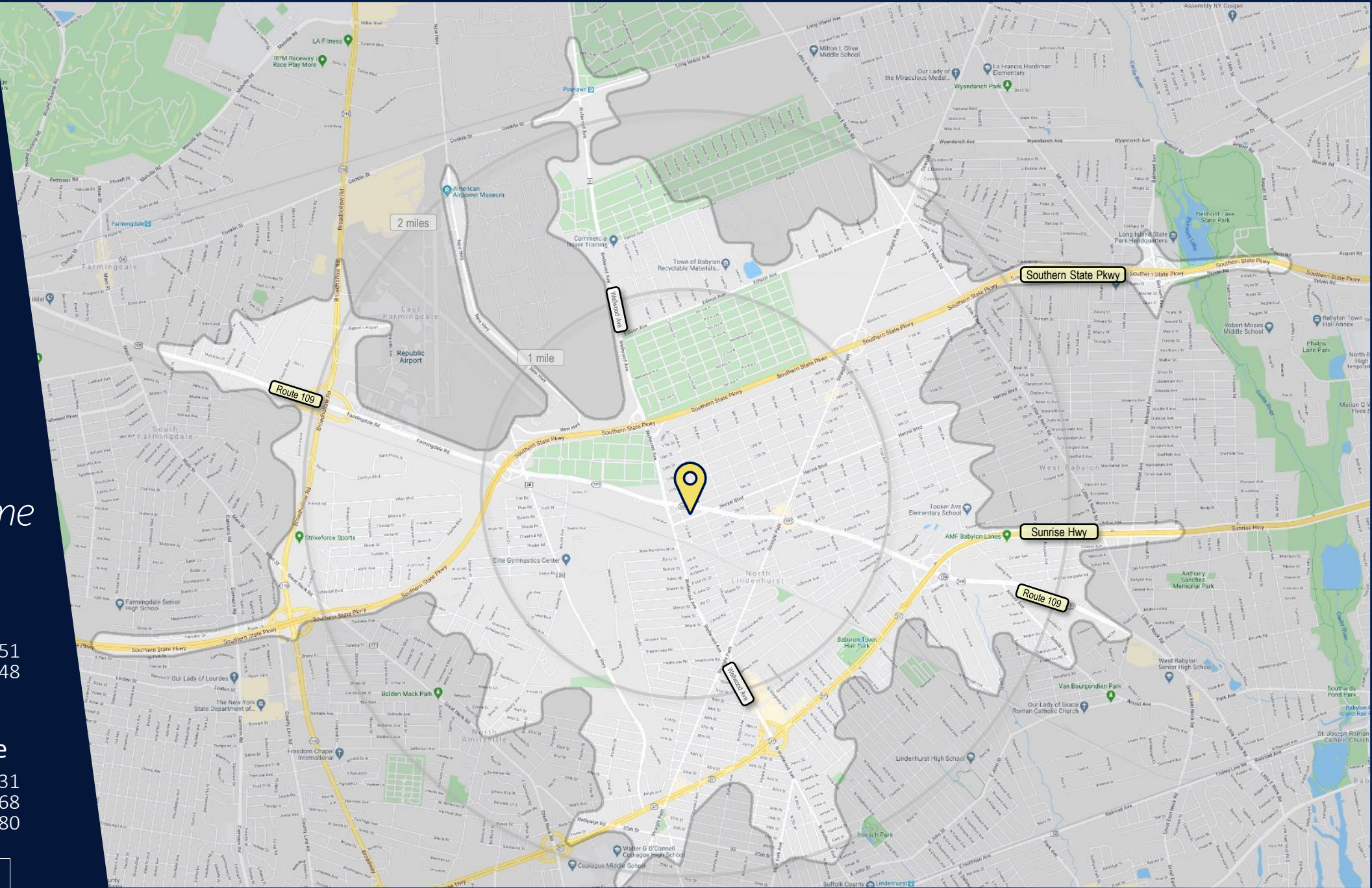
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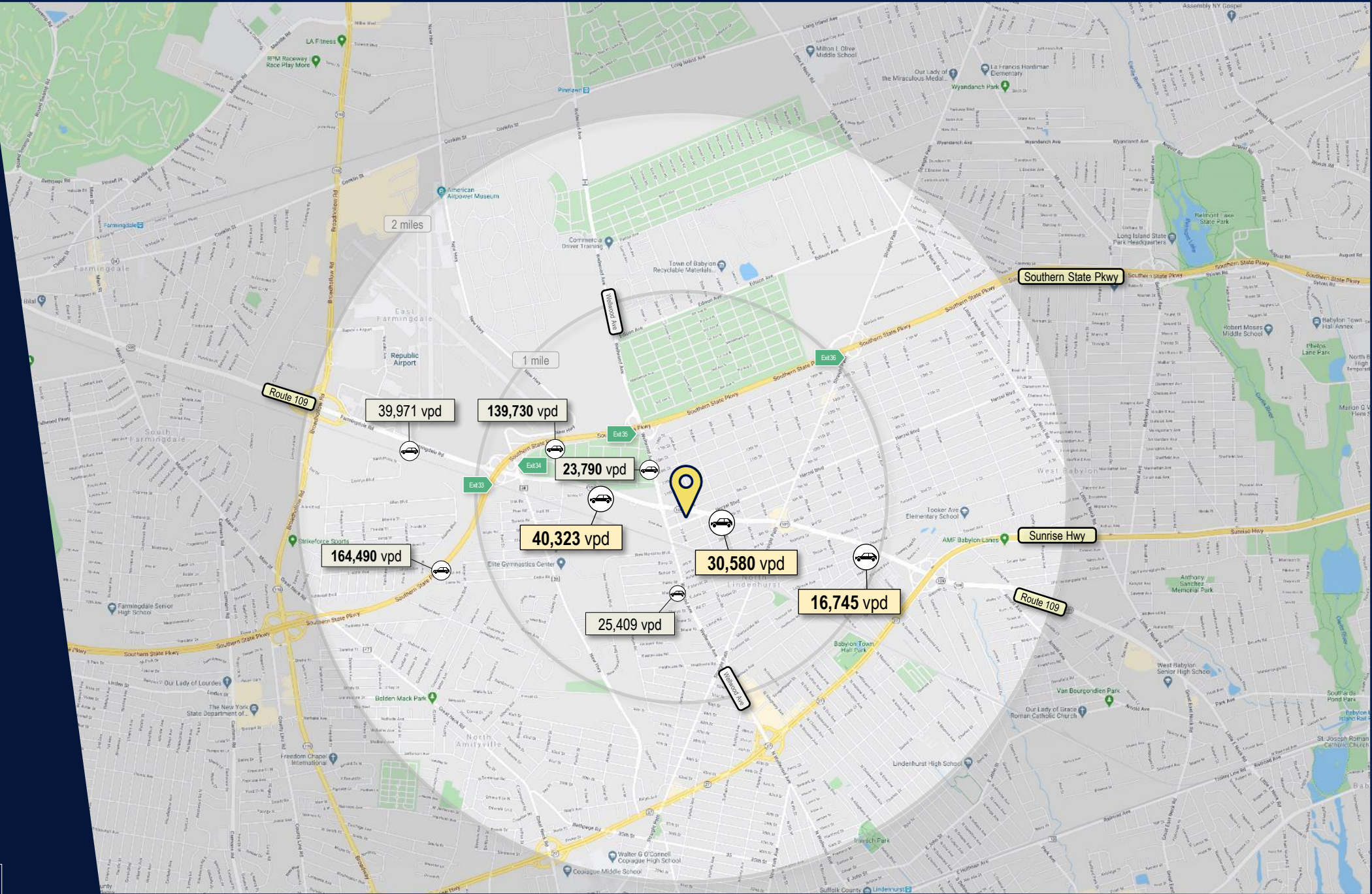


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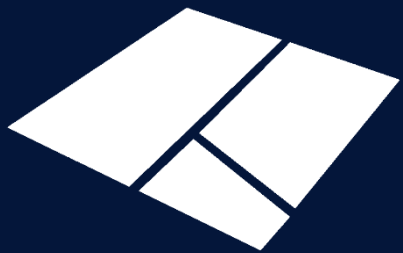
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AADTC



Source: NYS Department of Transportation, 2020

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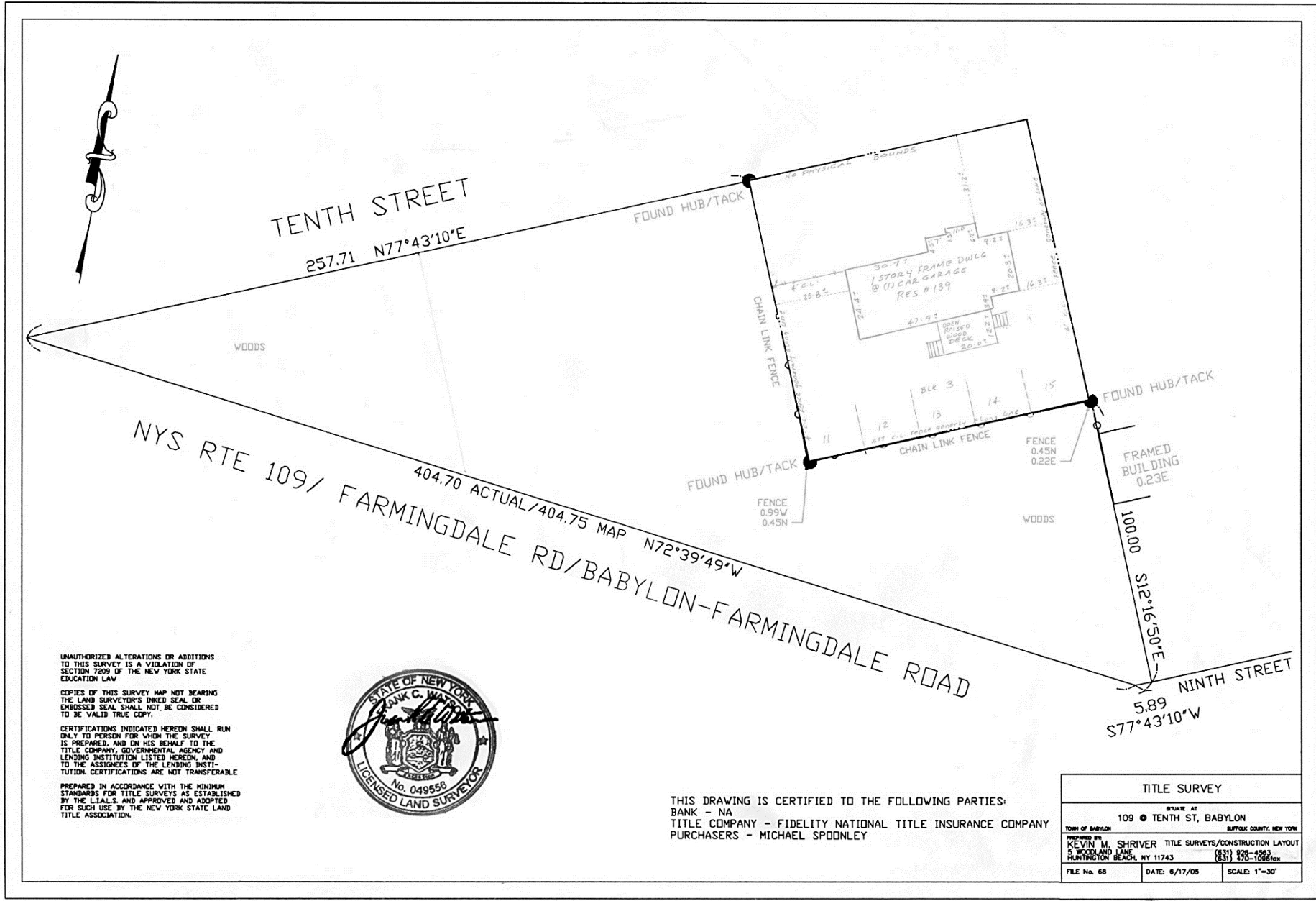


DEVELOPMENT CONCEPT



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PROPERTY Survey



Proposed development concept shown – not reviewed by municipal agencies

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- Development Concept
- Contact

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PROPERTY

Development
Concept:
✓ QSR



3,000 SF GROSS BUILDING
31 PARKING STALLS
2 ADA SPACES REQUIRED
PROPOSED RESTAURANT USE
PROVIDE 1 SPACE PER 150 SF
20 PARKING STALLS REQUIRED
DRIVE-THRU 10 CARS REQUIRED
DRIVE THRU 11 CARS PROVIDED



1/32" = 1'-0"

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Investment
Summary

Market
Overview

100 10th Street, West Babylon
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Location

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Development
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SITE PLAN

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PROPERTY

Rendering



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Summary



Market
Overview



The
Location



Trade Area



Development
Concept



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West Babylon NY

PROPERTY

Site Photos



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 Investment Summary

 Market Overview

 The Location

 Trade Area

 Development Concept

 Contact



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West Babylon NY

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Site Photos



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Investment
Summary



Market
Overview



The
Location



Trade Area



Development
Concept



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CONTACT

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