

925
ROUTE 109
West Babylon, NY



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Investment Summary

Market Overview

The Location

Trade Area

Development Concept

Contact



Non-endorsed generic brand & development concept shown

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INVESTMENT SUMMARY



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

35 Arkay Drive • Hauppauge NY 11788

ron@ronepstein.com

(631) 870-7180

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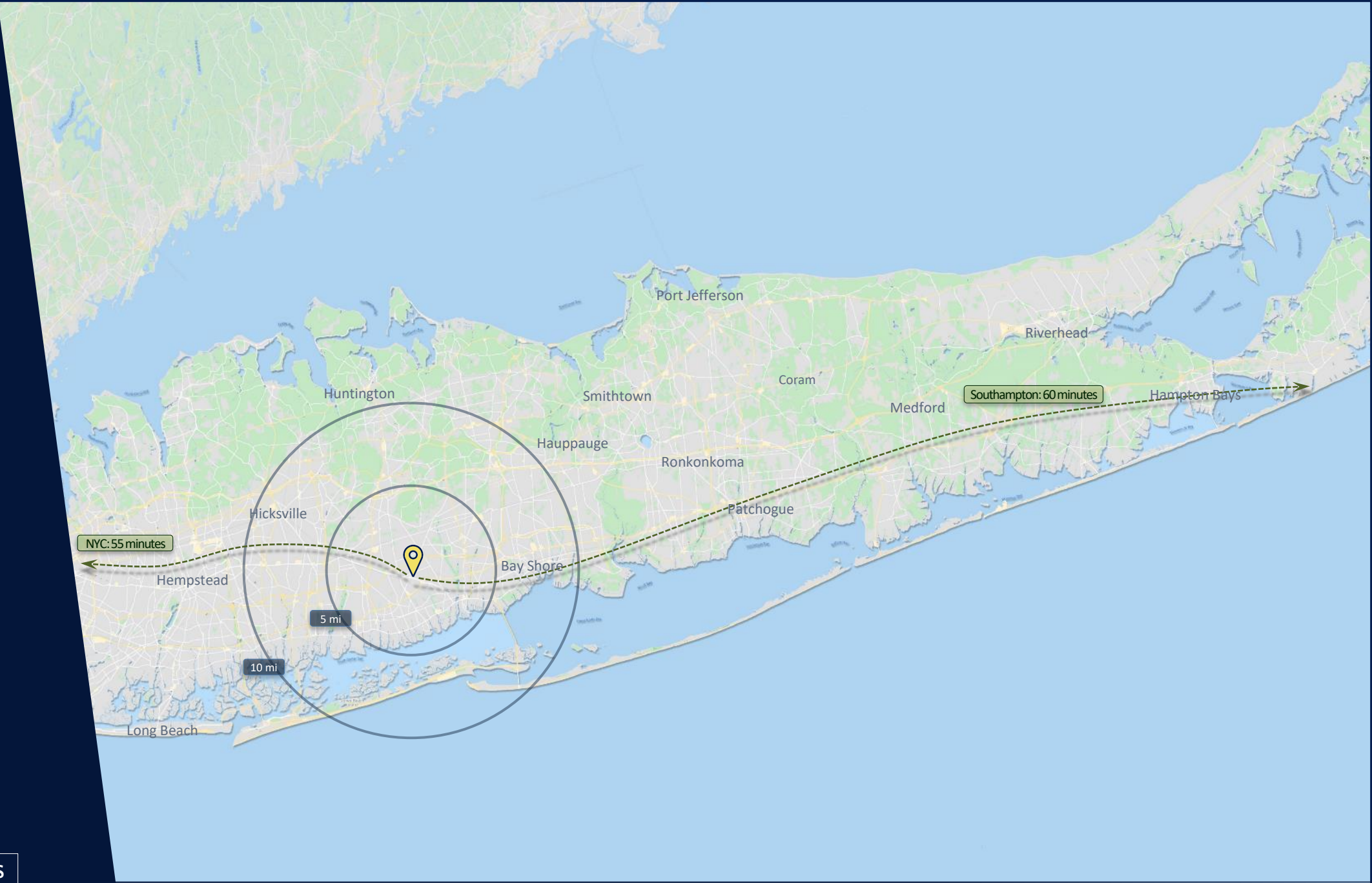
MARKET OVERVIEW



925 Route 109
West Babylon NY

MARKET OVERVIEW

Long Island



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Investment Summary



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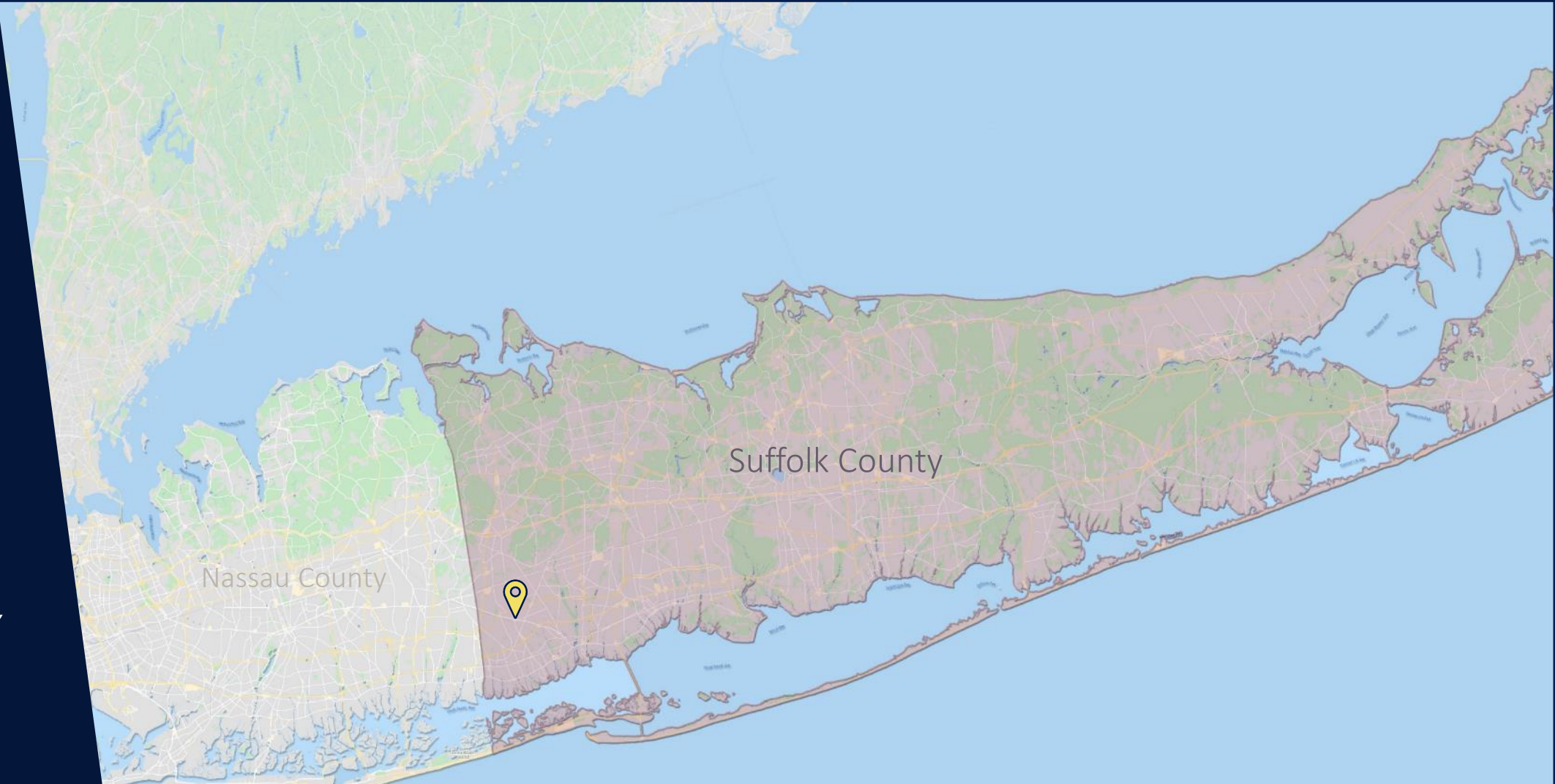
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MARKET OVERVIEW

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.

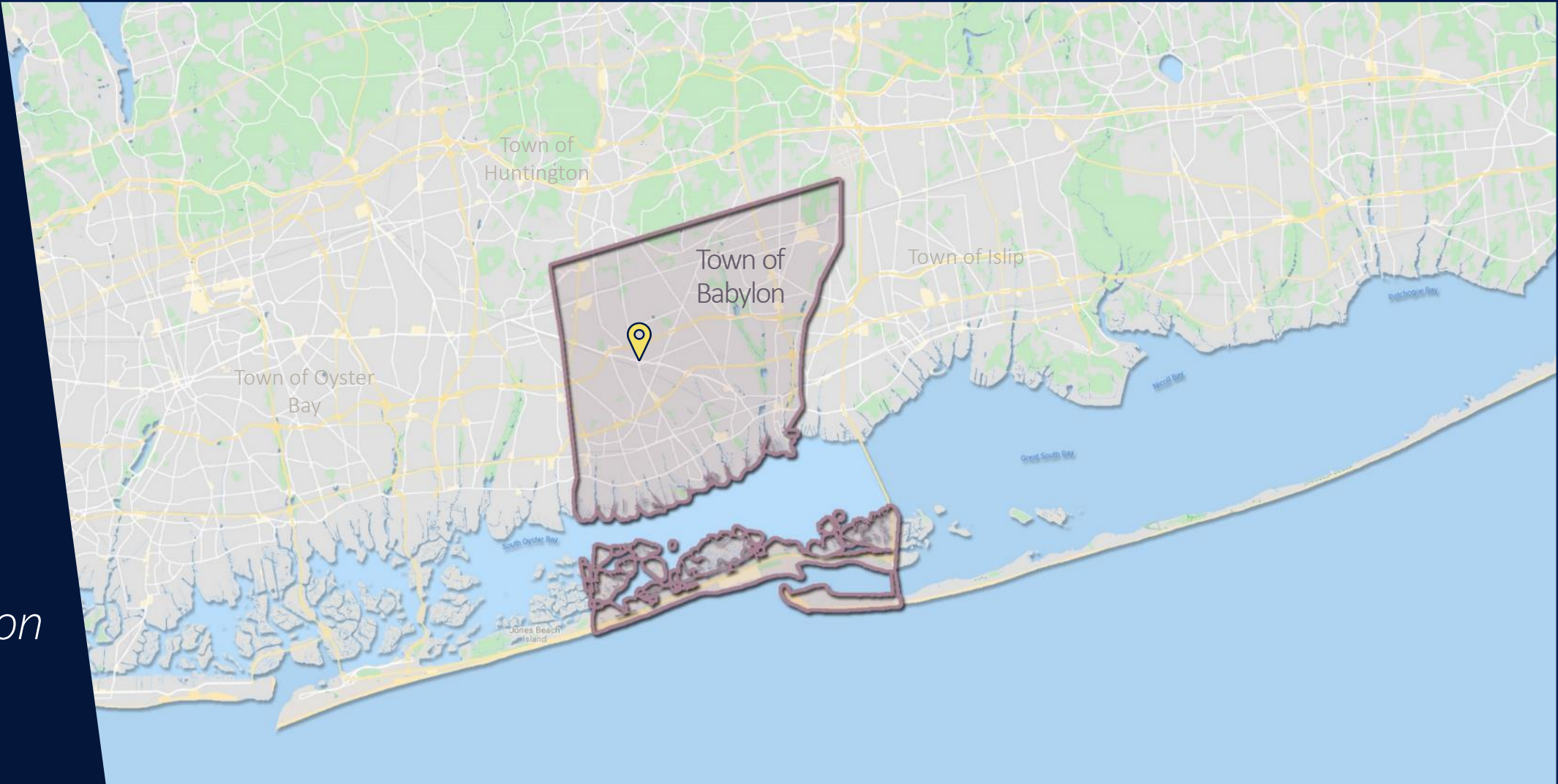
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925 Route 109
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MARKET OVERVIEW

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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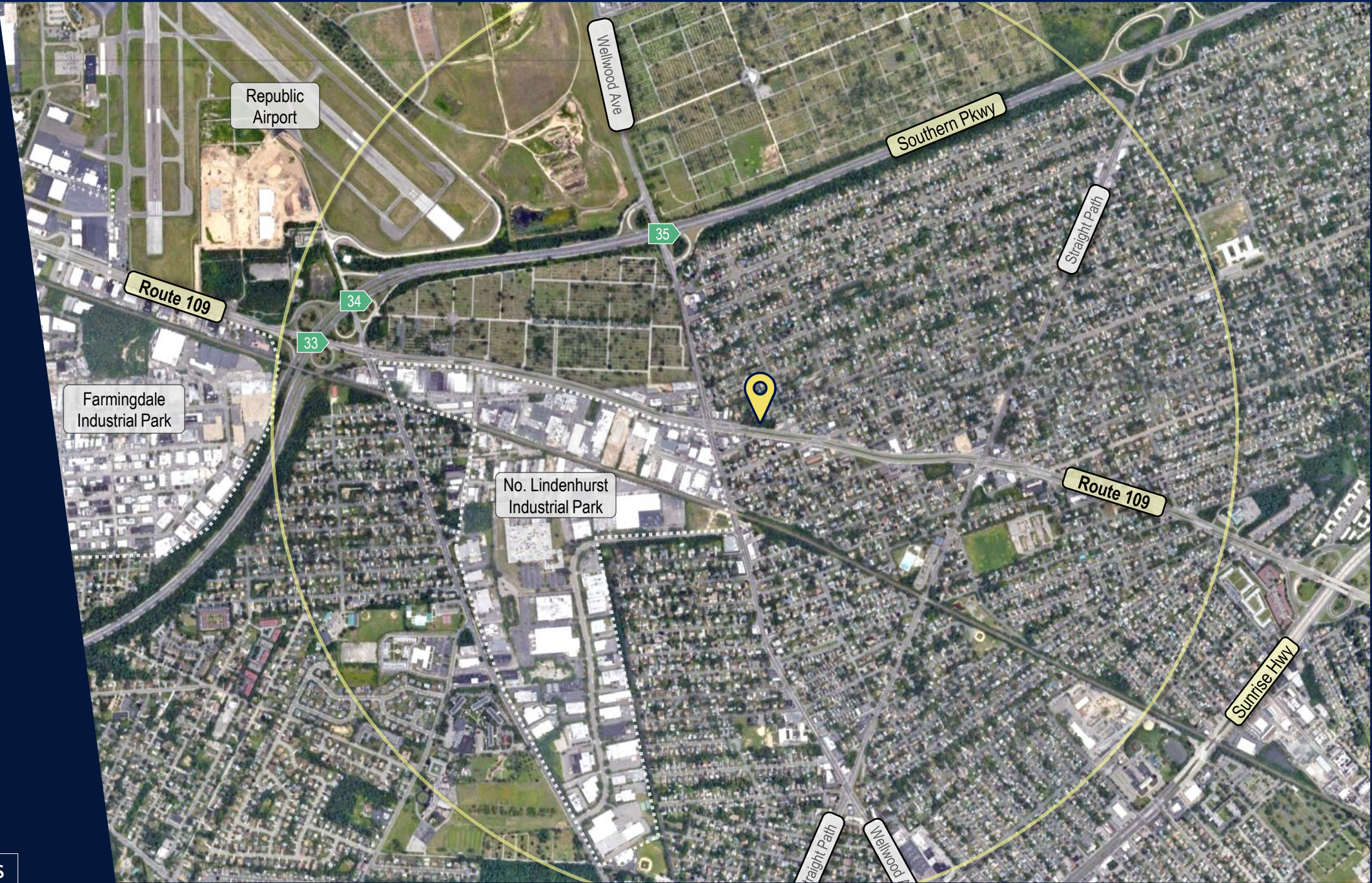


LOCATION



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West Babylon NY

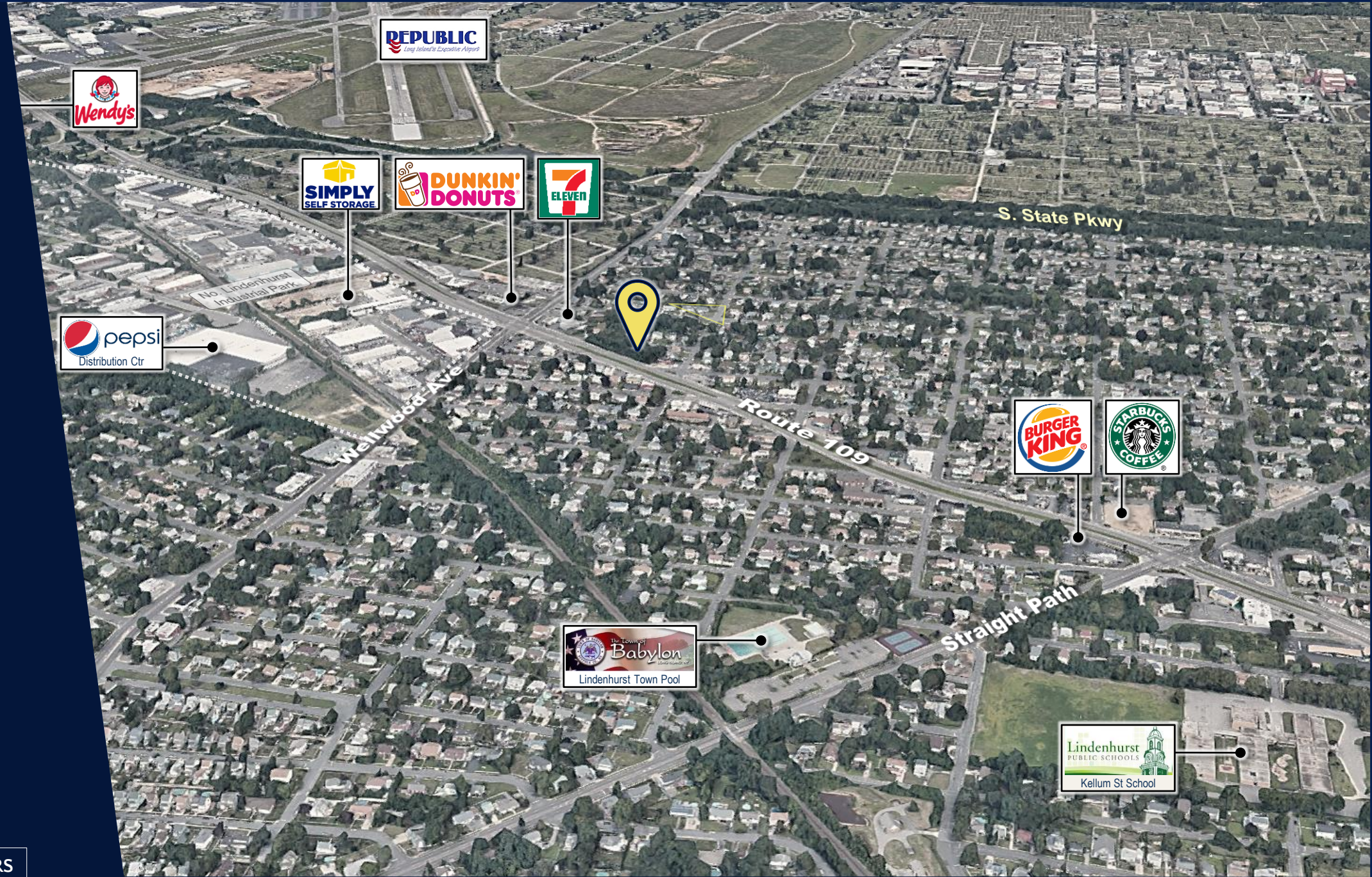
LOCATION
1-Mile Radius



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West Babylon NY

LOCATION

Business Environment



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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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TRADE AREA



925 Route 109
West Babylon NY

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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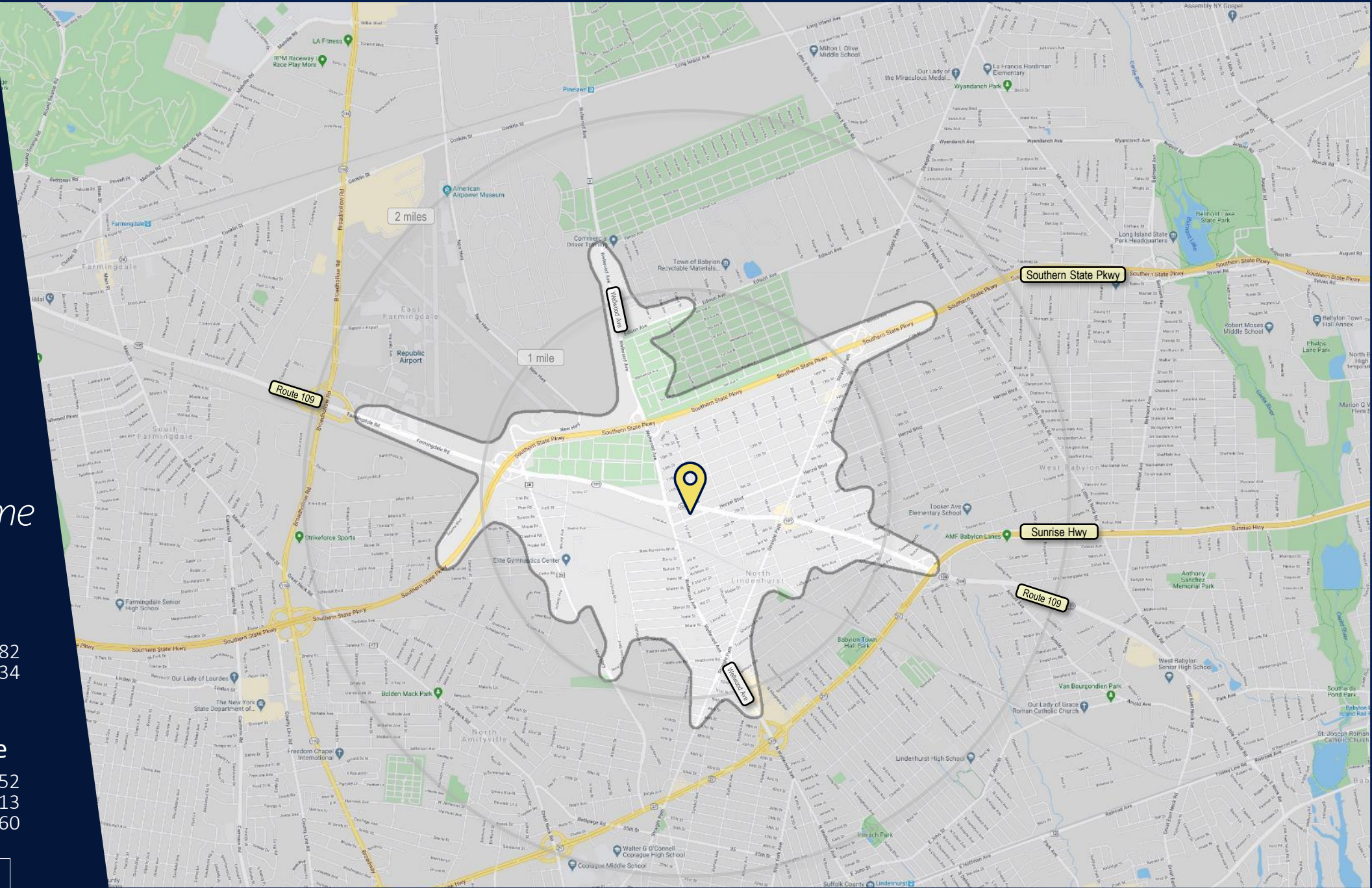
Trade Area



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925 Route 109
West Babylon NY

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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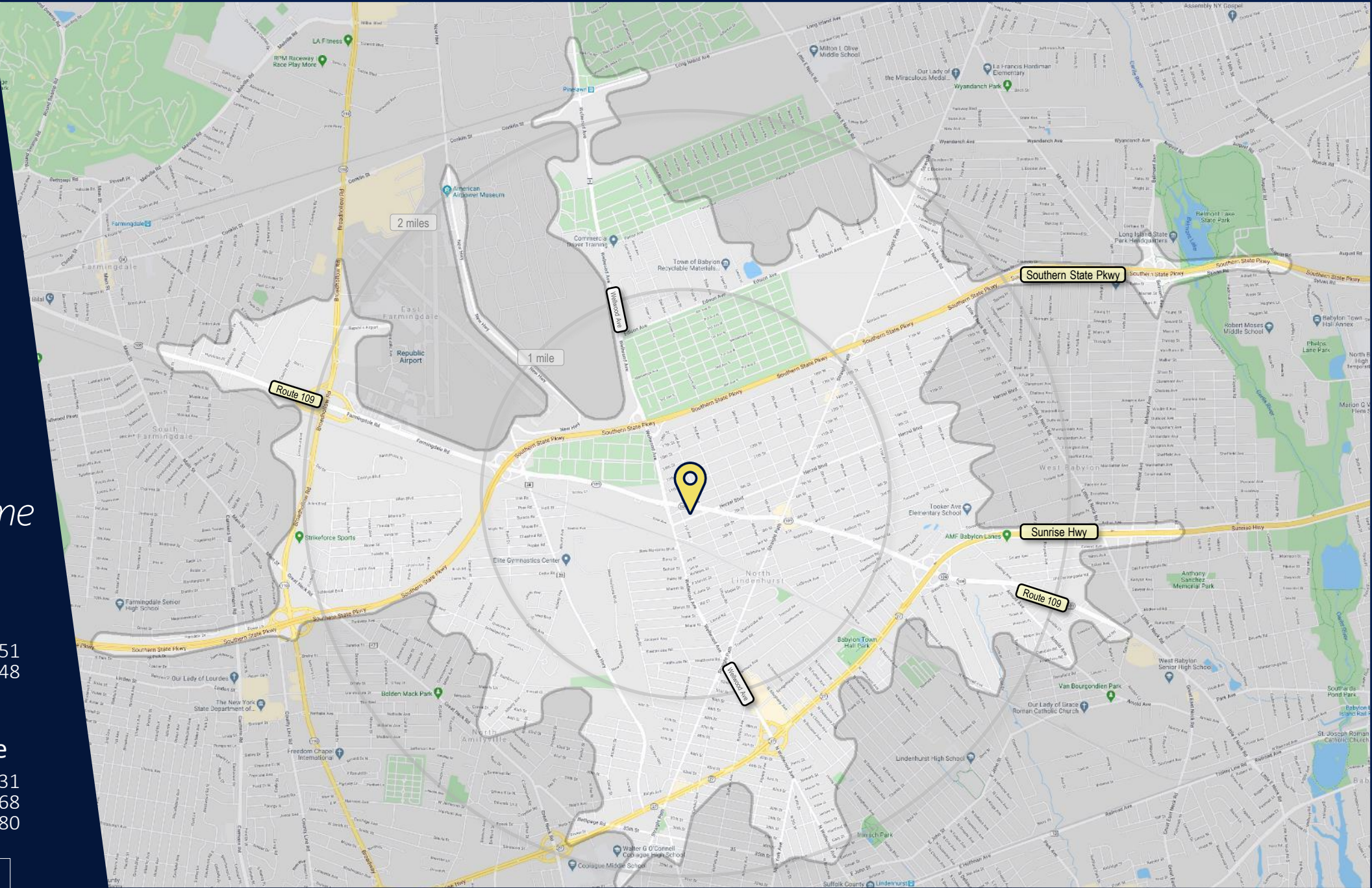
Trade Area



Development
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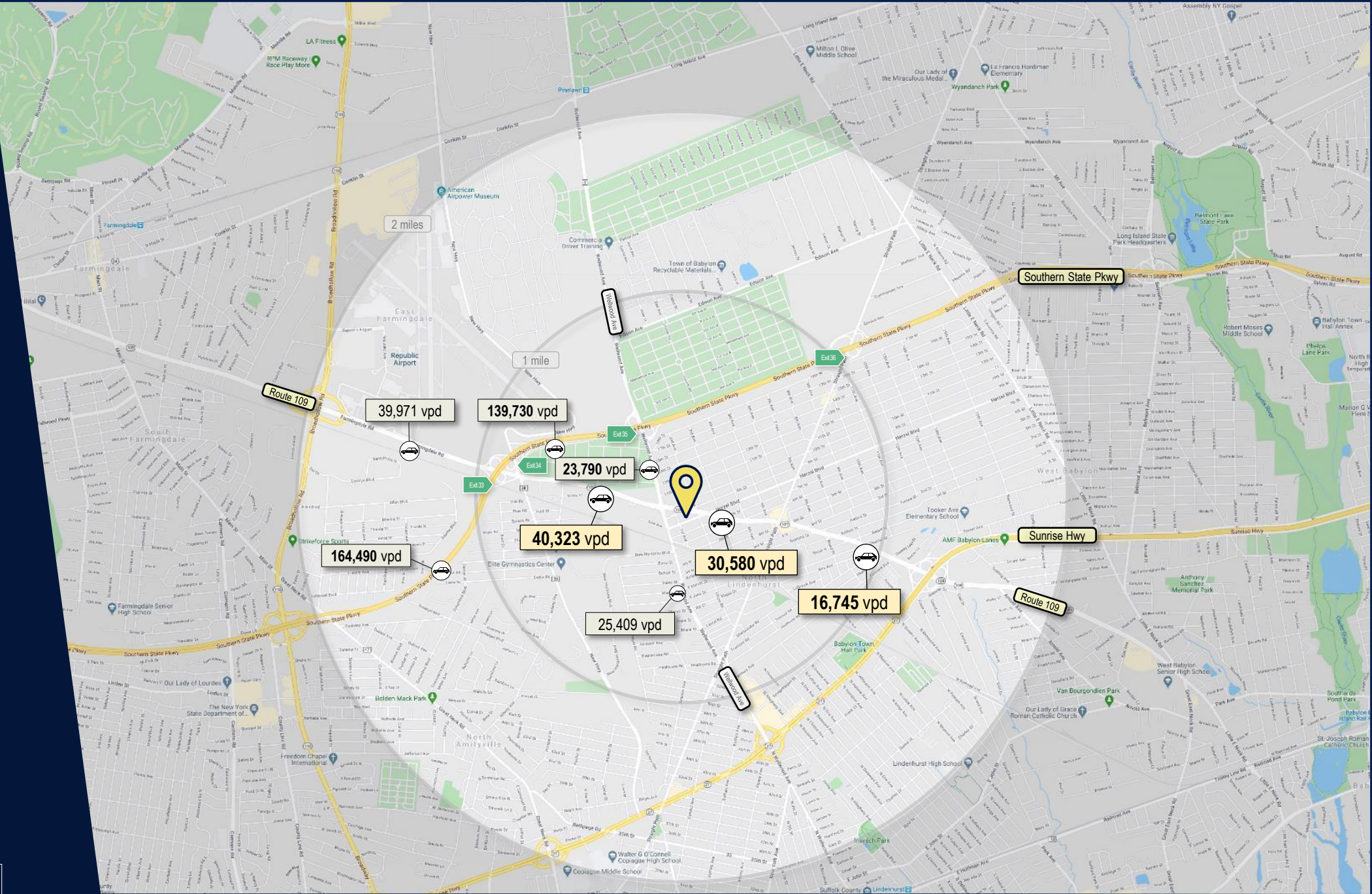


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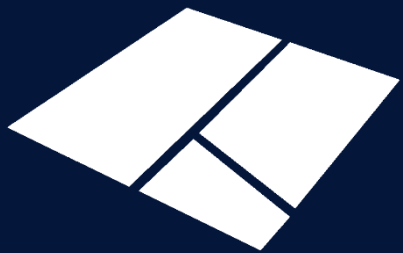
AADTC



Source: NYS Department of Transportation, 2020

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DEVELOPMENT CONCEPT

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Investment
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Development
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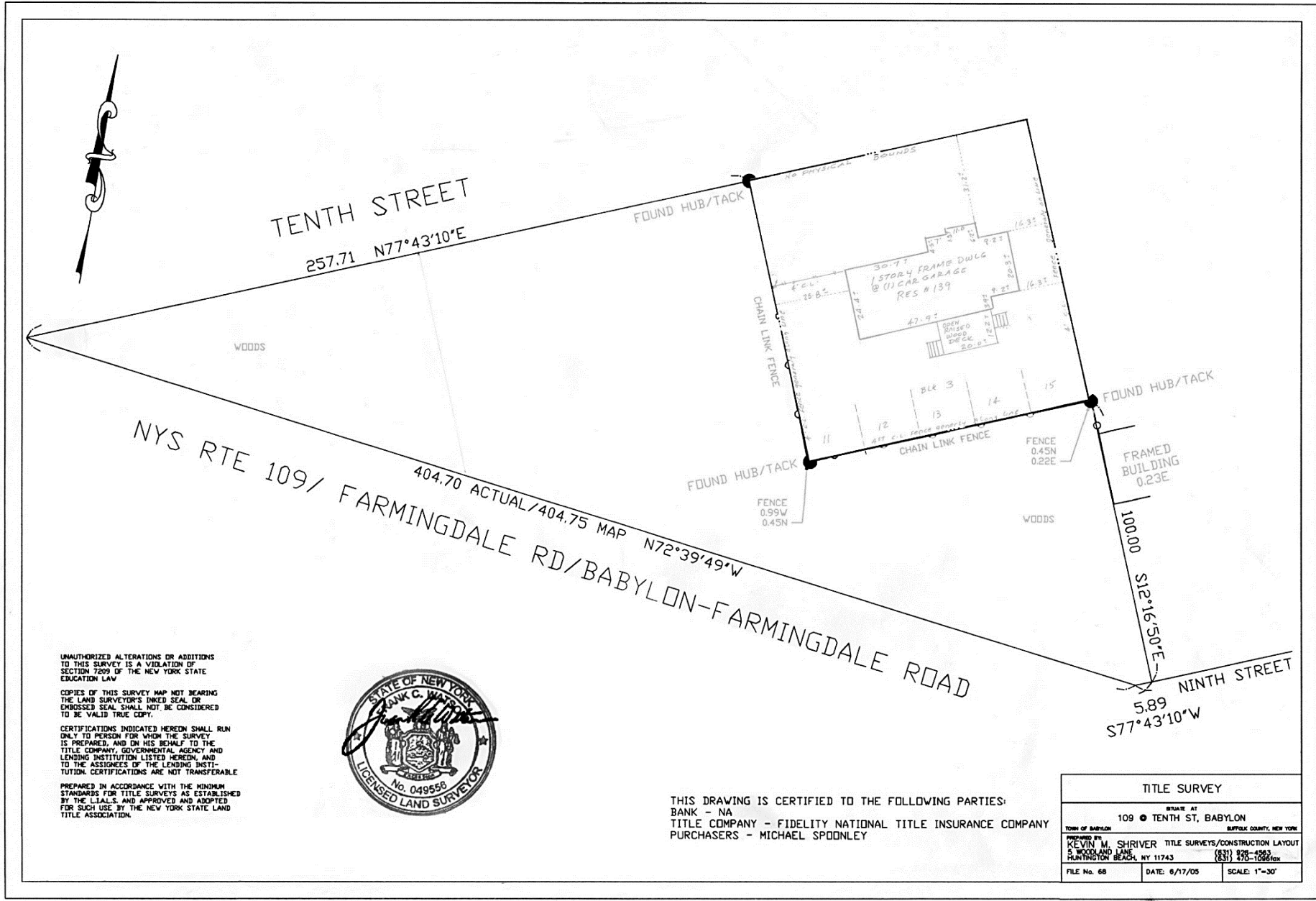


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925 Route 109
West Babylon NY

PROPERTY Survey



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR ENGRAVED SEAL, SHALL NOT BE CONSIDERED TO BE VALID TRUE COPY.

CERTIFICATIONS INDICATED HEREIN SHALL RUN ONLY TO PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE

PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS ESTABLISHED BY THE L.L.A.S. AND APPROVED AND ADOPTED FOR SUCH USE BY THE NEW YORK STATE LAND TITLE ASSOCIATION.



THIS DRAWING IS CERTIFIED TO THE FOLLOWING PARTIES:
BANK - NA
TITLE COMPANY - FIDELITY NATIONAL TITLE INSURANCE COMPANY
PURCHASERS - MICHAEL SPOONLEY

TITLE SURVEY		
SITE AT 109 ● TENTH ST, BABYLON		
TOWN OF BABYLON	SUFFOLK COUNTY, NEW YORK	
PREPARED BY KEVIN M. SHRIVER P. WOOD AND LANE PLANNING INC. BEACON, NY 11743	TITLE SURVEYS/CONSTRUCTION LAYOUT (831) 878-4552 (831) 878-1155 fax	
FILE No. 68	DATE: 6/17/05	SCALE: 1"=30'

Proposed development concept shown – not reviewed by municipal agencies

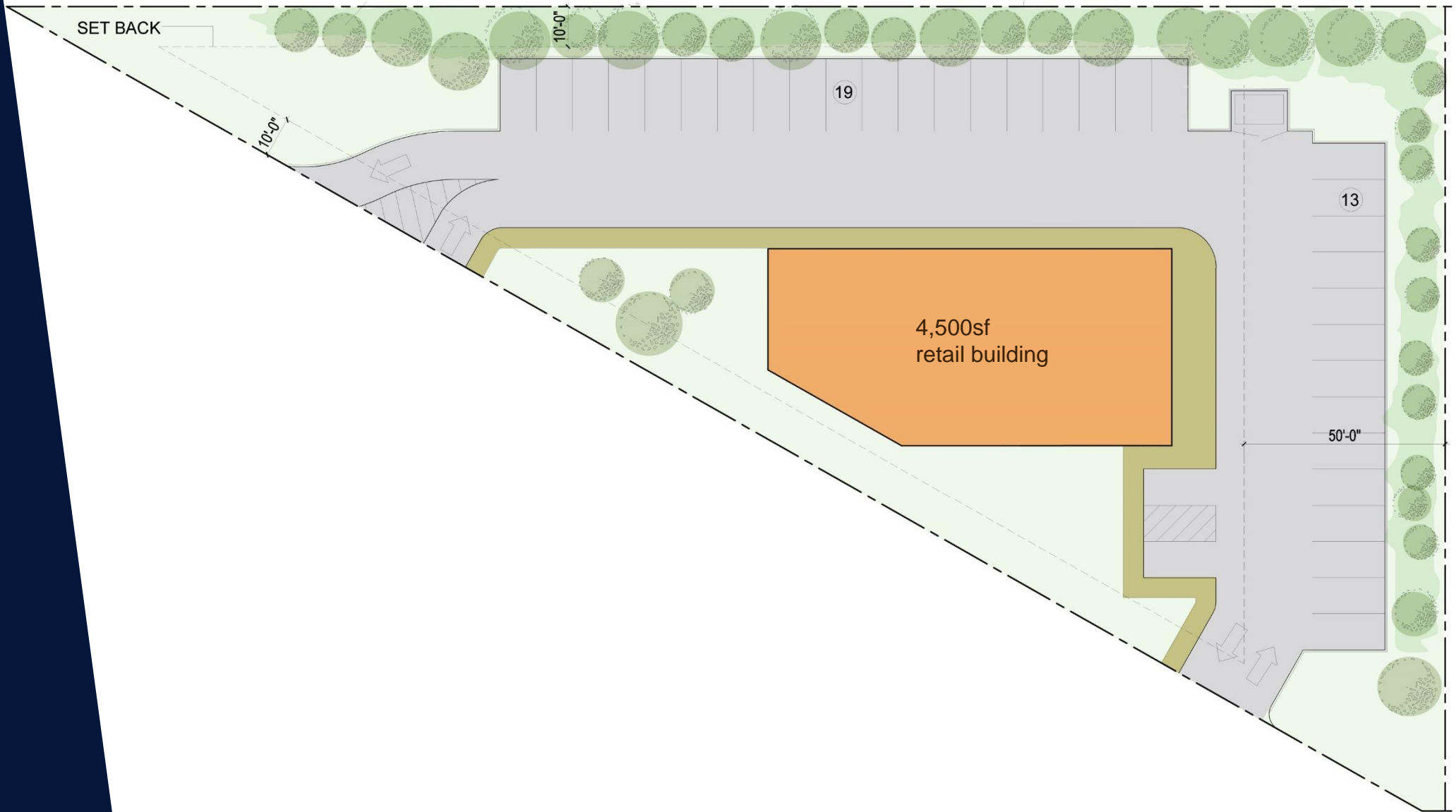
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925 Route 109
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PROPERTY

*Development
Concept:*
✓ Retail



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by municipal agencies*

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Investment
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The
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PROPERTY

Rendering



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The
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925 Route 109
West Babylon NY

PROPERTY

Site Photos



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The
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PROPERTY

Site Photos



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CONTACT



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CONTACT

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Ron Epstein

Licensed Real Estate Broker

Associate Broker
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