



For Sale

150 East Main Street, Babylon, NY

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Site plan approved medical/retail development

Asking price: \$1,800,000

Property information:

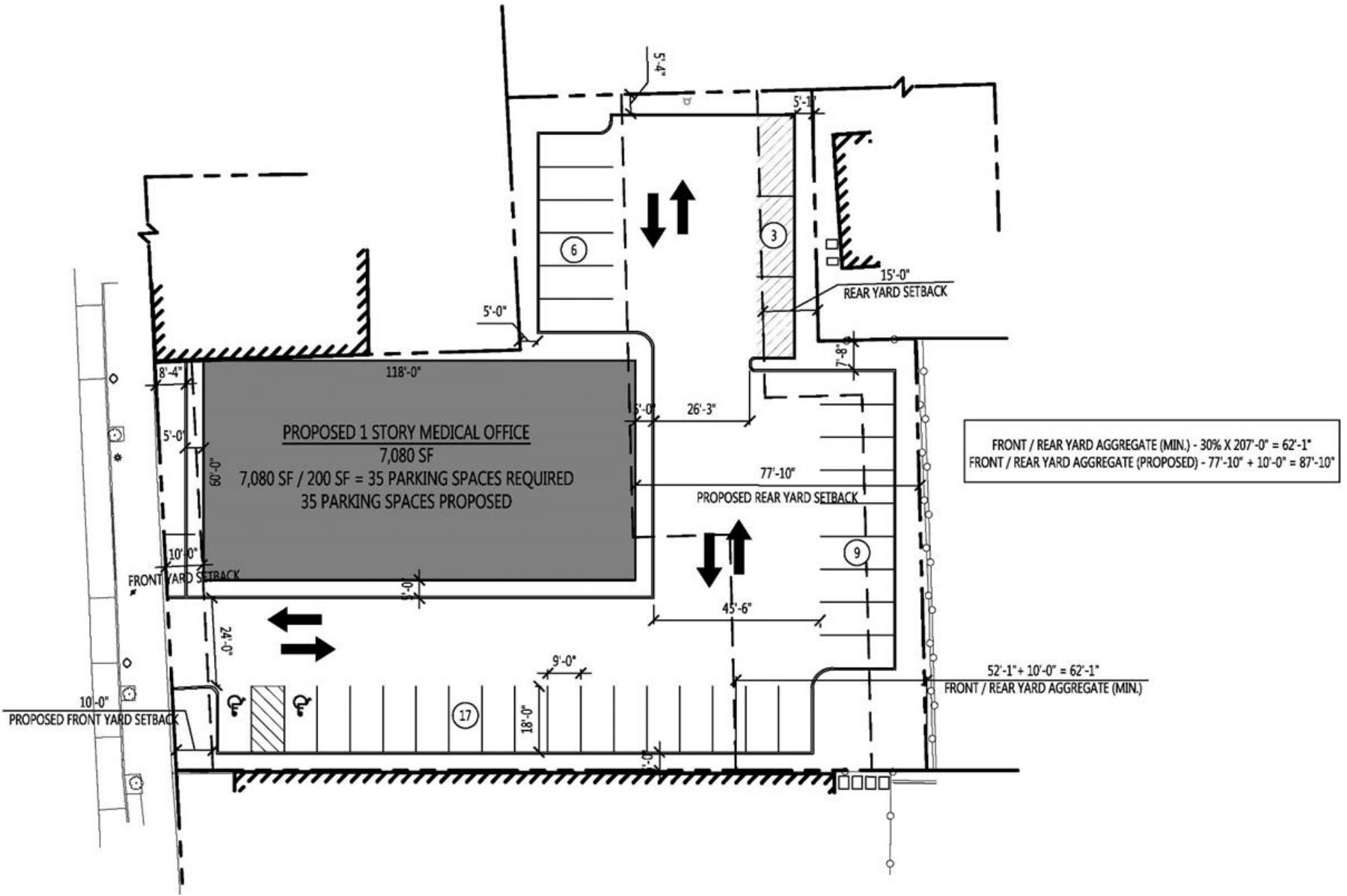
- Lot size: 0.69 acres
- Land with site plan approval to build 7,080 SF medical/office or retail building
- Zoning: retail business
- 35 car dedicated parking
- Average daily traffic count (East Main Street): 24,677 cars per day

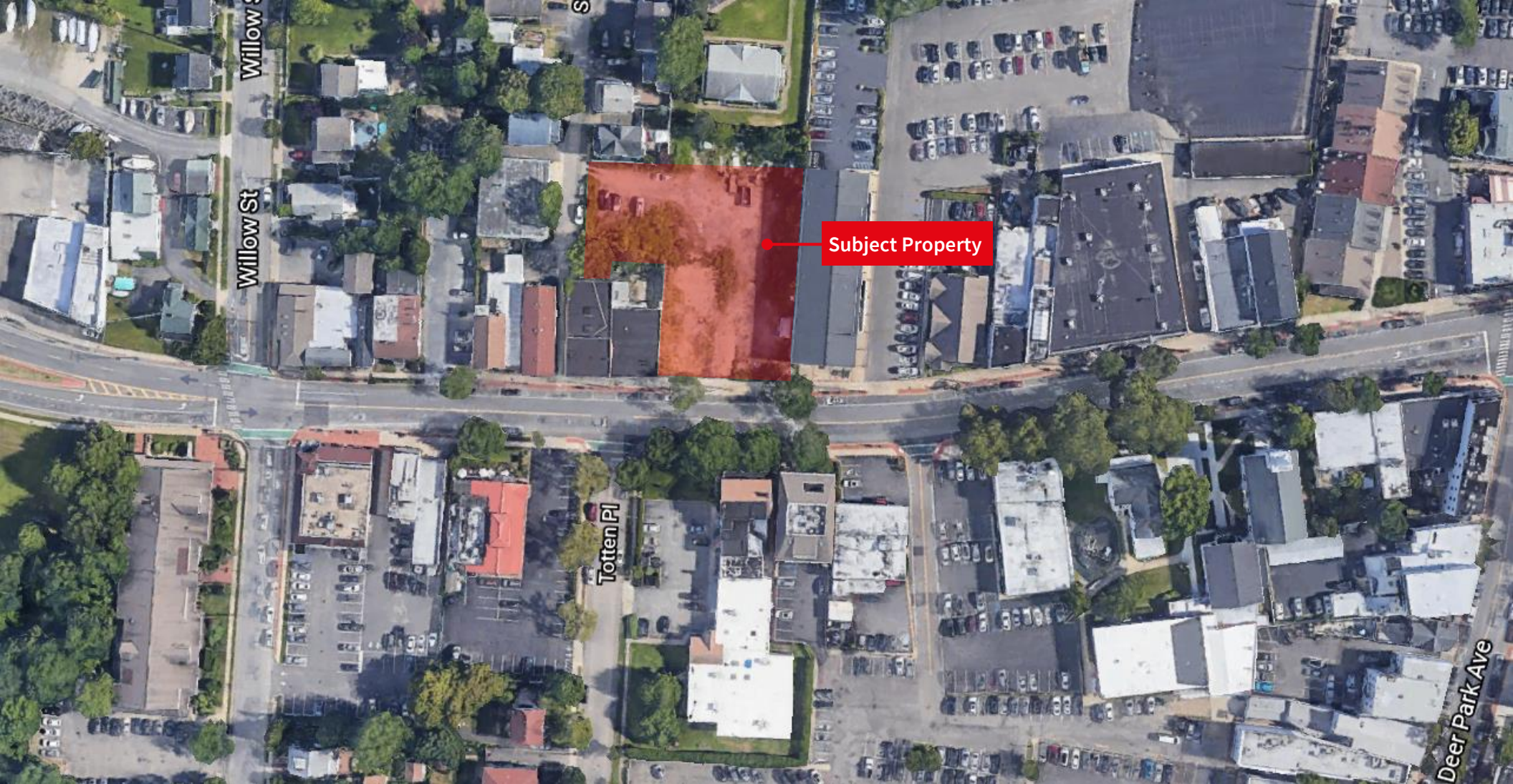
Location:

- Located in the heart of Babylon Village
- Walking distance to LIRR
- Only 1.5 miles from Good Samaritan Hospital



Proposed Site Plan





Traffic Counts

Collection Street	Cross Street	Traffic volume	Distance from subject
E Main St	Cooper St	24,677	0.04
James St	Totten Pl	4,453	0.19
Deer Park Ave	Grove Pl	17,343	0.19
Fire Island Ave	Hewlett Ct	2,936	0.23
Babylon Northport Expy	George Ct	9,772	0.27
Railroad Ave	Depot Pl	5,550	0.30
W Main St	Thompson Ave	23,398	0.34
Babylon Northport Expy	George St	16,978	0.45
Railroad Ave	Argyle Ave	6,570	0.49
Park Ave	Friendly Ct	9,456	0.59

Demographic Information

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	12,851	100,738	240,100
Average Age:	40.80	40.60	39.40
Households			
2017 Total Households:	4,767	34,857	78,799
Median Household Income:	\$112,763	\$93,220	\$85,321
Average Household Size:	2.70	2.80	3.00
2017 Average HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$463,142	\$373,556	\$353,725
Median Year Built:	1953	1958	1959



Area Amenities



**150 East Main Street
Babylon, NY**

Hospitals/Medical

1. All Metro Health Care
2. Village Pharmacy and Surgical
3. Stony Brook Medicine
4. West Islip Pediatrics
5. Grello Pediatrics Pc
6. Long Island Orthopedic Solutions
7. Island Plastic Surgery
8. Advanced Dermatology PC
9. Comprehensive Obstetrics
10. Adelberg Montalvan Pediatric Dental & Orthodontics
11. South Bay Pediatrics
12. Good Samaritan Mammography

13. Advanced Urology Centers of New York
14. South Shore Plastic & Reconstructive Surgery
15. Suffolk Pediatric Associates
16. NSHOA West Islip
17. Good Samaritan Hospital Emergency
18. Good Samaritan Hospital Medical Center
19. Long Island Neurosurgical and Pain Specialists
20. Island Gastroenterology Consultants
21. Mariwalla Dermatology
22. Our Lady of Consolation

Banks

23. Astoria Bank
24. Chase Bank
25. TD Bank
26. Bank of America Financial Center

Restaurants

27. Del Fuego
28. Barrique Kitchen & Wine Bar
29. Mulberry Street
30. Don Ricardo's Restaurant
31. Besito Mexican Restaurant
32. Stuff-A-Bagel