

# PRIME LEASE OPPORTUNITY

\$29/SF NNN



NRT



907 Montauk Hwy. Bayport, NY 11705  
**BAYPORT COMMONS**



## Property Information

**SF**  
3,000

**Base Rent**  
\$29/SF NNN

### Features

Generous Parking Allotment  
 Strong Credit Tenants  
 Prominent Prestige Placement  
 Excellent Signage & Visibility  
 Well Maintained Center with On-Site Management

### Area

Premier Retail Destination with High Traffic  
 Well Traveled Montauk Hwy.

### Subject Space

Custom Designed Space with Upgraded Finishes  
 Ready for Immediate Occupancy

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Aerial



Store Front West Entrance



Store Front



High Visibility from Street

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Main Area



Front Office Area



Private Office



Teller Station

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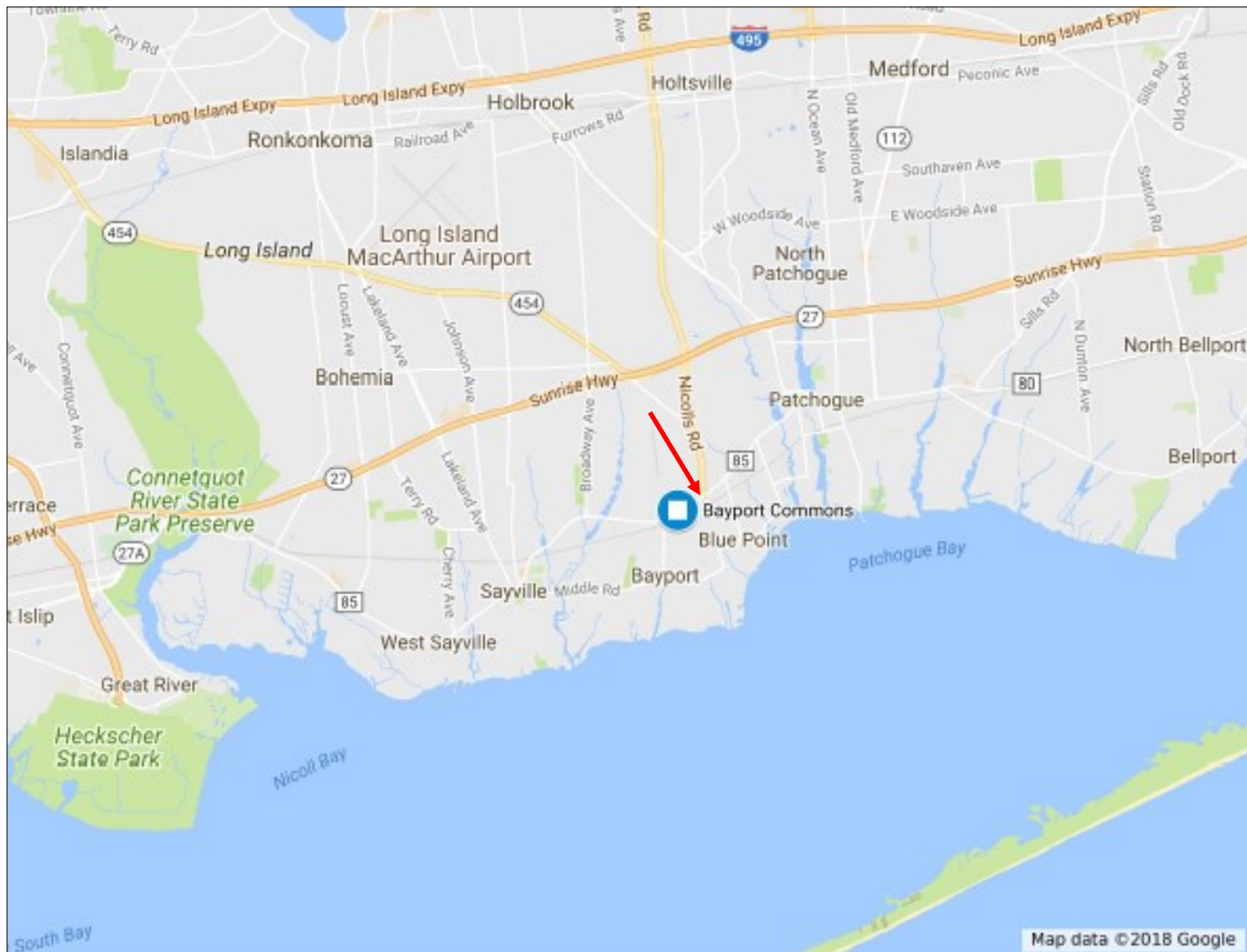
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This Location is Only 1/4 of a Mile West of Nichols Rd.



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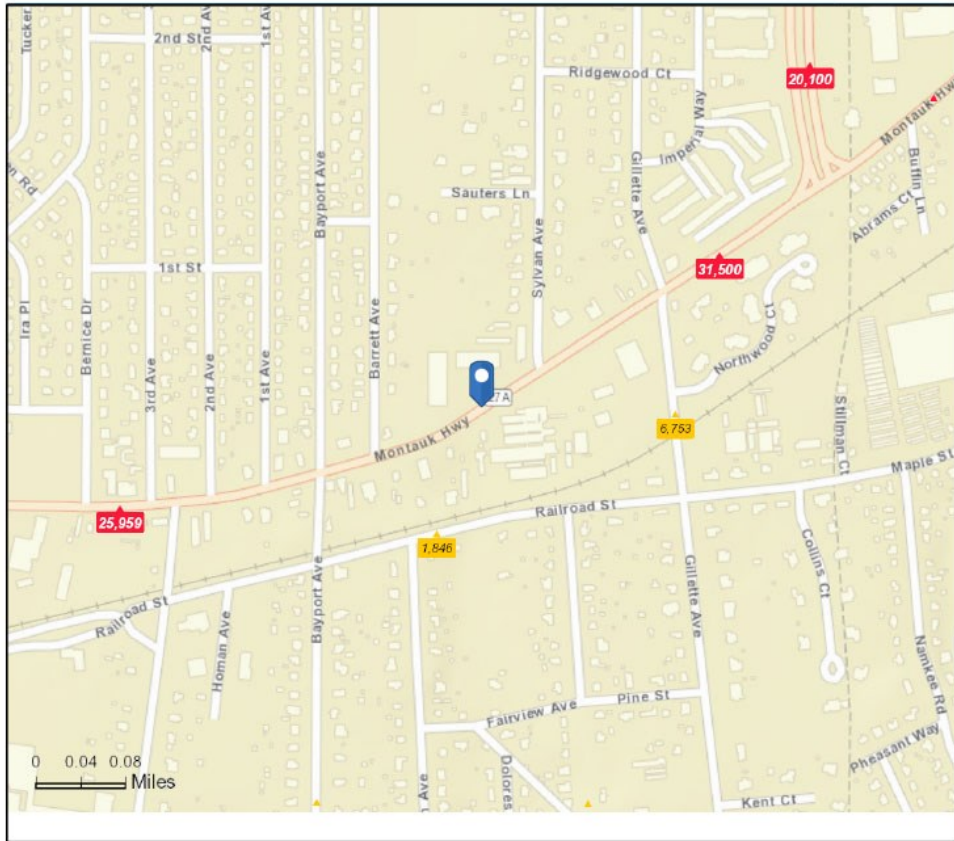
NRT



## Traffic Count Map - Close Up

907 Montauk Hwy, Bayport, New York, 11705  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 40.74803  
Longitude: -73.04812



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q1 2018).

**Over 31,000 Cars Pass This Location Daily**

This is a prime location with high visibility along Montauk Hwy and located between Sayville and Patchogue. It's west of Nichols Rd which runs north to Sunrise Hwy where many big box retailers are located. This shopping center might be considered an oasis giving the local affluent residents a dining alternative to the hustle and bustle of Sunrise Hwy's shopping centers and restaurants. This former bank location is perfect for a service or merchandise retailer looking for a location in this affluent community.

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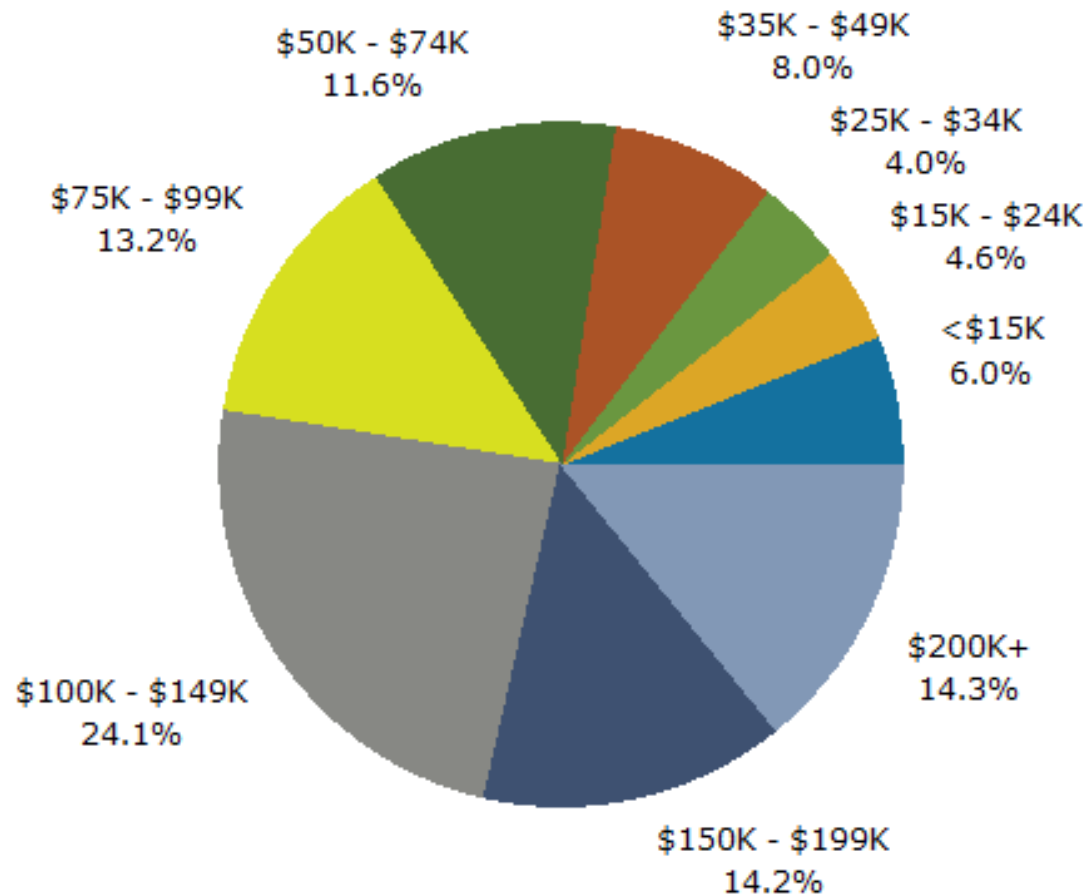
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## Median Household income \$103,406

### 2018 Household Income



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## Retail MarketPlace Profile

907 Montauk Hwy, Bayport, New York, 11705  
Drive Time: 5 minute radius

Prepared by Esri  
Latitude: 40.74803  
Longitude: -73.04812

### 2017 Leakage/Surplus Factor by Industry Group



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## LifeMode Group: Upscale Avenues Pleasantville

**WHO ARE WE?** Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth (Index 364). Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

**OUR NEIGHBORHOOD** • Suburban periphery of large metropolitan areas, primarily in Middle Atlantic or Pacific states. • Most homes owned (and mortgaged) (Index 146). • Households composed of

older married-couple families, more without children under 18, but many with children over 18 years (Index 141). • Older, single-family homes: two-thirds built before 1970, close to half from 1950 to 1969. • One of the lowest percentages of vacant housing units at 4.5% (Index 39). • Suburban households with 3 or more vehicles and a longer travel time to work (Index 132).

**SOCIOECONOMIC TRAITS** • Education: 66% college educated, 37% with a bachelor's degree or higher. • Low unemployment at 4.6%; higher labor force participation rate at 67% (Index 107); higher proportion of HHs with 2 or more workers (Index 118). • Many professionals in finance, information/ technology, education, or management. • Median household income denotes afflu-

ence, with income primarily from salaries, but also from investments (Index 130) or Social Security (Index 106) and retirement income (Index 122). • Not cost-conscious, these consumers willing to spend more for quality and brands they like. • Prefer fashion that is classic and timeless as opposed to trendy. • Use all types of media equally (newspapers, magazines, radio, Internet, TV).

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

**42% of the  
households fall into  
this segment.**

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LifeMode Group: Affluent Estates

## Savvy Suburbanites

**WHO ARE WE?** Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older

neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.



**OUR NEIGHBORHOOD** • Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets. • Married couples with no children or older children; average household size is 2.85. • 91% owner occupied; 66% mortgaged (Index 160). • Primarily single-family homes, with a median value of \$362,900 (Index 161). • Low vacancy rate at 3.8%.

**24% of the area households fall into this segment.**

**SOCIOECONOMIC TRAITS** • Education: 50.6% college graduates; 77.6% with some college education. • Low unemployment at 3.5% (Index 65); higher labor force participation rate at 67.9% (Index 109) with proportionately more 2-worker households at 62.2%, (Index 120). • Well-

connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating. • Informed shoppers that do their research prior to purchasing and focus on quality.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

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