

South Ocean Avenue

35-71 SOUTH OCEAN AVENUE | PATCHOGUE, NY 11772

New Village
at Patchogue
291 units



Available Space

1,376 SF; 7,701 SF
1,358 SF - 2nd gen restaurant

Property Highlights

- The village of Patchogue is booming with a flurry of new up and coming restaurants, shops. The Patchogue Theatre for the Performing Arts and lively events have both visitors and locals flocking to the recently revitalized town.
- 35-71 South Ocean Avenue is located off Main Street. It is proximate to Patchogue's downtown area and New Village at Patchogue, a multi-family development which includes more than 290 luxury apartment units and 600+ residents.
- Dining establishments at 35-71 South Ocean Avenue include Irish restaurant and pub, James Joyce, and 360 Taiko Sushi & Lounge. Italian-inspired gastropub, Prato 850, is opening soon!
- 35-71 South Ocean Avenue sits just three blocks from the Long Island Railroad, approximately one mile from The Sunrise Highway and less than five miles from the Long Island Expressway.

Nearby Retailers



Average Daily Traffic

7,575 South Ocean Avenue
12,970 East Main Street
42,962 Sunrise Hwy.

Demographics

5-mile radius



148,401
POPULATION



53,738
HOUSEHOLDS



\$168,578
AVERAGE HH INCOME



85,287
DAYTIME POPULATION



Source: sitesusa.com

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SITE PLAN



South Ocean Avenue

TENANT ROSTER

SF

35	Available	1,376
37	Shoes Repair	780
39	Prato 850 <i>Opening Soon!</i>	2,724
47	360 Sushi	4,944
49	James Joyce Pub	4,244
57	Available - 2nd gen restaurant	1,358
59	Available	7,701

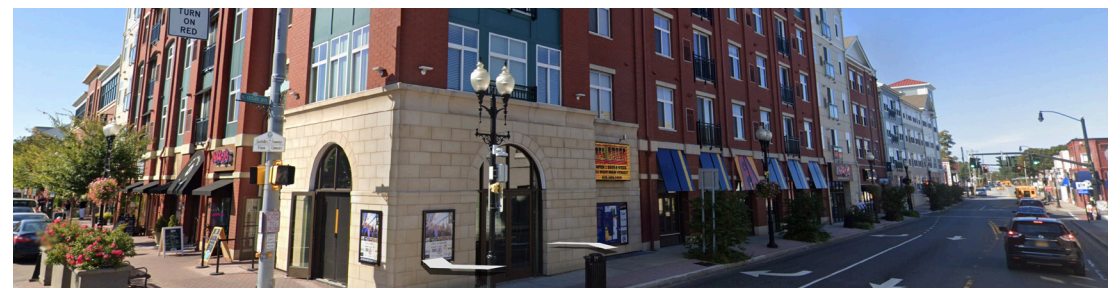
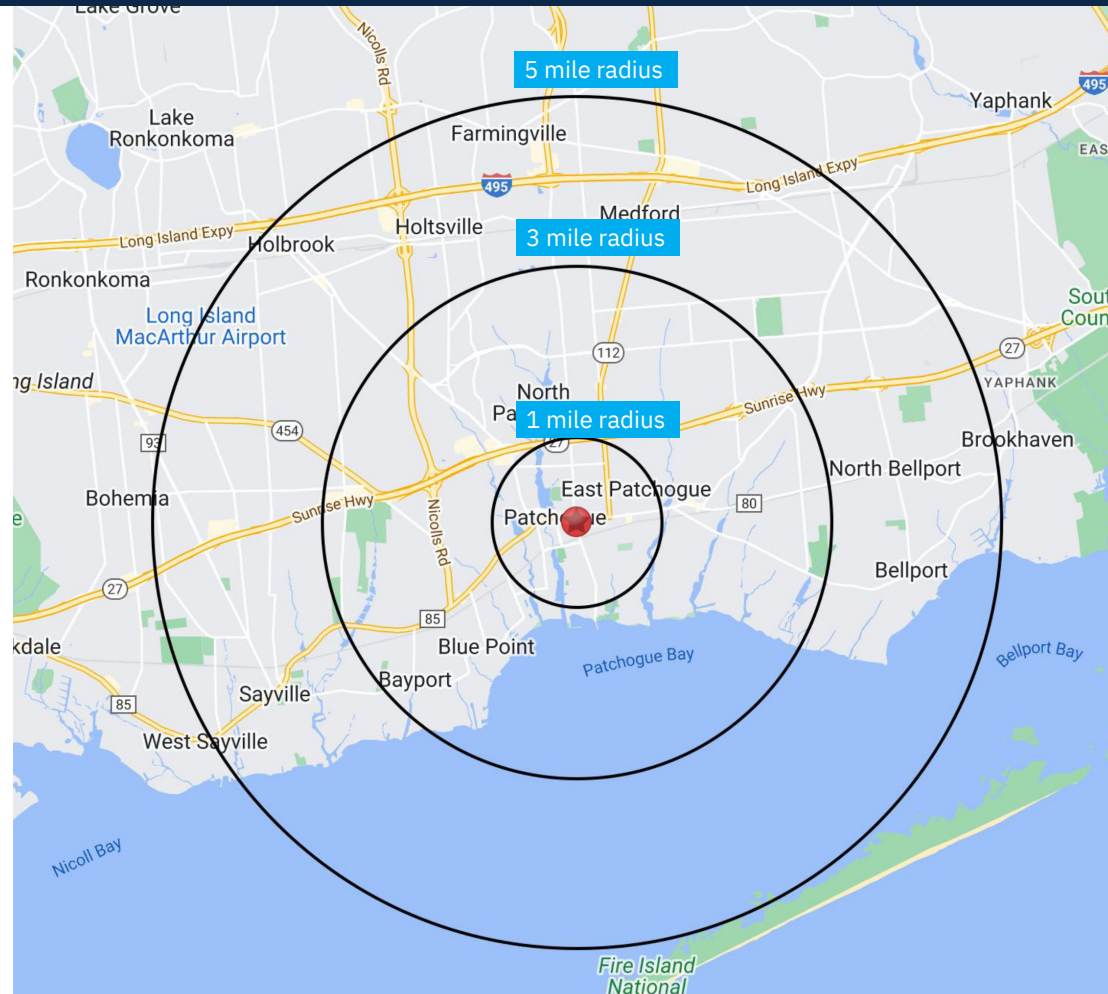
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	15,077	65,252	148,401
Households	6,323	25,251	53,738
Average Household Income	\$160,408	\$168,494	\$168,578
Projected Average Household Income (2028)	\$174,654	\$183,218	\$182,568
Median Household Income	\$99,038	\$119,509	\$122,680
Total Businesses	1,117	2,896	7,828
Total Employees	7,715	23,553	74,111
Daytime Population	8,890	28,529	85,287
Total Annual Household Expenditure	\$627.83 M	\$2.61 B	\$5.56 B
HH Income \$200K or more	1,163	5,534	12,365
College Degree + (Bachelor Degree or Higher)	4,085	18,323	41,381

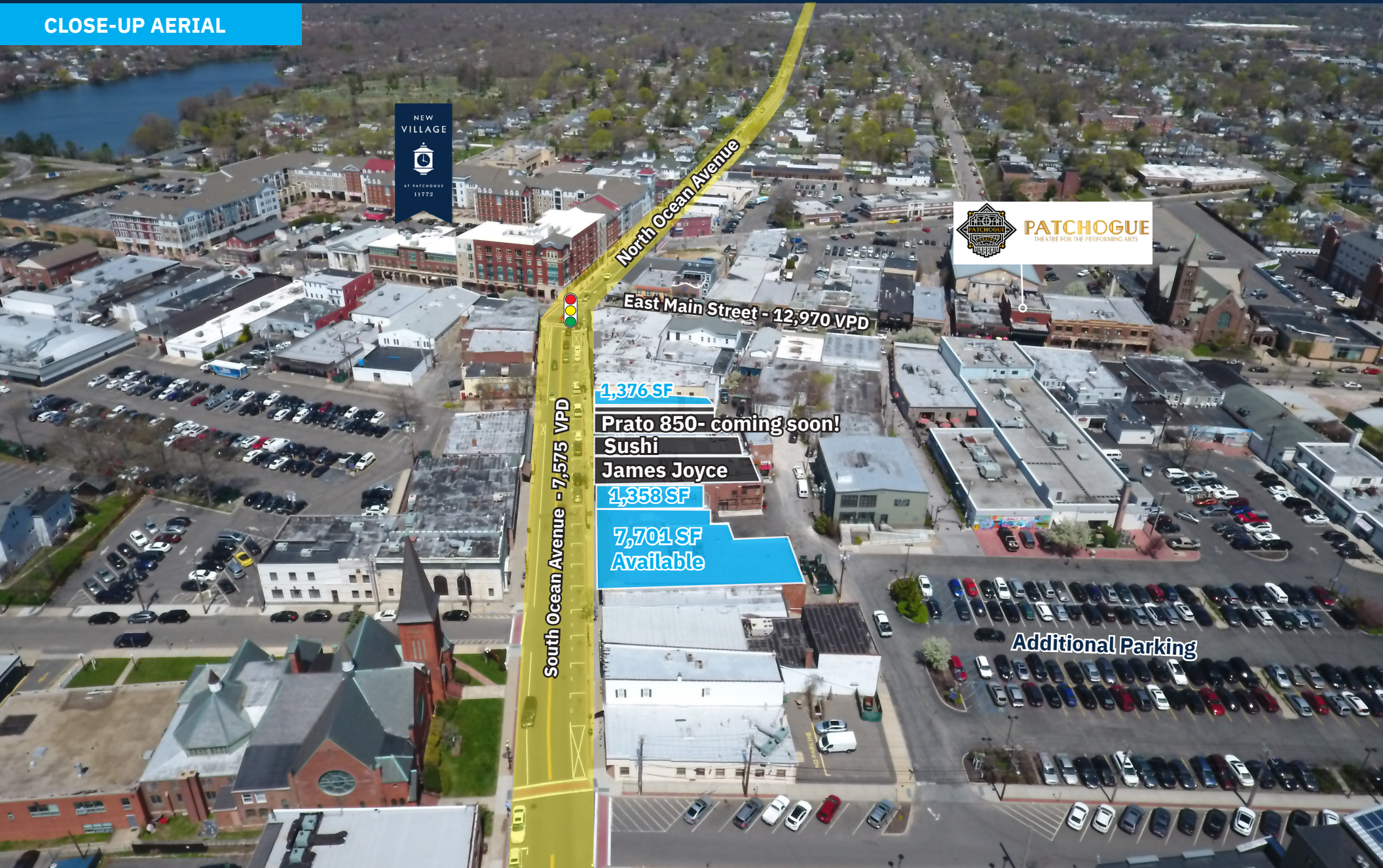
Source: sitesusa.com



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CLOSE-UP AERIAL



NEW
VILLAGE
AT PATCHOGUE
11772

PATCHOGUE
THEATRE FOR THE PERFORMING ARTS

North Ocean Avenue

East Main Street - 12,970 VPD

South Ocean Avenue - 7,575 VPD

1,376 SF

Prato 850- coming soon!

Sushi

James Joyce

1,358 SF

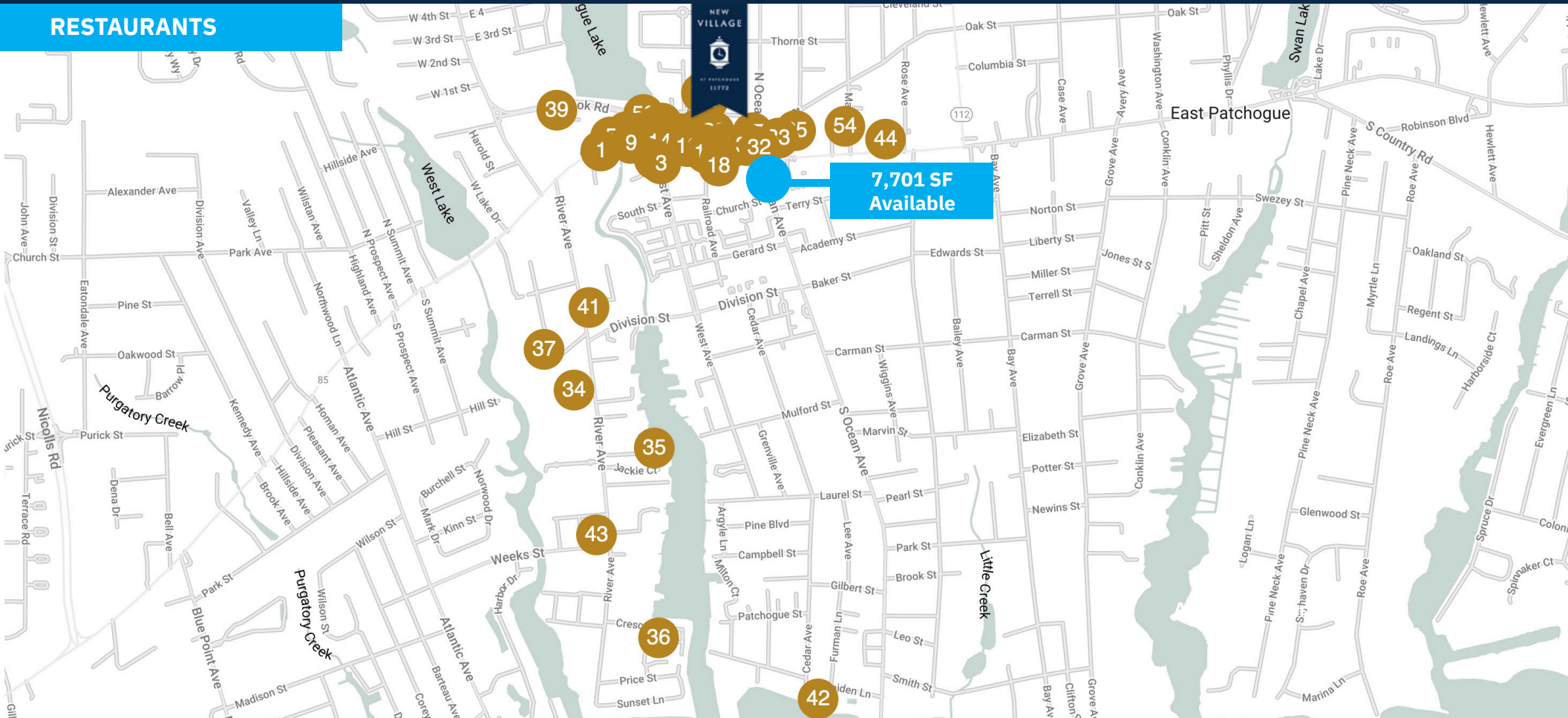
7,701 SF
Available

Additional Parking

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RESTAURANTS



- 1 Donatina Neapolitan Pizza Cafe
- 2 Tap Room
- 3 Burgerology Patchogue
- 4 Buttermilk's Kitchen
- 5 Bobbique
- 6 Local Burger
- 7 The Bean of Patchogue Coffee House
- 8 Chops Steakhouse
- 9 Dirty Taco * Tequila Patchogue
- 10 Sobol
- 11 Gino's Pizza
- 12 Daisy's Nashville Lounge

- 13 Dragon Palace
- 14 Village Idiot Pub
- 15 Great South Bar
- 16 Cloud Nice Ice Cream & Cereal Bar
- 17 Bird & Bao
- 18 James Joyce
- 19 360 Taiko Sushi
- 20 Duchess Cookies
- 21 Ruta Oaxaca
- 22 Gallo
- 23 RHUM
- 24 Standard Rec

- 25 Perabell Food Bar
- 26 Delefiore Pizza & Food Co.
- 27 Goldbergs Famous Bagel Inc.
- 28 Toast Coffeehouse
- 29 The Hero Joint
- 30 Best Meal Chinese Food
- 31 Chicken Place Restaurant
- 32 Jardin Cafe
- 33 Whiskeyneat
- 34 Off Key Tiki
- 35 The Oak Steak & Seafood Grille
- 36 Drift 82

- 37 The Better Man Distilling Company
- 38 The Energy Bar
- 39 Blue Point Brewing Company
- 40 Loughlin Vineyard
- 41 Harbor Crab
- 42 Lombardi's on the Bay
- 43 Dublin Deck Tiki Bar & Grill
- 44 Rise and Grind
- 45 That Meatball Place
- 46 The Cuban
- 47 Arooga's
- 48 Brickhouse Brewery

- 49 Del Fuego
- 50 Cajun Claws
- 51 Catch Oyster Bar
- 52 Reese's 1900
- 53 Island Kava
- 54 The Clifton
- 55 Kilwins

CONTACT EXCLUSIVE AGENT

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