

South Ocean Avenue

35-71 SOUTH OCEAN AVENUE | PATCHOGUE, NY 11772

LEVIN
MANAGEMENT

New Village
at Patchogue
291 units

Main Street

1,376 SF
Available

PRATO 850

360
TAIKO

JAMES JOYCE
IRISH PUB

7,701 SF
Available

South Ocean Avenue



Available Spaces

1,376 SF; 7,701 SF

Property Highlights

- **Thriving Downtown** – In the heart of Patchogue's revitalized retail, dining, and entertainment district.
- **Built-In Customer Base** – Steps from **New Village at Patchogue**, home to **290+ luxury apartments and 600+ residents**.
- **High Foot Traffic** – Walkable, year-round destination attracting locals, visitors, and professionals, with a **Walk Score of 89** indicating most errands can be accomplished on foot.
- **Proven Dining Scene** – Surrounded by successful restaurants like **James Joyce Irish Pub** and **360 Taiko Sushi & Lounge**, with **Prato 850** and **Halal Munchies** opening soon.
- **Excellent Transit Access** – 3 blocks from LIRR, providing service to NYC.
- **Regional Connectivity** – Minutes from **Sunrise Highway (Route 27)** and **I-495**.
- **Tourist Draw** – Close to **Fire Island ferries**, bringing seasonal visitors and additional foot traffic.

Nearby Retailers

CVS

LOWE'S



Walgreens

ShopRite



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

South Ocean Avenue

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SITE PLAN



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	Halal Munchies <i>Opening Soon!</i>	1,358
59	Available	7,701

South Ocean Avenue

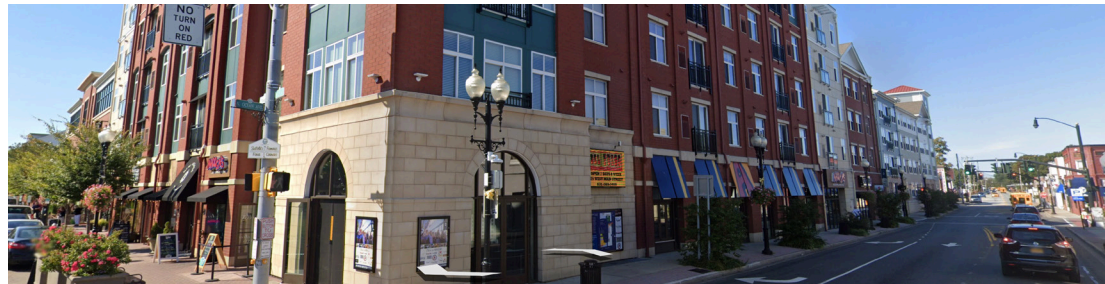
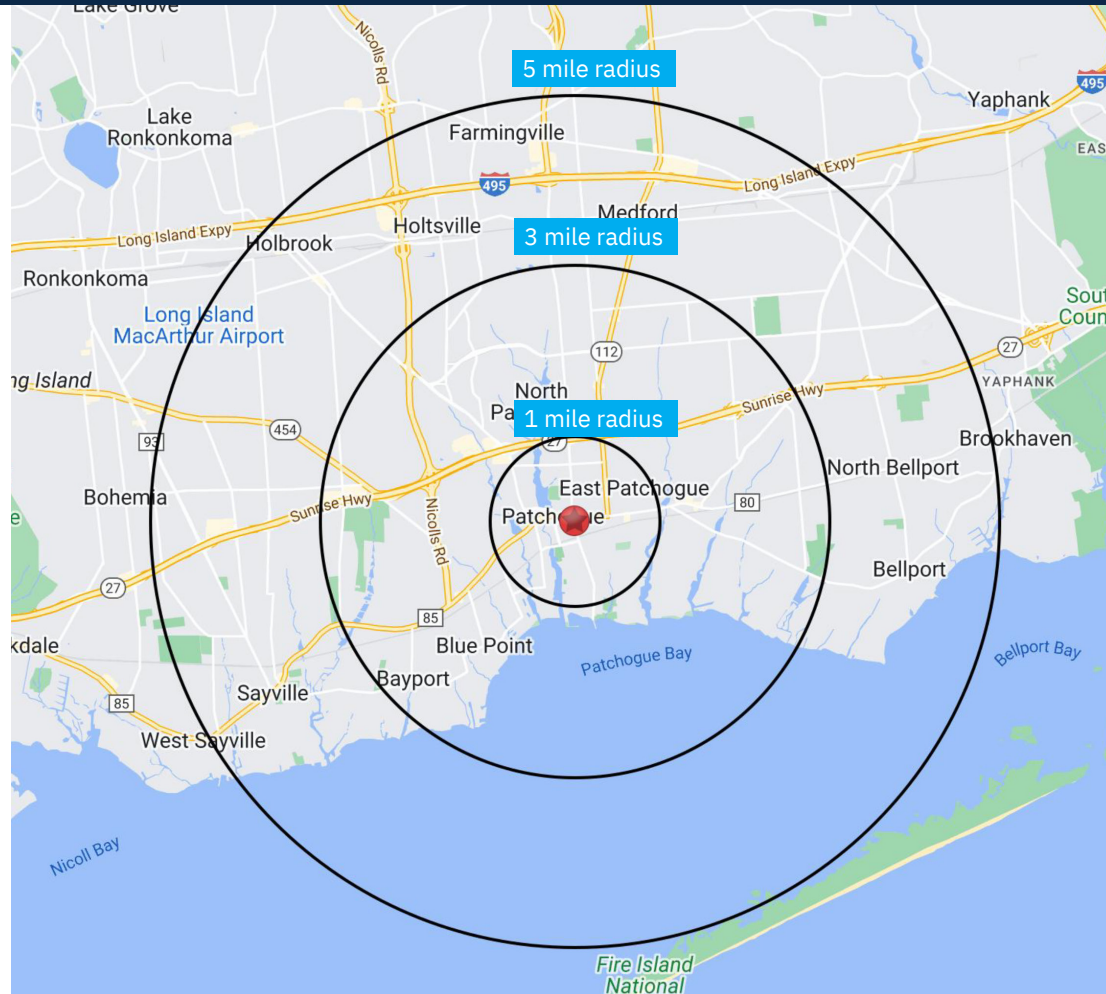
South Ocean Avenue

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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

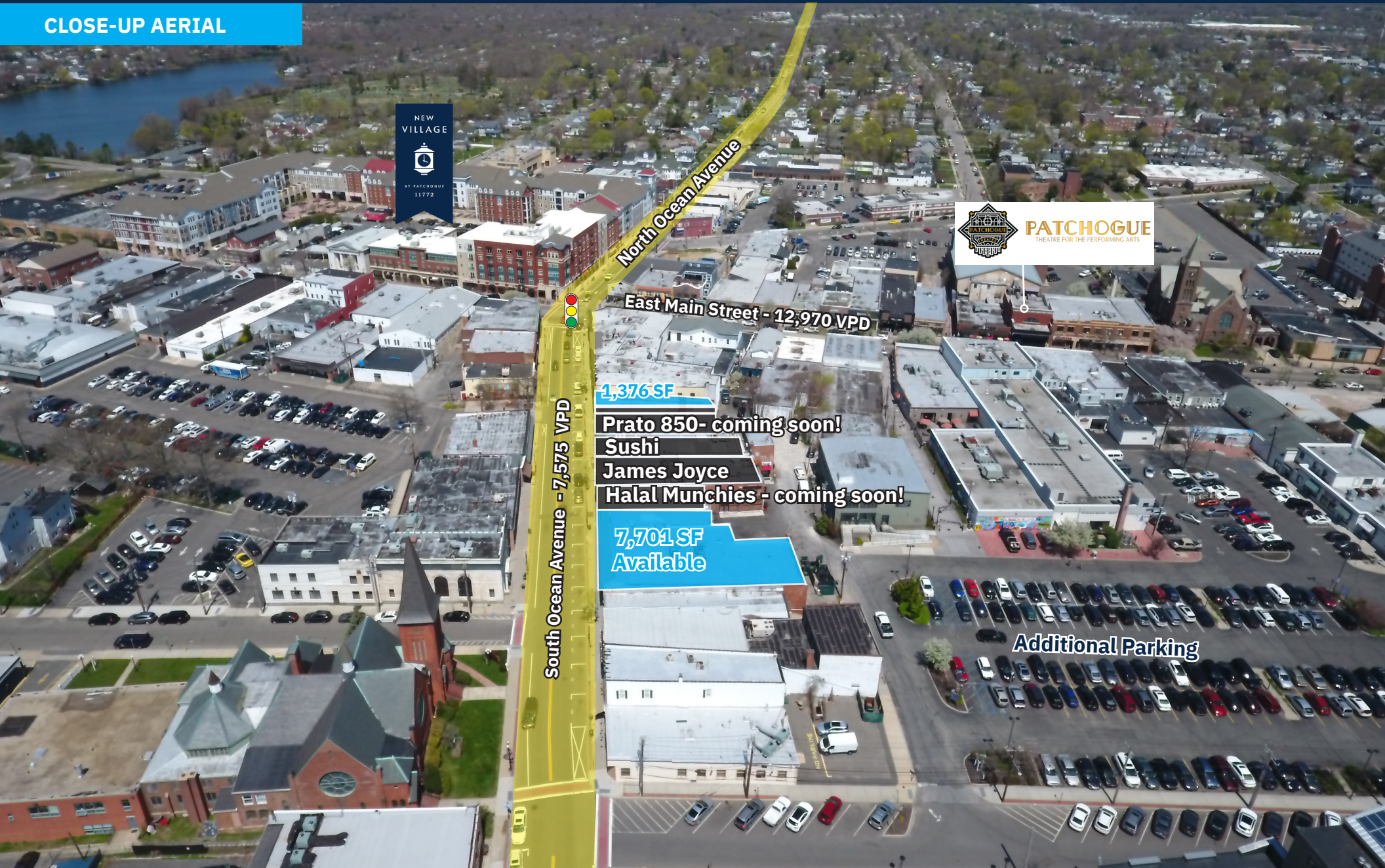


South Ocean Avenue

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LEVIN
MANAGEMENT

CLOSE-UP AERIAL



NEW
VILLAGE
AT PATCHOGUE
11772

North Ocean Avenue

East Main Street - 12,970 VPD

1,376 SF

Prato 850- coming soon!
Sushi
James Joyce
Halal Munchies - coming soon!

7,701 SF
Available

South Ocean Avenue - 7,575 VPD

PATCHOGUE
THEATRE FOR THE PERFORMING ARTS

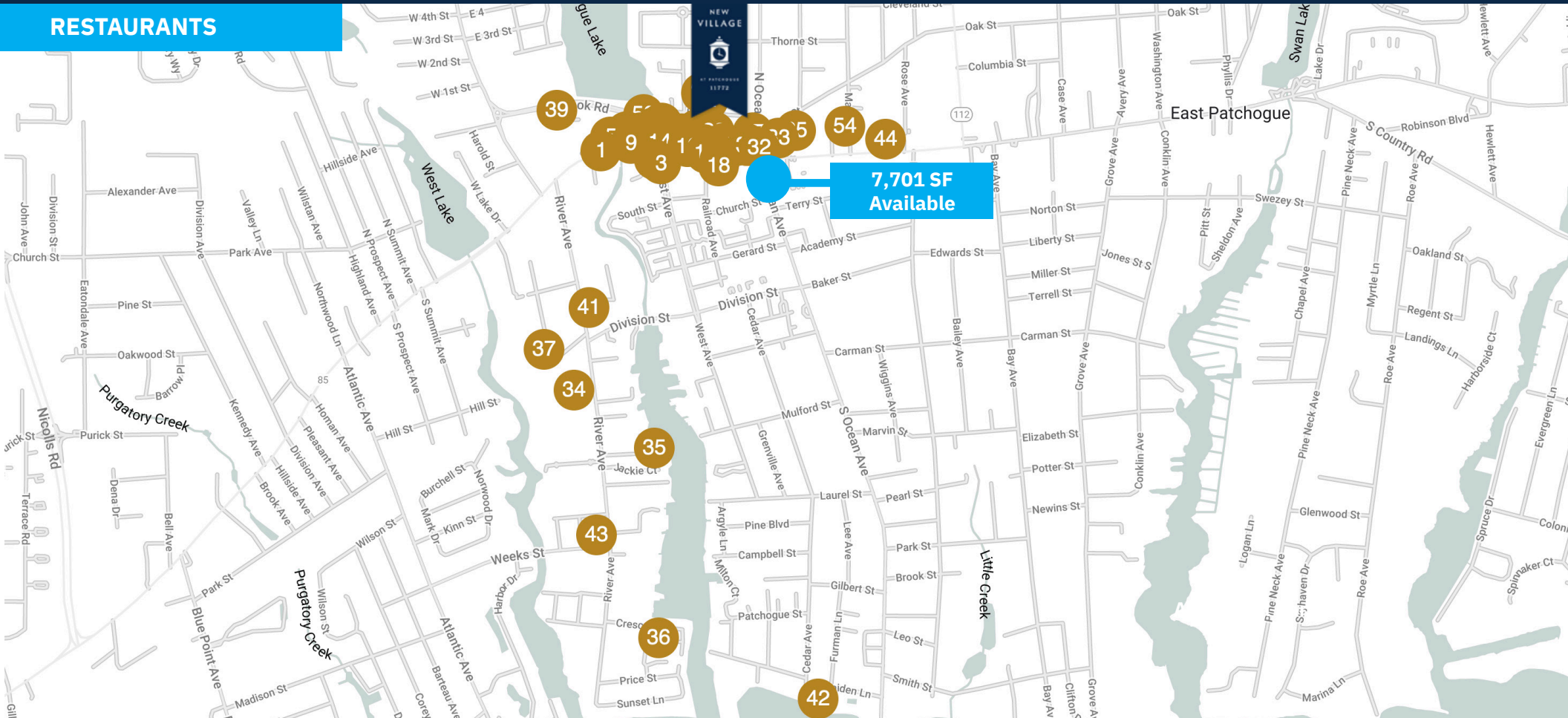
Additional Parking

South Ocean Avenue

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LEVIN
MANAGEMENT

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

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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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