

**S.B. Schwartz**  
& COMPANY, INC.

## MONTAUK HIGHWAY — LINDENHURST, NY

### SALE - GROUND LEASE - BUILD TO SUIT

269 - 271 Montauk Highway, Lindenhurst, New York



Size: Land: 22,142 Sq. Ft.  
**Proposed Building:** 5,036 Sq. Ft.  
 Frontage: 200 Feet - Montauk Highway  
 Zoning: E-Business / C-Residence  
 Asking Price: Upon Request  
 Taxes/Ins: Upon Request  
 Parking: 20 Vehicles

#### DEMOGRAPHICS (2019):

	<u>0.5 MILE</u>	<u>1 MILE</u>	<u>3 MILE</u>
Population:	5,362	16,882	116,050
Households:	2,109	6,271	41,339
Median HH Inc.:	\$98,355	\$93,593	\$94,347

Comments:  
 Major East - West Thoroughfare.  
 3 Street Frontage

**Traffic Counts - 2014**  
**Montauk Highway - 24,844 AADT**

#### FOR ADDITIONAL INFORMATION CONTACT:



Exclusive Broker: S.B. Schwartz & Co., Inc.  
 Attention: Tom Jenkins  
 55 Broadway #30, Greenlawn, NY 11740  
 800-893-8166 Ext. 2  
[tj@sbschwartz.com](mailto:tj@sbschwartz.com)  
[www.sbschwartz.com](http://www.sbschwartz.com)



**S.B. Schwartz  
& COMPANY, INC.**

# MONTAUK HIGHWAY — LINDENHURST, NY

## SALE - GROUND LEASE - BUILD TO SUIT 269 - 271 Montauk Highway, Lindenhurst, New York



### FOR ADDITIONAL INFORMATION CONTACT:



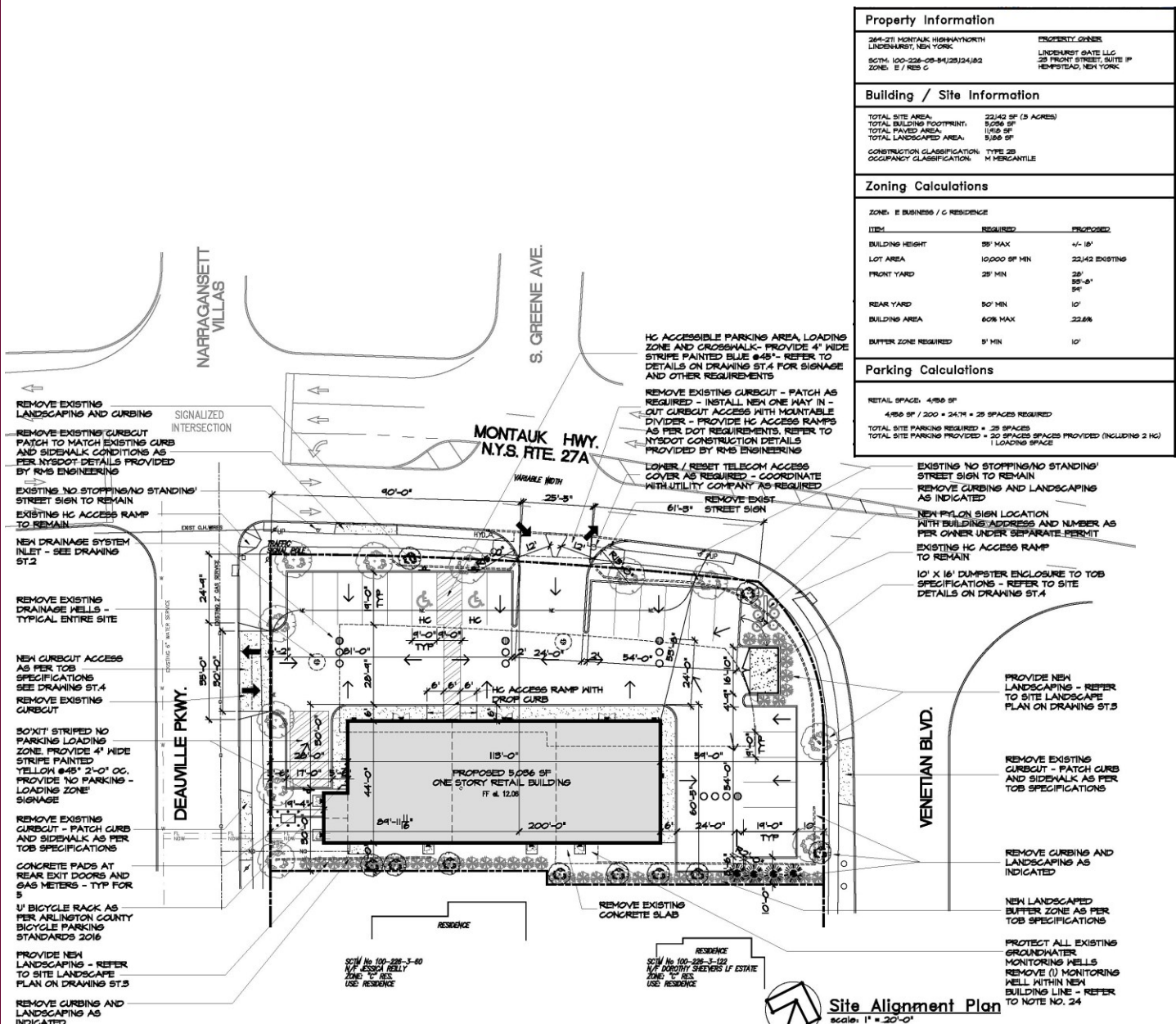
Exclusive Broker: S.B. Schwartz & Co., Inc.  
Attention: Tom Jenkins  
55 Broadway #30, Greenlawn, NY 11740  
800-893-8166 Ext. 2  
[tj@sbschwartz.com](mailto:tj@sbschwartz.com)  
[www.sbschwartz.com](http://www.sbschwartz.com)

All information is from sources assumed reliable but no representation is made about the information which is subject to change. Commission is determined by principals or agreements with the company.



## MONTAUK HIGHWAY — LINDENHURST, NY

**SALE - GROUND LEASE - BUILD TO SUIT**  
269 - 271 Montauk Highway, Lindenhurst, New York



**S.B. Schwartz**  
& COMPANY, INC.

**Exclusive Broker: S.B. Schwartz & Co., Inc.**  
**Attention: Tom Jenkins**  
 55 Broadway #30, Greenlawn, NY 11740  
**800-893-8166 Ext. 2**  
[tj@sbschwartz.com](mailto:tj@sbschwartz.com)  
[www.sbschwartz.com](http://www.sbschwartz.com)

**All information is from sources assumed reliable but no representation is made about the information which is subject to change. Commission is determined by principals or agreements with the company.**