



Medical/Office Property For Lease

43 Radio Avenue Miller Place, NY 11764



Offering Summary

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	1,100 SF
Heat:	Oil
Parking:	+/- 15

Property Overview

Previous home to Stony Brook-North Country Primary Medical Care...This +/-1,100 SF Medical/Office building features a full basement, parking for +/-15 cars, 4 exam rooms (Including a sink and cabinetry), ADA bathroom, one kitchenette/break room and a window lined reception area for natural light. ADA ramp leads to two access doors at the front entrance and a rear door that leads to an outside break area for warm weather months. Turn key medical opportunity...Easy conversion for office user.

Property Highlights

- Abundant natural light throughout
- Convenient on-site parking for tenants and visitors
- Easy access to major transportation routes
- Turnkey opportunity for medical tenants
- Spacious and well-appointed offices
- Dedicated and responsive property management

For More Information:

Dennis Gandley

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Commercial

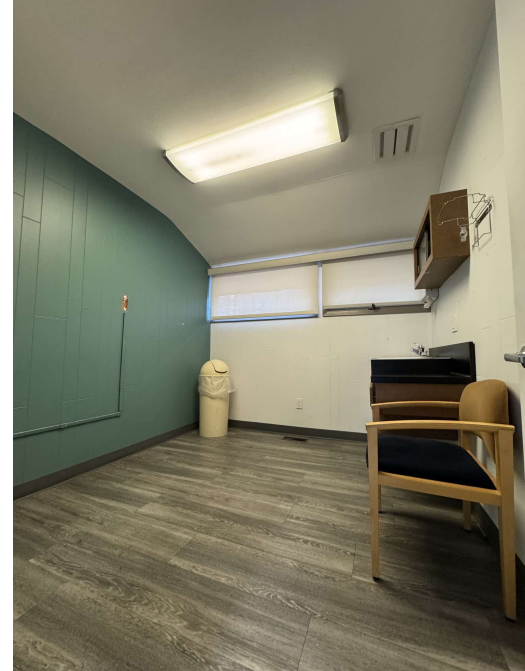
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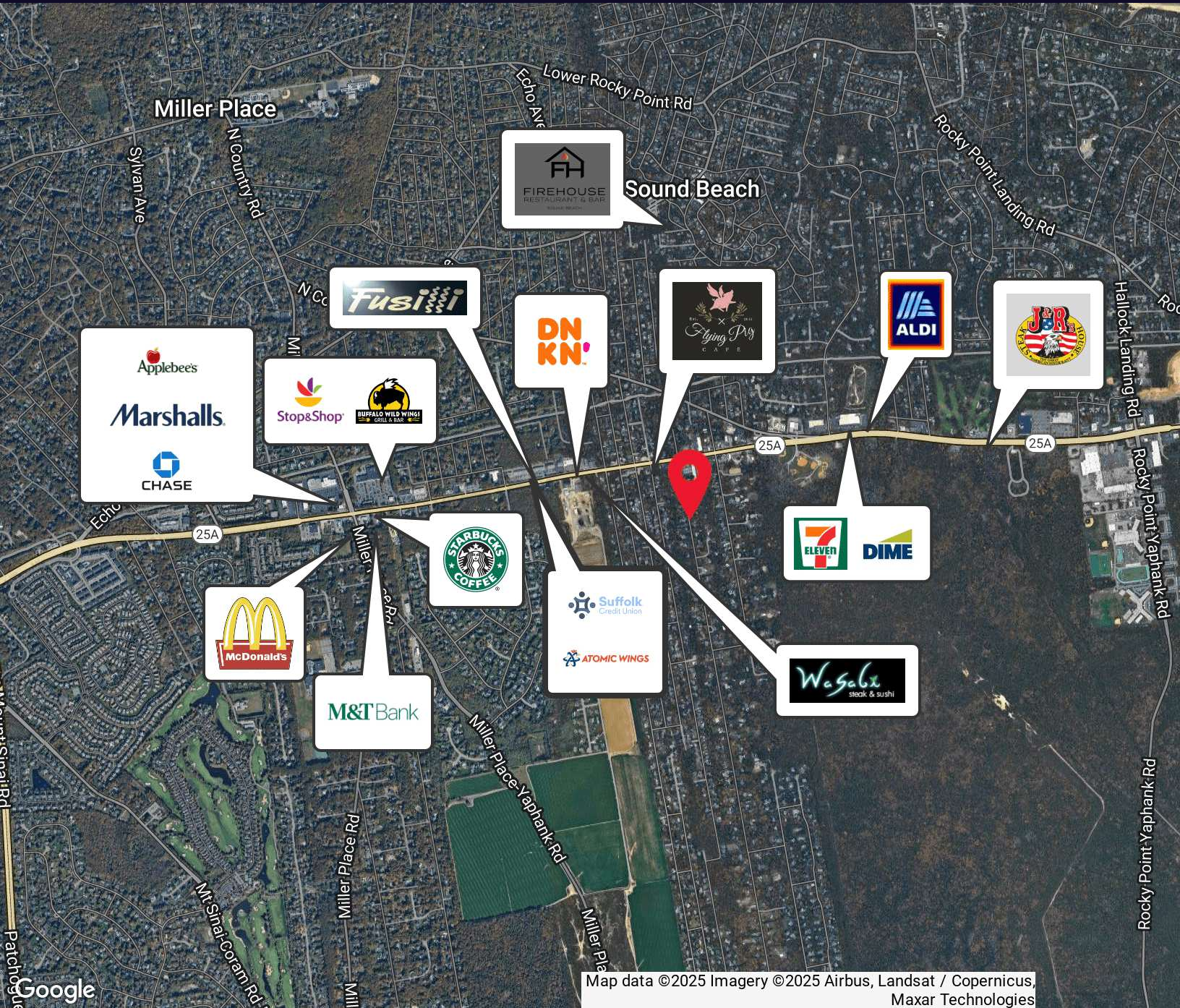
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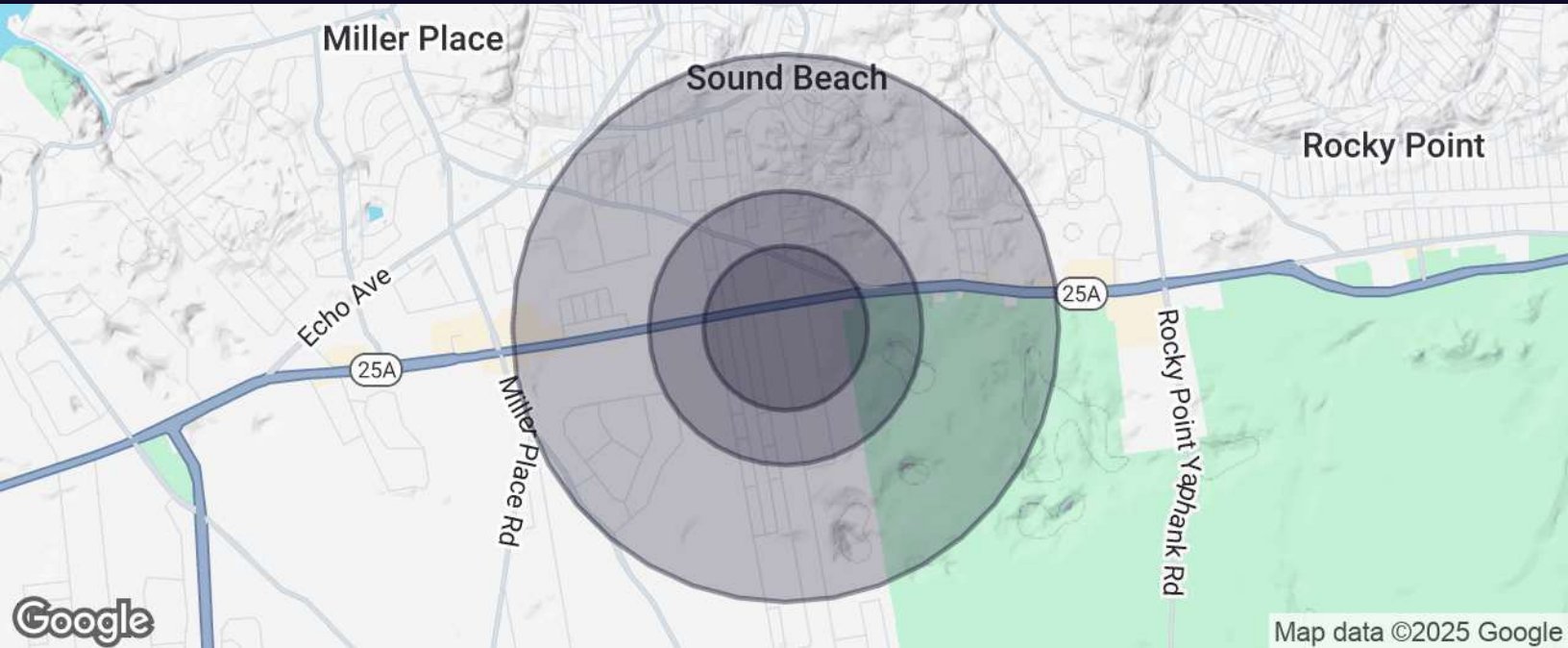
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	454	1,554	6,855
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	157	540	2,365
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$211,148	\$198,569	\$182,562
Average House Value	\$536,045	\$543,336	\$538,987

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