

2,500 SF MEDICAL OFFICE AVAILABLE FOR LEASE

640 Belle Terre Rd., Port Jefferson NY 11777



For More Information:

Mike Lightcap

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2,500 SF Medical Office For Lease

640 Belle Terre Rd. Port Jefferson, NY 11777



Offering Summary

Lease Rate:	\$23.00 SF/Gross
Total Building Size:	5,000 SF
Available SF:	2,500 SF
Parking Spaces:	10 Designated
ADA Compliant	Yes / (Wheelchair Access Ramp)

Property Overview

Excellent Opportunity to Lease 2,500 SF in this Freestanding Building strategically located Medical Office Park. ADA Compliant with Wheelchair Accessible Building features 10 designated spots. Situated on Belle Terre Road in Port Jefferson in between Mather and St Charles Hospitals and just minutes to Port Jefferson Village. Features waiting room and reception area, 4 individual exam rooms and 2 private offices. Ideal for ANY Medical Use. Contact Mike Lightcap for more information or to arrange a showing.

Property Highlights

- 2,500 SF Available in Freestanding Building in Medical Office Park
- Situated in Between Two Major Hospitals | St. Charles + Mather
- Waiting Room, Reception Area, 4 Individual Exam Rooms, 2 Private Offices
- Ten Designated Parking Spots
- ADA Compliant with Wheelchair Ramp at Office Entry

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Property Photos

640 Belle Terre Rd. Port Jefferson, NY 11777



Wheelchair Access Ramp at Entry



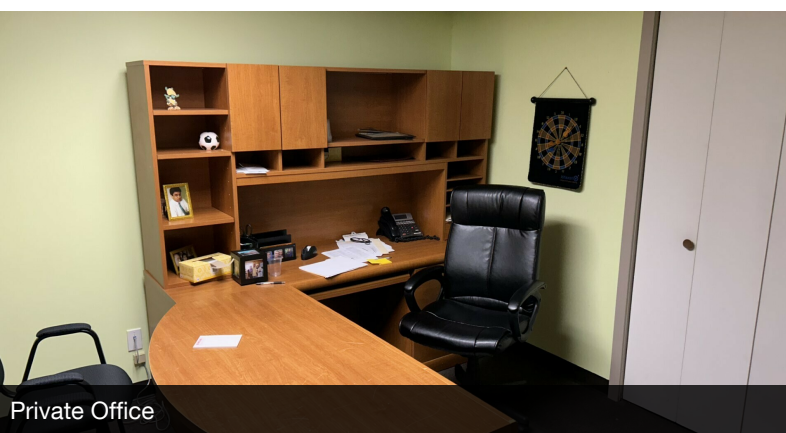
Ample Sized Waiting Room with Reception Window



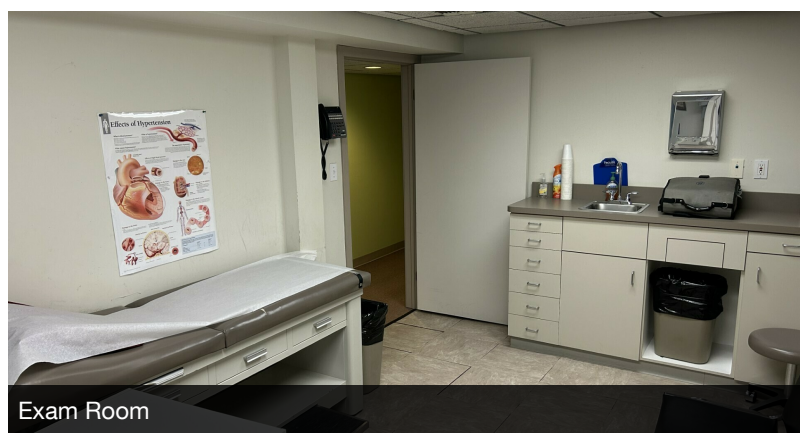
Waiting Room Offers Plenty of Seating



Large Working Reception Room



Private Office



Exam Room

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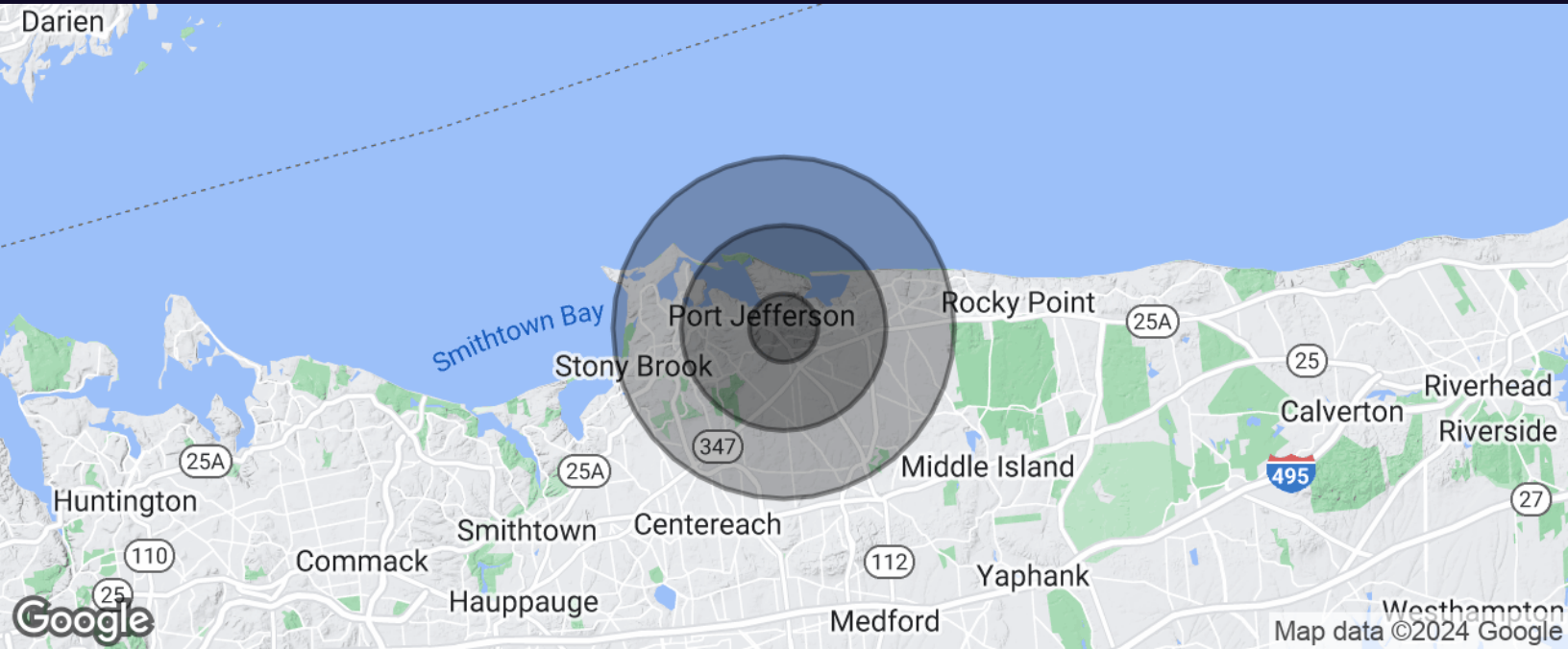
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Property Demographics

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Population	1 Mile	3 Miles	5 Miles
Total Population	7,834	47,474	135,814
Average Age	42.9	44.2	42.2
Average Age (Male)	43.0	44.3	42.2
Average Age (Female)	43.2	43.5	42.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,260	18,007	47,598
# of Persons per HH	2.4	2.6	2.9
Average HH Income	\$122,718	\$140,772	\$132,399
Average House Value	\$490,610	\$482,256	\$442,517

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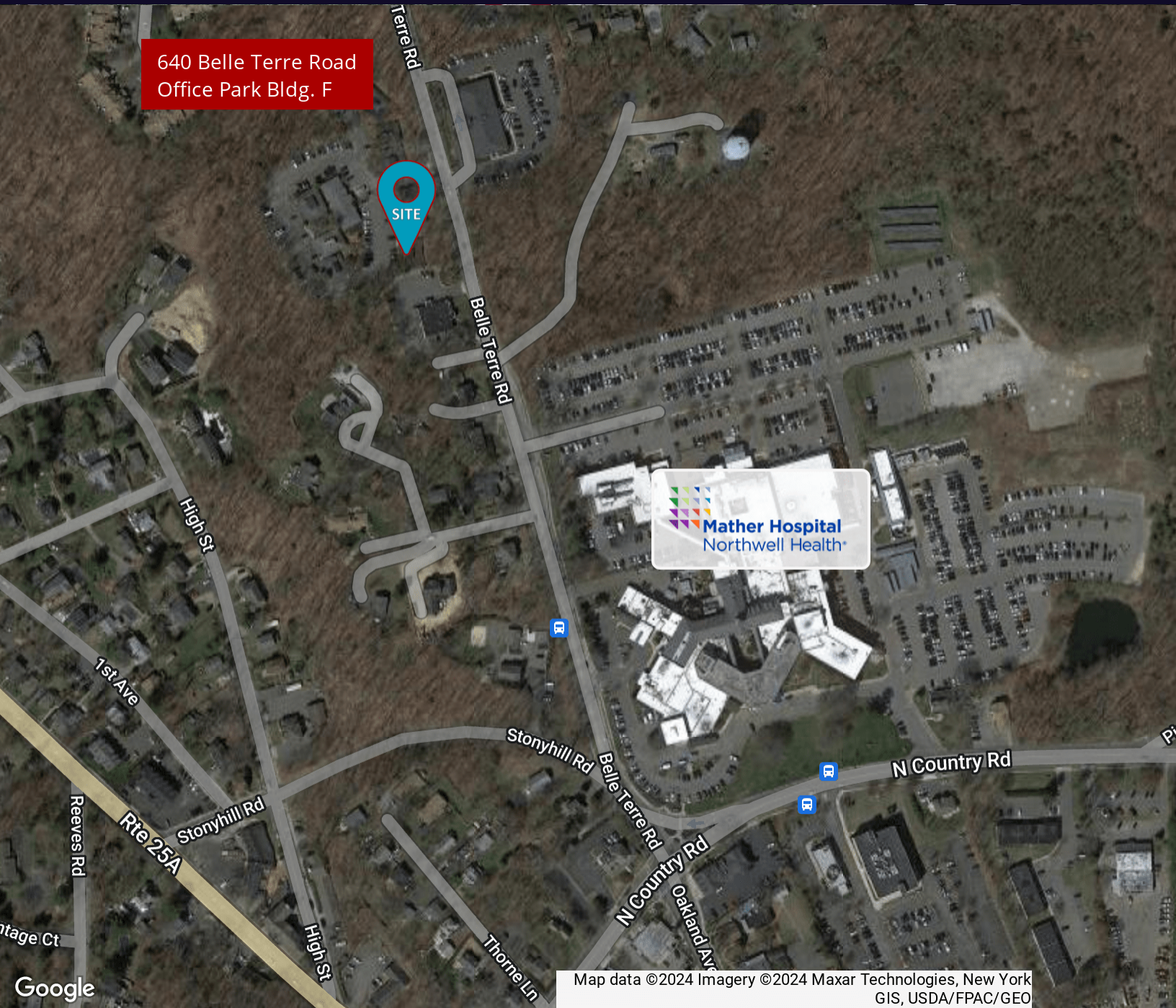
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Aerial View of Property

640 Belle Terre Rd. Port Jefferson, NY 11777



640 Belle Terre Road
Office Park Bldg. F



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GIS, USDA/FPAC/GEO

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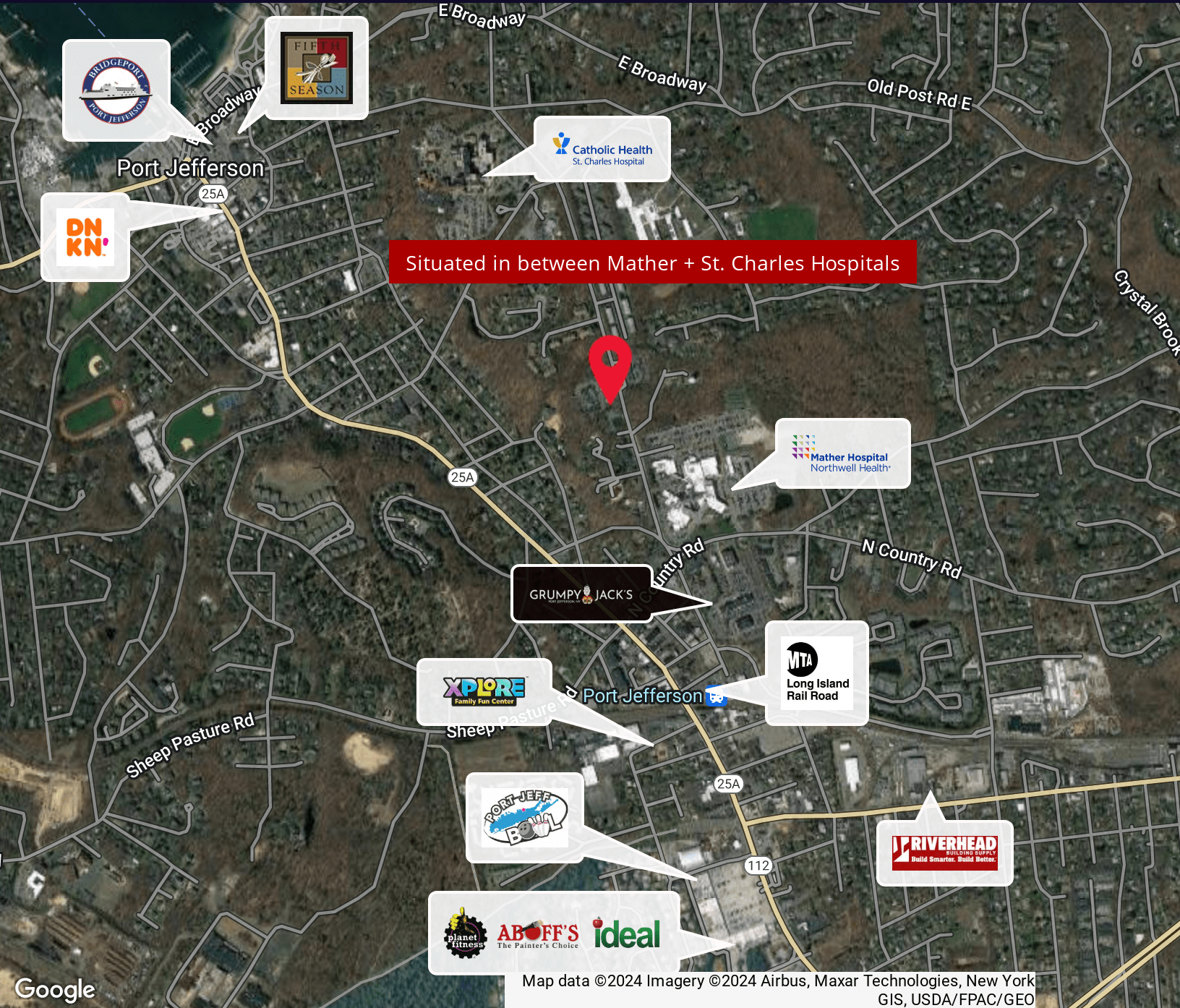
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Local + National Retail Map

640 Belle Terre Rd. Port Jefferson, NY 11777



Google

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