

4,200 SF Free-Standing Building PLUS 2,800 SF Lower Level Storage with 9' Ceiling



2845 Middle Country Road

Lake Grove, New York 11755

Property Highlights

- Highly visible freestanding retail or office building
- 40,000 + daily traffic count
- J-2 Commercial zoning
- 2 newly outfitted high-efficiency HVAC units
- 800 AMPS of power
- Roll down delivery door on the 1st Floor
- Well maintained, ready for immediate occupancy
- Prime corner lot
- Lower level storage with 9' ceilings
- Two Curb Cuts
- 22 Private Parking Spaces
- Elevator service to all floors including the lower level

Offering Summary

Sale Price:	\$1,999,000
Building Size:	4,200 SF
First Floor:	3,000 SF
2nd Floor Offices and Mezzanine	1,200 SF
Lower Level (not incl in bldg size)	2,800 SF
Lot Size:	0.43 Acres
2024-2025 Taxes:	\$19,771.54

For More Information

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4,200 SF Free-Standing Building PLUS 2,800 SF Lower Level Storage with 9' Ceiling**Property:**

Introducing an exceptional opportunity to purchase 2845 Middle Country Road, Lake Grove, NY, 11755. This impeccably renovated 4,200 SF building is ideally suited for a retail showroom or professional office with J-2 zoning and excellent on-site parking. The property is strategically located one half mile east of Smith Haven Mall, and offers unparalleled potential. Don't miss this opportunity to position your business in a prime location on one of Suffolk County's busiest commercial corridors.

Location:

A high visibility property located on the Northwest corner of Middle Country Road and Hawkton Place with two curb cuts and a 40,000+ daily traffic count.

Exterior:

Upgraded brick exterior with a street level main entry, high ceilings, custom lighting, and large display windows along Middle Country Road. Excellent public-facing signage and street presence.

Interior:

3,000 SF of showroom or open office space includes 12'+ ceilings and plenty of natural light. The drive-in roll down door on the first floor provides easy access for seamless deliveries.

The 1,200 SF 2nd floor includes 2 well designed executive offices with elevator access and a mezzanine overlooking the floor below.

The lower level features 2,800 SF of secure storage with a 9' ceiling, storage racks, and full elevator access.

The building includes many unique amenities and is fully ADA accessible.

Parking Description:

Private lot with 22 spaces and 2 curb cuts

Utilities Description:

Gas service, newly refurbished HVAC units, and 600 AMPS of power

4,200 SF Free-Standing Building PLUS 2,800 SF LL Storage Space w/9' Height|



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4,200 SF Free-Standing Building PLUS 2,800 SF LL Storage Space w/9' Height



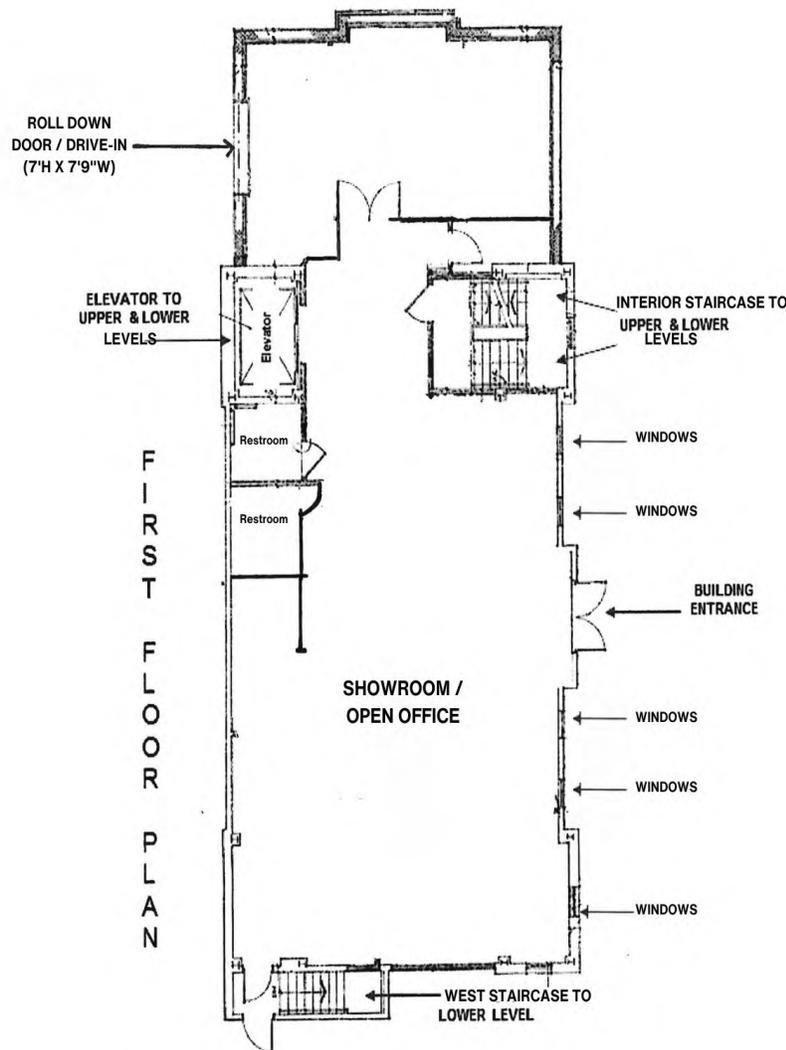
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1st Floor - 3,000 SF - FLOOR PLAN

2845 MIDDLE COUNTRY ROAD

1ST FLOOR - 3,000 SF

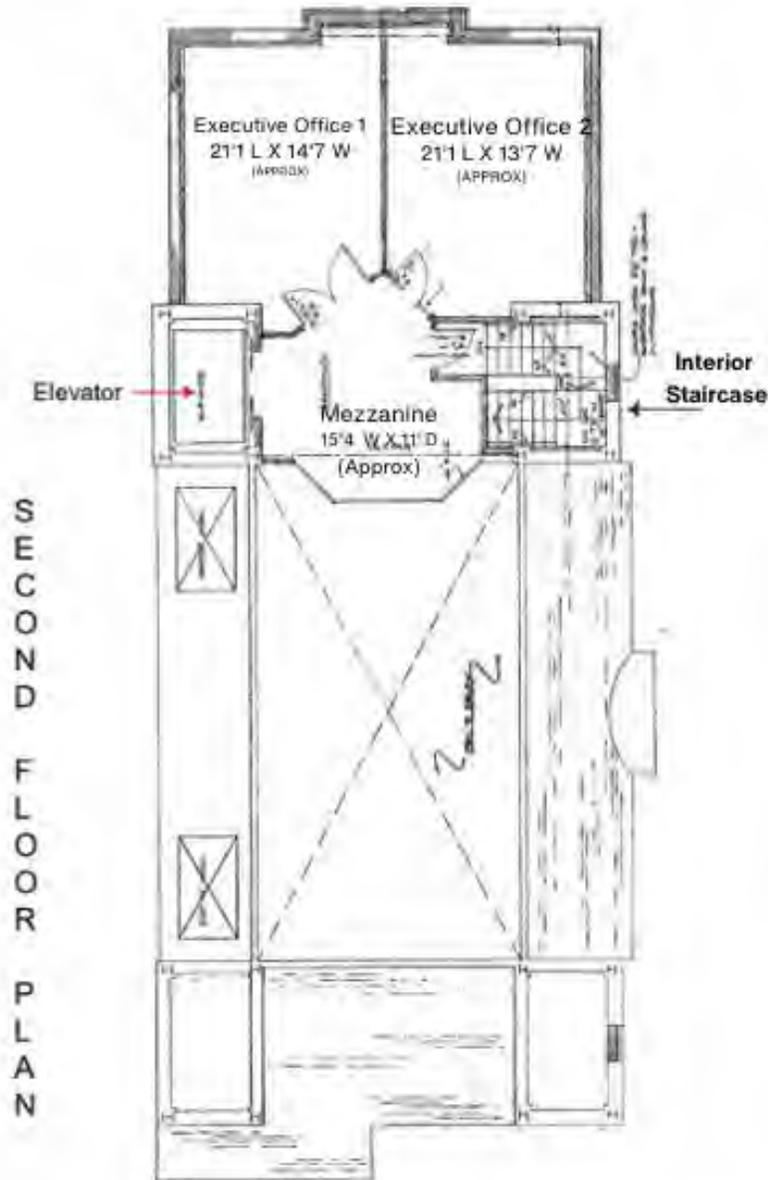


- High Visibility on Middle Country Road
- Ideal for Office or Retail Use
- Direct street access
- 12'+ Ceilings, windows throughout and custom lighting
- 2 New ADA Restrooms
- Drive-In / Roll down door with direct access to the building's 1st floor

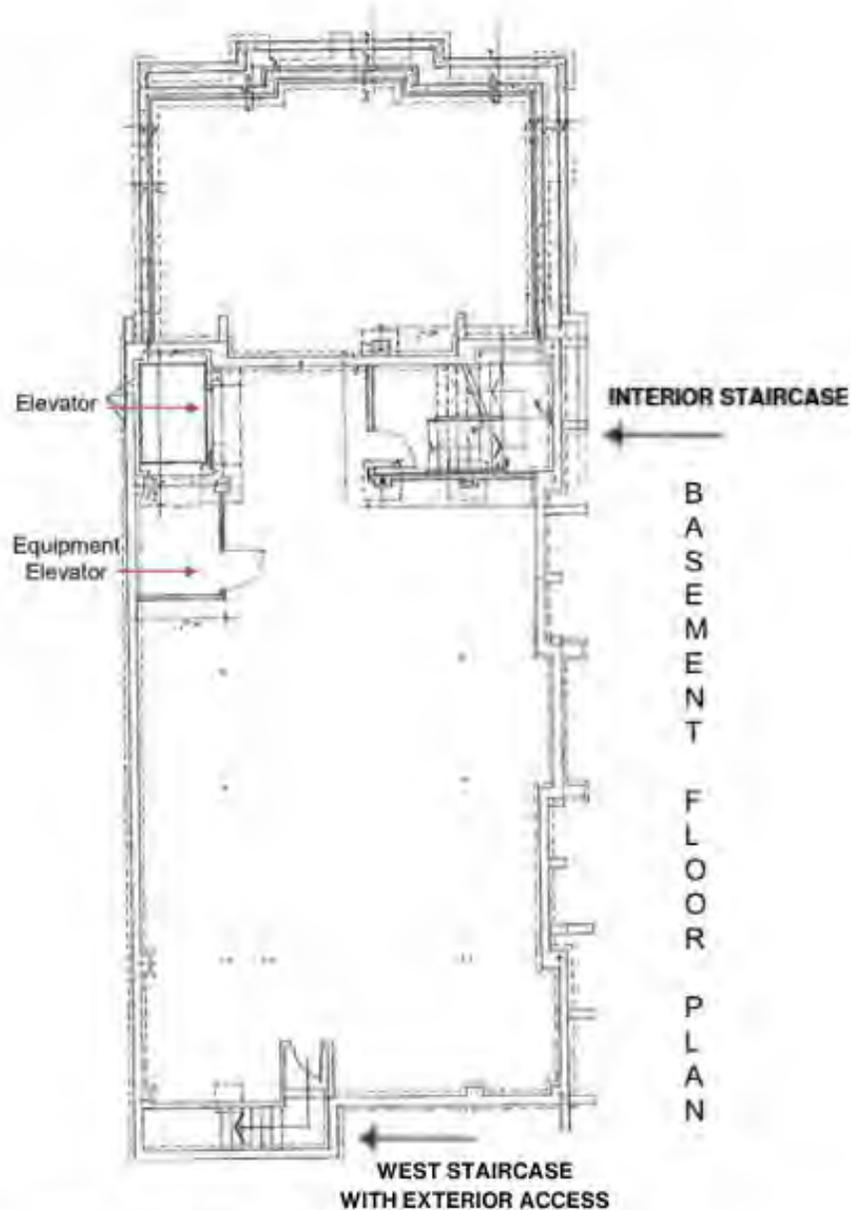
2nd Floor - 2 Executive Offices with Mezzanine

2845 MIDDLE COUNTRY ROAD

2ND FLOOR 1,200 SF

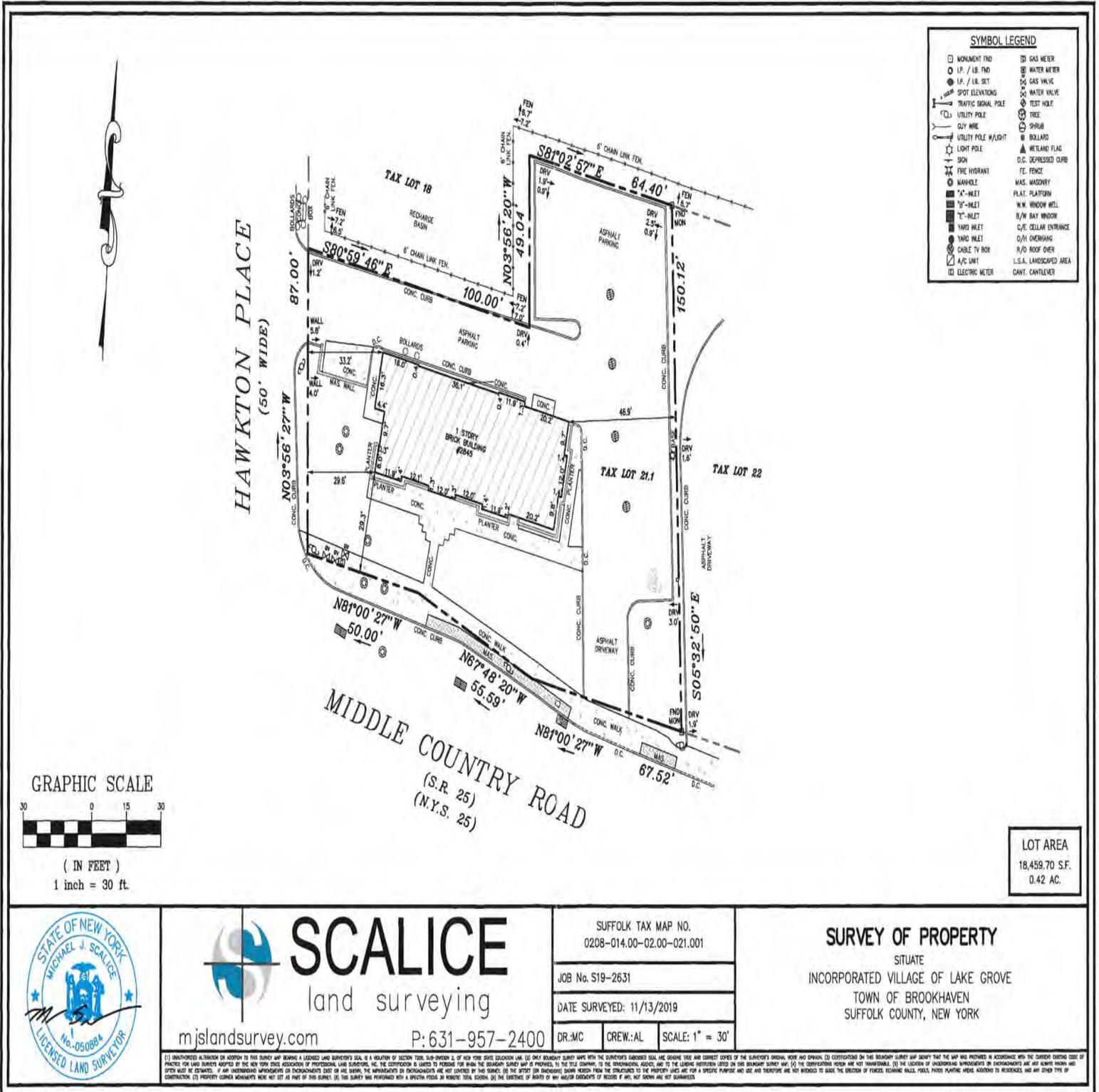


- 2 Private Executive Offices
- Mezzanine overlooking the Main Floor below

2,800 SF Lower Level With Full Elevator Access**2845 MIDDLE COUNTRY ROAD****BASEMENT 2,800 SF**

- Open area storage with 9' ceilings
- Elevator service
- 2 Stairwells (West can be accessed with an exterior entry)
- Shelving available - negotiable

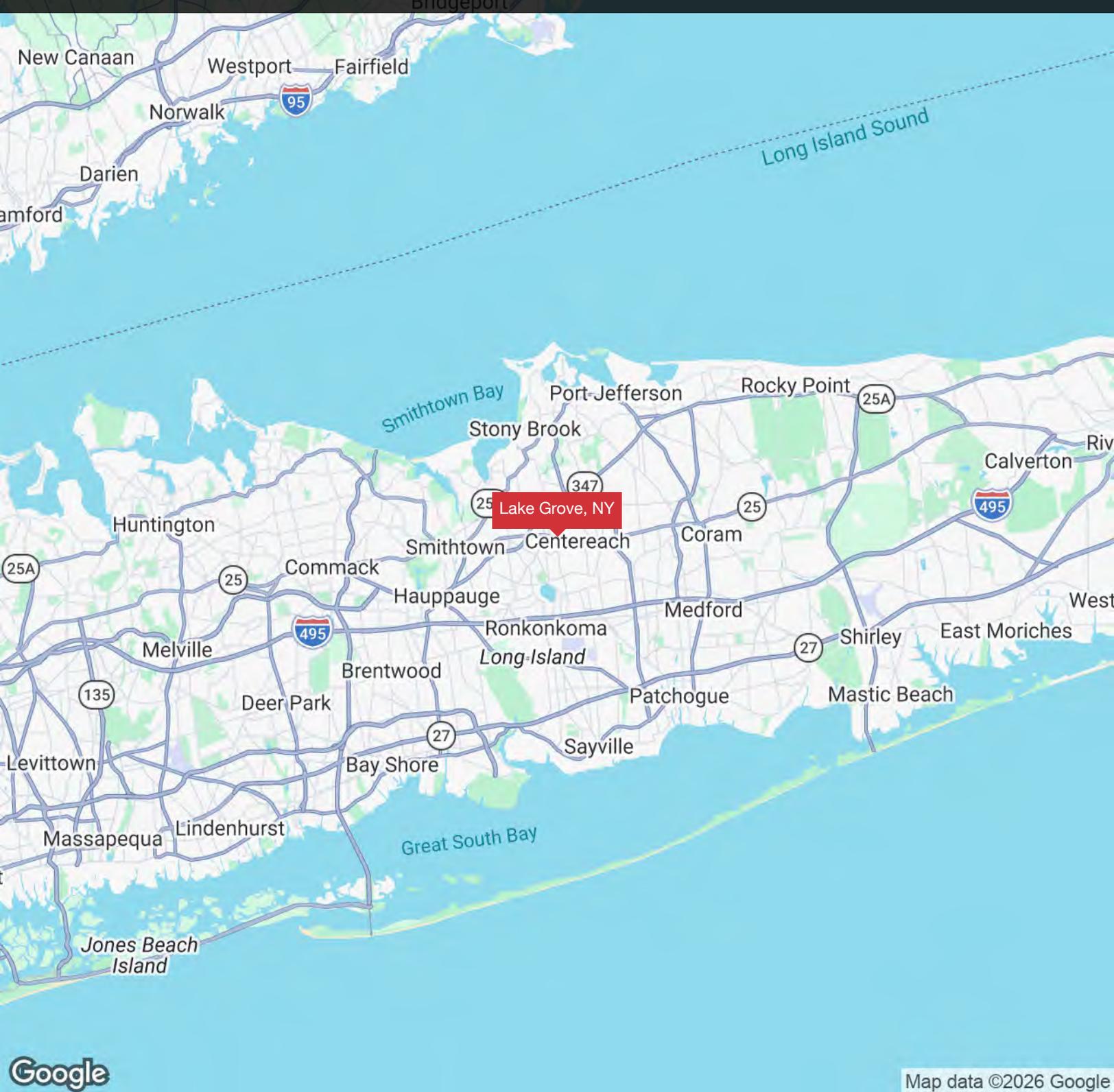
Property Survey



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4,200 SF Free-Standing Building - Major Commercial Corridor - Suffolk County, NY



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4,200 SF Free-Standing Building - Major Commercial Corridor - 40,000+ Daily Traffic Count



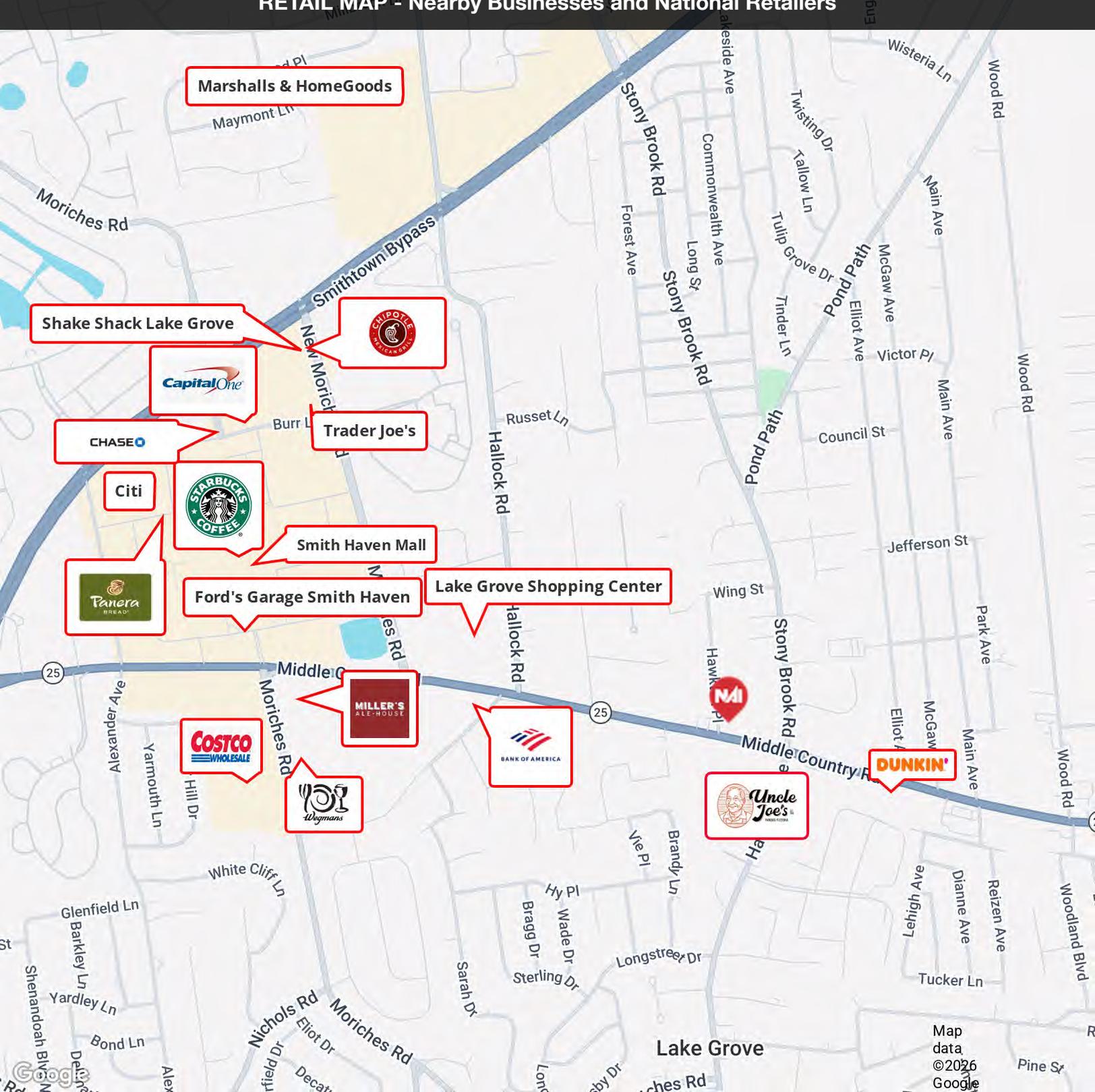
2845 Middle Country Road

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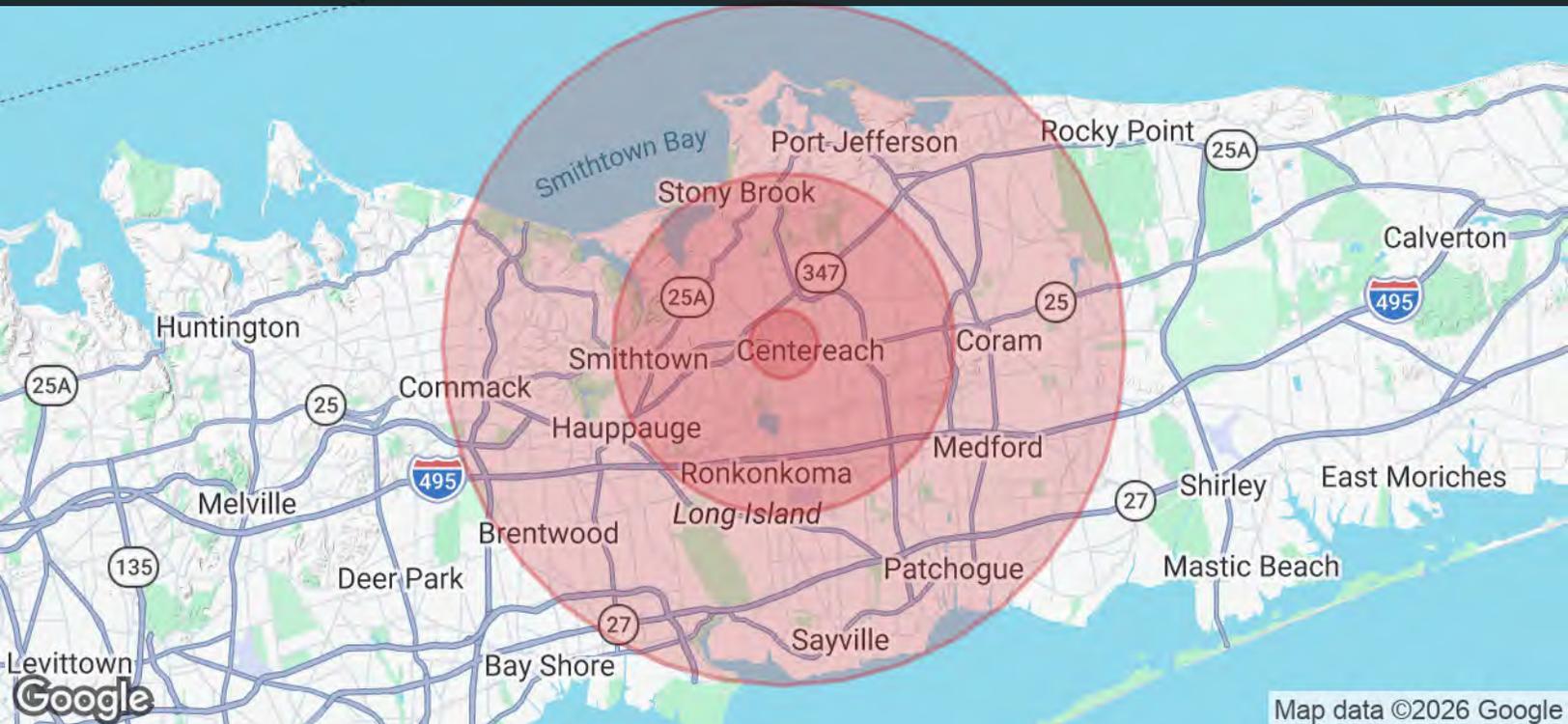
RETAIL MAP - Nearby Businesses and National Retailers



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Central Suffolk County, NY - Market Demographics



Population	1 Mile	5 Miles	10 Miles
Total Population	11,058	228,287	681,481
Average Age	44	42	42
Average Age (Male)	43	41	41
Average Age (Female)	44	43	43
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,877	73,256	223,903
# of Persons per HH	2.9	3.1	3
Average HH Income	\$170,749	\$174,449	\$167,271
Average House Value	\$617,218	\$598,004	\$584,088

Demographics data derived from AlphaMap