

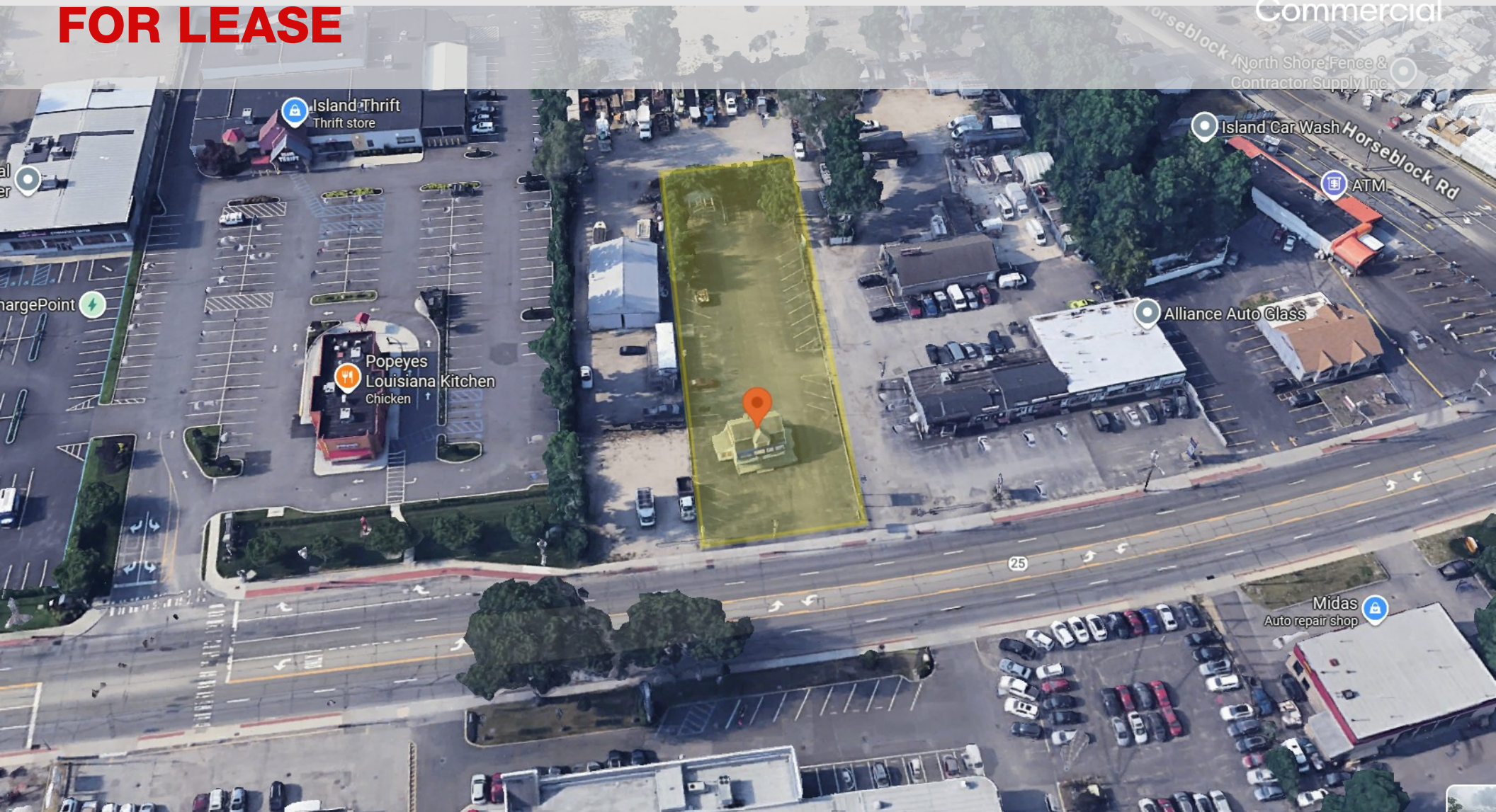
PRIME AUTO SALES & LEASING OPPORTUNITY

1790 Middle Country Road | Centereach, New York 11720



Commercial

FOR LEASE



Island Thrift
Thrift store

Popeyes
Louisiana Kitchen
Chicken

Island Car Wash

ATM

Alliance Auto Glass

Midas
Auto repair shop

25

Horseblock Rd

North Shore Fence &
Contractor Supply Inc

EXECUTIVE SUMMARY

1790 Middle Country Road | Centereach, New York 11720

Building Size:	+/- 872 SF	Lot Size:	0.39 Acres
Frontage:	+/- 100 Feet	Parking:	+/- 85 Spaces
Zoning:	J2	Lease Rate:	\$10,000 per month (NNN)

For more details or to arrange a private showing, please contact Michael Murphy

Prime Auto Sales & Leasing Opportunity On Middle Country Road

This 0.39-acre property delivers exceptional visibility along heavily traveled Middle Country Road in the heart of Centereach, offering +/- 100 feet of direct frontage and exposure to over 40,000 vehicles per day. Two large double-sided marquees located at each end of the site provide outstanding signage opportunities—ideal for showcasing inventory, branding, and promotional messaging.

Surrounded by a strong mix of national and local businesses, the property sits within one of the area's most active commercial corridors, making it a strategic location for any auto-related operation seeking maximum exposure.

The site includes a freestanding 827 SF building perfectly suited for auto sales operations, including use as a sales office, customer reception area, or administrative hub. The balance of the property offers expansive outdoor display and parking areas, providing ample room for vehicle inventory, customer parking, and on-site operations.

Zoned J2 in the Town of Brookhaven, the property supports a wide range of commercial and automotive uses. Its central location just minutes from Nicolls Road offers quick access to the Long Island Expressway and Sunrise Highway, ensuring convenient regional connectivity for both customers and staff.

This is a rare, high-visibility opportunity for an auto dealership, auto leasing/rental company, or vehicle-related business in a prime Suffolk County corridor—and it will not last.

Property Highlights

- Prime auto sales & leasing location with +/- 100 feet of direct frontage on Middle Country Road and exposure to 40,000 vehicles per day.
- Two large double-sided marquees offering exceptional signage visibility for inventory and branding.
- Freestanding 827 SF sales office ideal for customer reception, administrative operations, and dealership functions.
- Expansive outdoor display area perfectly suited for vehicle inventory, customer parking, and on-site auto-related operations.
- Two double-sided marquees on the property offer ample signage opportunity

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

Christopher Mauriello

Licensed Real Estate Salesperson

631.664.5220 Email: christopher.mauriello@elliman.com

ADDITIONAL PHOTOS

1790 Middle Country Road | Centereach, New York 11720



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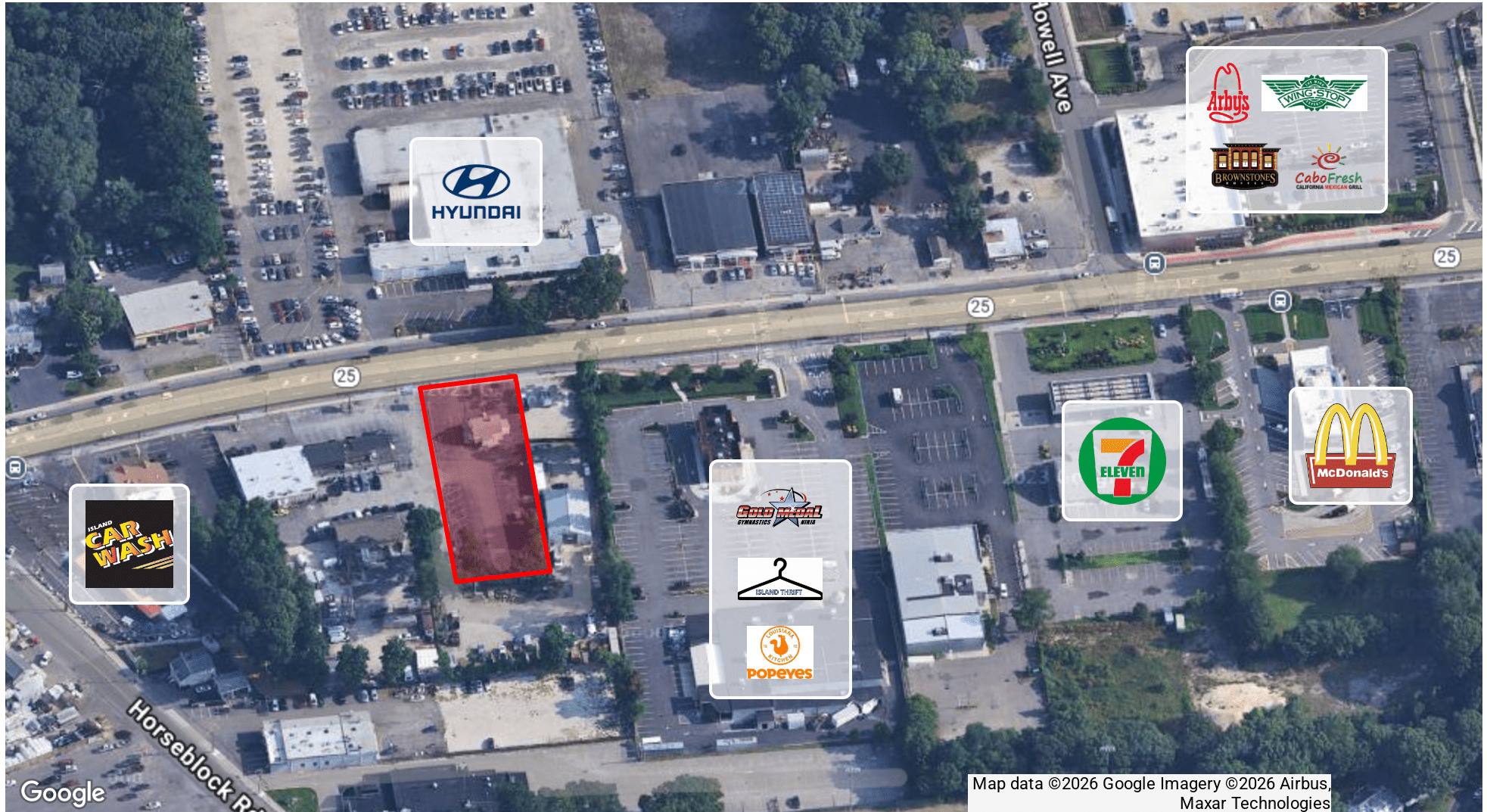
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AERIAL VIEW OF PROPERTY

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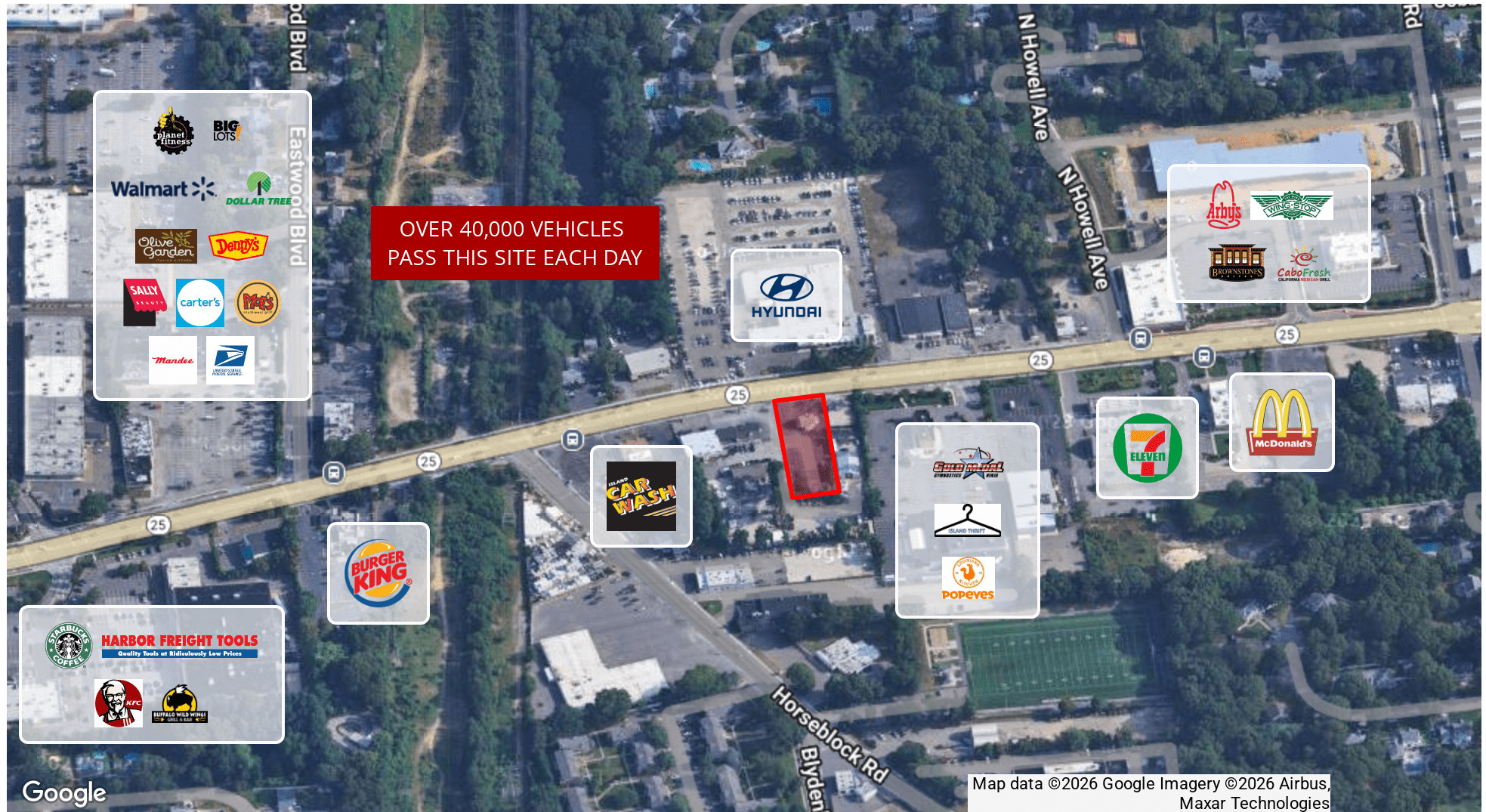
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RETAILER MAP

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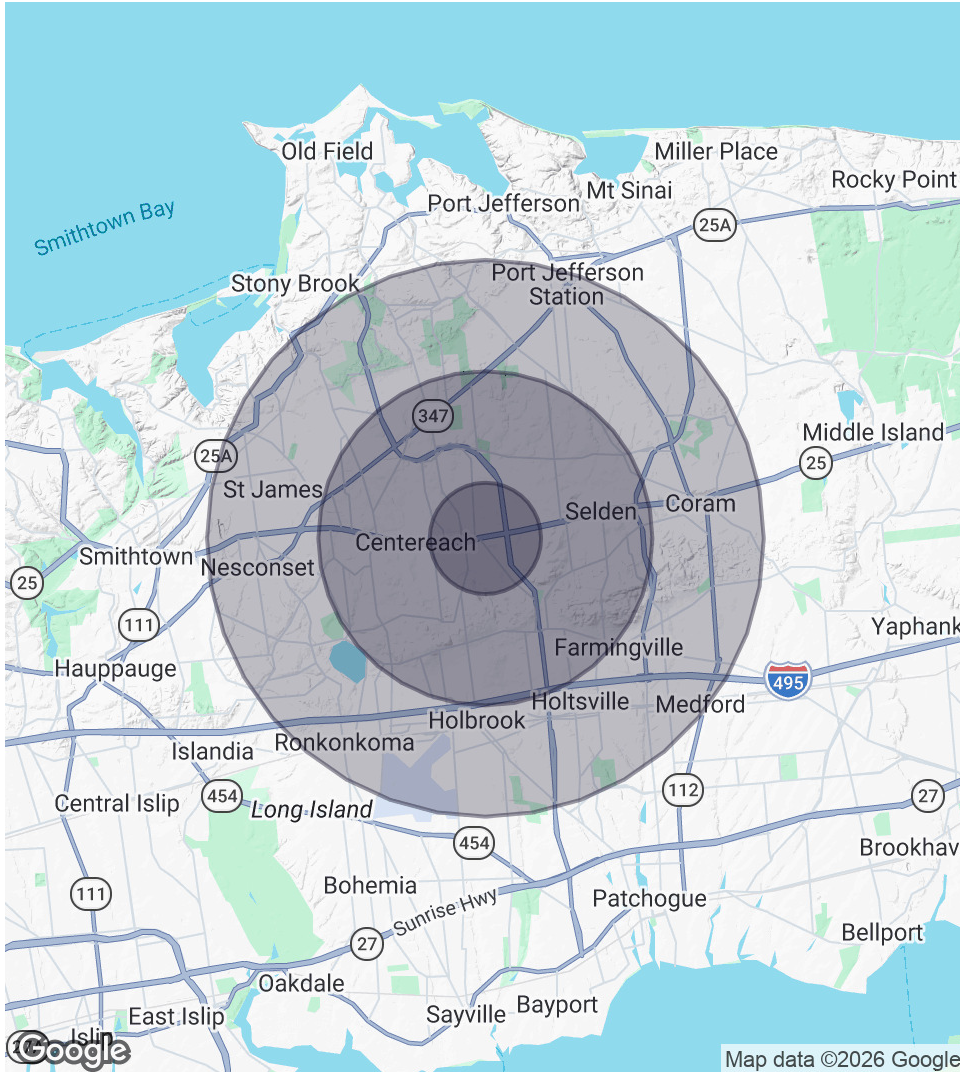
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DEMOGRAPHICS MAP & REPORT

1790 Middle Country Road | Centereach, New York 11720



1 Mile Radius

Population
10,363
Households
3,212
Average HH Income
\$157,017

3 Miles Radius

Population
105,126
Households
34,901
Average HH Income
\$158,132

5 Miles Radius

Population
248,497
Households
82,026
Average HH Income
\$160,801

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ADVISOR BIO 1

1790 Middle Country Road | Centereach, New York 11720



Michael G. Murphy

President | Commercial Division

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Direct: **631.858.2460** | Cell: **631.834.2626**

Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one-year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.