

PROFESSIONAL | MEDICAL OFFICE SPACE

359 New York 111 | Smithtown, New York 11787

FOR LEASE



Commercial



EXECUTIVE SUMMARY

359 New York 111 | Smithtown, New York 11787 | PROFESSIONAL/MEDICAL FOR LEA

| | | | |
|-------------------------------------|---------------|--------------------|--------------|
| Total Available Square Feet: | 9,000 SF | Lot Size: | 1 Acres |
| Number of Buildings: | 3 | Parking: | 54 Spaces |
| Size of Each Building: | 3,000 SF each | Zoning: | OB |
| Frontage: | 141 Feet | Lease Rate: | Upon Request |

**enter disclaimer here...*

Property Overview

Excellent opportunity to lease Class A medical or professional office space, to be remodeled and customizable to meet client needs.

This property consists of three (3) freestanding 3,000 SF buildings situated on a 1.00-acre lot.

Strategically located in Smithtown on heavily traveled 359 Route 111 (Hauppauge Road) with 141 feet of frontage, the site offers exceptional convenience to Route 347, Veterans Highway, the Northern State Parkway, and other major thoroughfares. Positioned near the Hauppauge border and surrounded by both local and national retailers, the location provides strong visibility and accessibility.

The property is in close proximity to major medical institutions, including St. Catherine's (Catholic Health Services) and renowned Stony Brook Hospital. Additional highlights include parking for 54 vehicles, marquee signage, and tremendous exposure within an exceptional demographic.

Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker

516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson

631.445.5756 Email: mike.lightcap@elliman.com

PROPERTY HIGHLIGHTS

359 New York 111 | Smithtown, New York 11787 | PROFESSIONAL/MEDICAL FOR LEA

- Completely Renovated Medical | Professional Office Space for Lease
- Ample Parking for 54 Vehicles in Private Lot
- 1/4 Mile from Smithtown Bypass
- Surrounded by Local + National Retailers
- Three (3) 3,000 SF Freestanding Buildings Available
- 141 Feet of Frontage + Marquee Signage Offers Tremendous Visibility
- Minutes to Northern State Parkway
- Excellent Demographics, Minutes to Country Pointe Homes

Nearby Local Retailers:



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ADDITIONAL PHOTOS

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AERIAL VIEW OF PROPERTY

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ELEVATION PLANS (PROPOSED)



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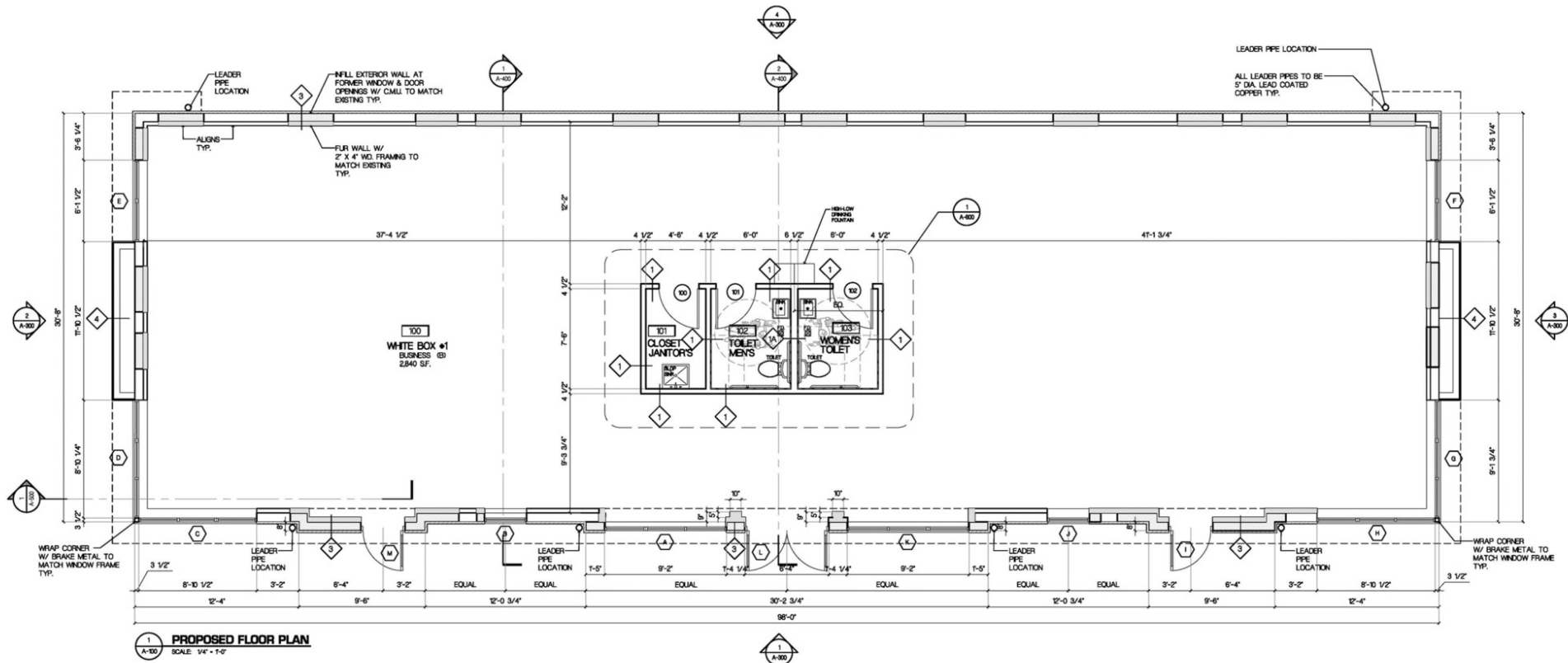
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PROPOSED FLOOR PLAN

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RETAILER MAP

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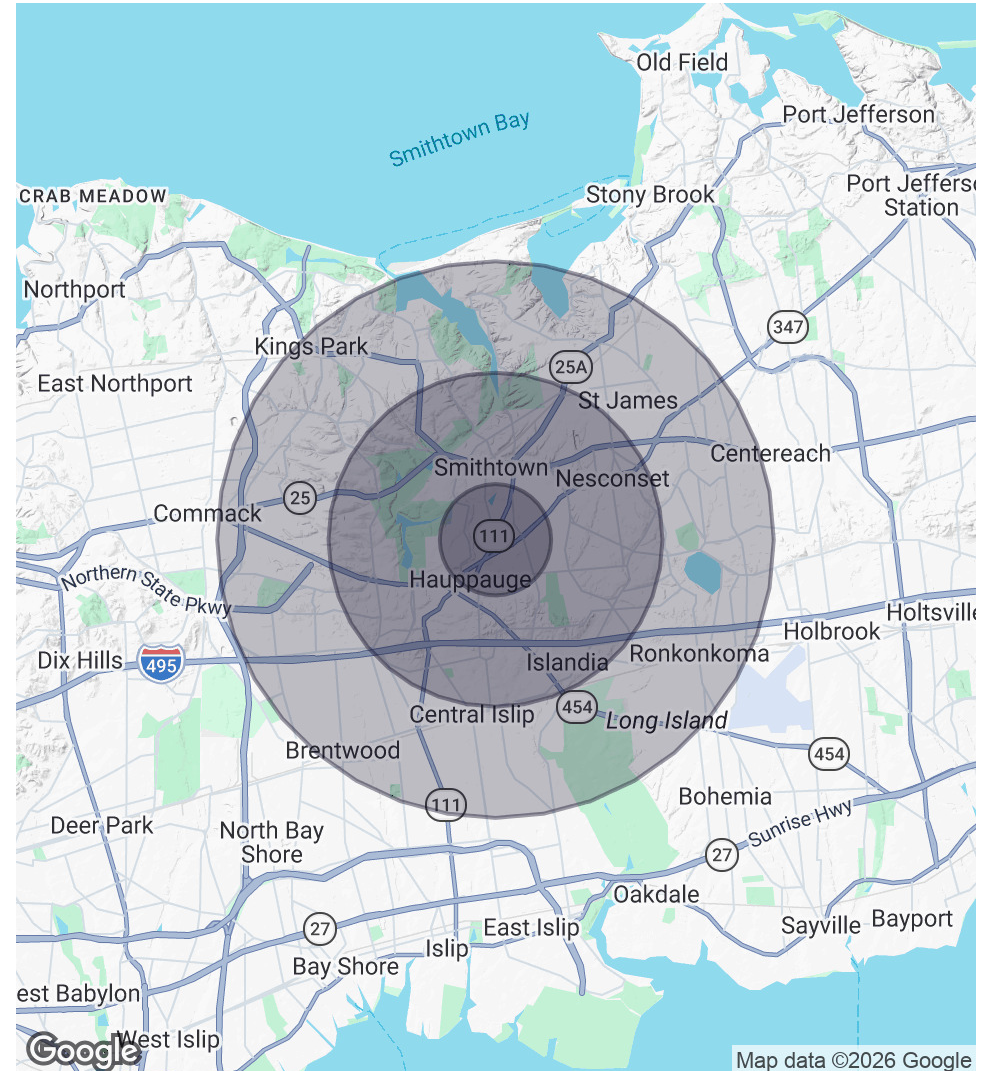
DEMOGRAPHICS MAP & REPORT

359 New York 111 | Smithtown, New York 11787 | PROFESSIONAL/MEDICAL FOR LEA

| Population | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Total Population | 9,078 | 70,840 | 232,976 |
| Average Age | 42.1 | 42.9 | 41.3 |
| Average Age (Male) | 41.0 | 41.4 | 39.7 |
| Average Age (Female) | 43.0 | 43.8 | 42.2 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|-----------|-----------|
| Total Households | 3,180 | 24,720 | 77,532 |
| # of Persons per HH | 2.9 | 2.9 | 3.0 |
| Average HH Income | \$157,107 | \$134,969 | \$127,399 |
| Average House Value | \$500,823 | \$490,253 | \$445,805 |

| Traffic Counts | |
|---|------------|
| VEHICLES PASSING SITE | 23,762/day |
| <i>2020 American Community Survey (ACS)</i> | |



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MEET THE TEAM

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We Are Commercial Real Estate

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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.