

7,000 SF | Free Standing Building



2845 Middle Country Road

2845 Middle Country Road
Lake Grove, New York 11755

Property Highlights

- Highly visible freestanding retail building
- 40,000 daily traffic count
- Two curb cuts
- 3,000 SF showroom with direct street access
- Office/Mezzanine
- Elevator service to all floors incld. the basement
- Flexible J-2 zoning
- 2 newly outfitted high-efficiency HVAC units
- 600 AMPS of power
- 22 private parking spaces
- Oversize roll down door to the showroom
- Well maintained, ready for immediate occupancy
- Prime corner location on Middle Country Road

Offering Summary

Sale Price:	\$2,500,000
Sale Price PSF:	\$357.14
Building Size:	7,000 SF
Available SF:	7,000 SF
Lot Size:	0.43 Acres
2024-2025 Taxes:	\$19,295.48

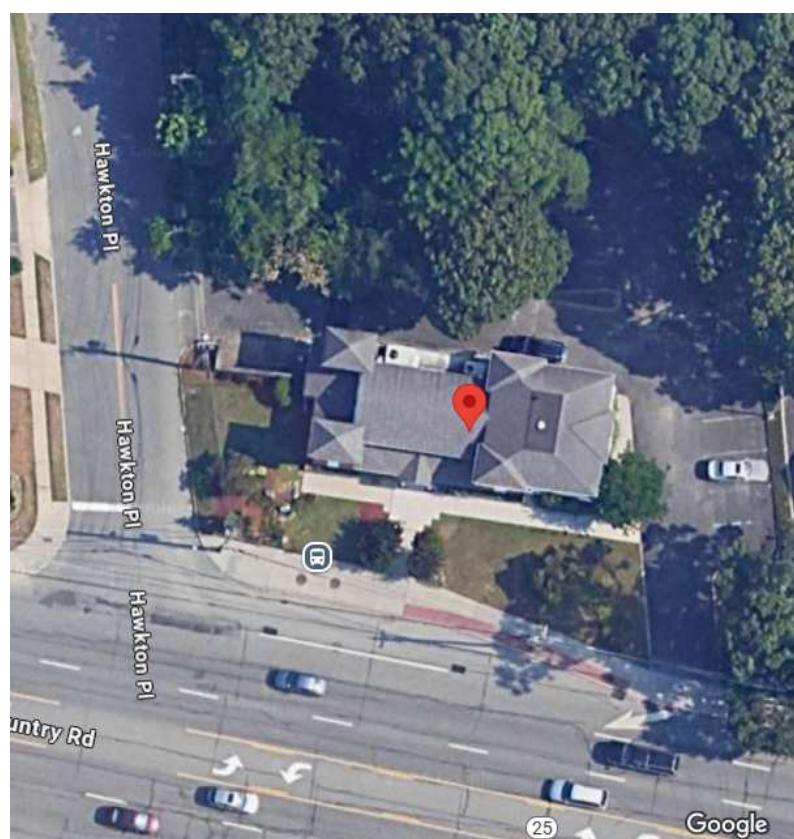
For More Information

Marian Campi-Conde

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Michael Corsello

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mcorsello@nailongisland.com

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Property Description

Introducing an exceptional retail opportunity at 2845 Middle Country Road, Lake Grove, NY, 11755. This impeccably renovated 7000 SF building, constructed in 1995 and refurbished in 2023, is ideally suited for Retail or Retail showroom use. With J-2 zoning this property is strategically situated one half mile from Smith Haven Mall, and offers unparalleled potential. Don't miss this chance to position yourself in a prime location ideal for any retail business. 40,000+ daily traffic count.

Location Description

High visibility corner retail property on Middle Country Road with two curb cuts.

Exterior Description

Red brick exterior with street level entry and large display windows

Interior Description

3000 SF of open showroom with 12'+ ceilings and plenty of natural light. The 2nd floor has 2 executive offices and a mezzanine overlooking the showroom floor. There is an oversize roll down door on the first floor for showroom deliveries and a full basement with finished 8' ceiling. All floors are elevator accessible, including the basement.

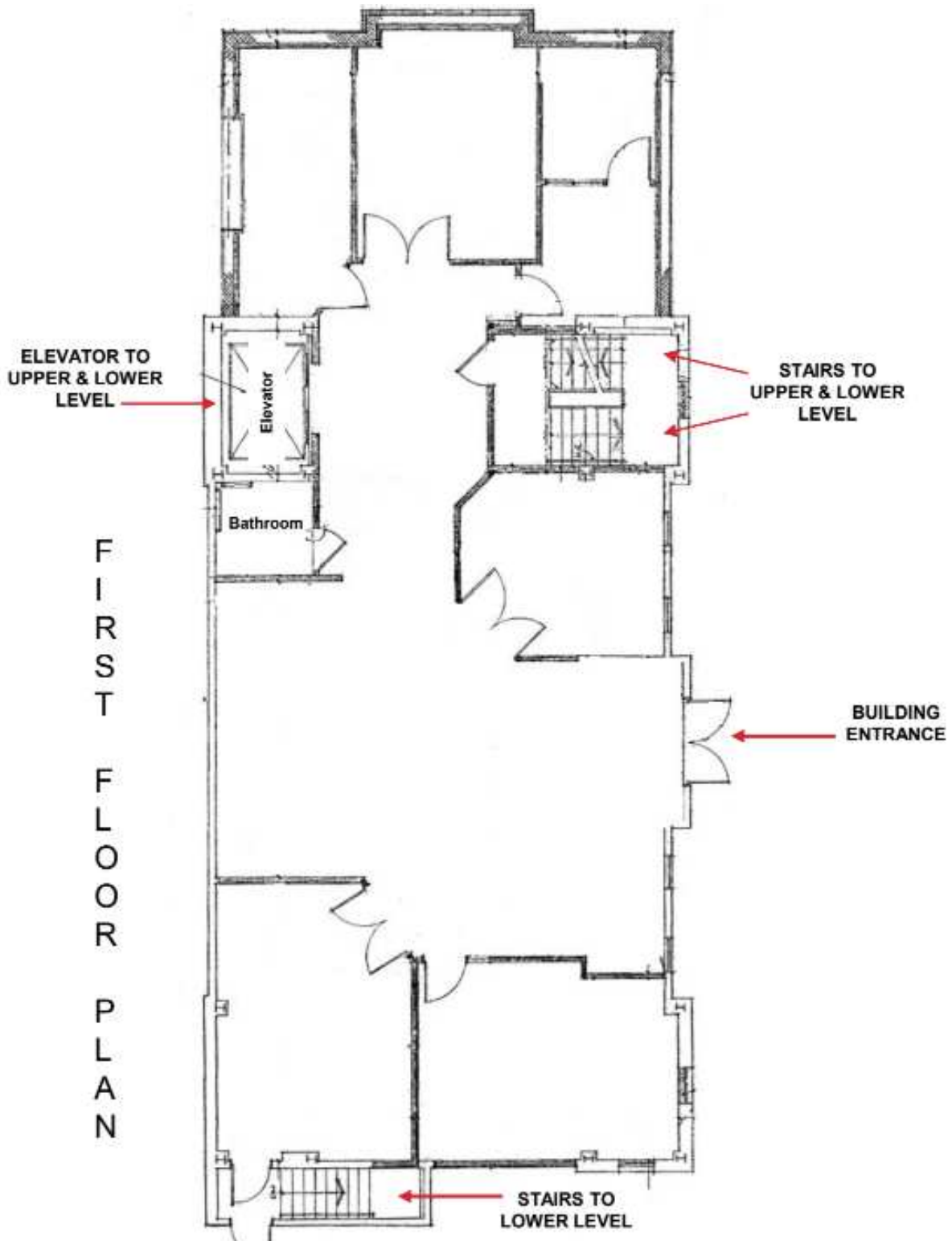
Parking Description

Dedicated, private lot with 22 spaces and 2 curb cuts

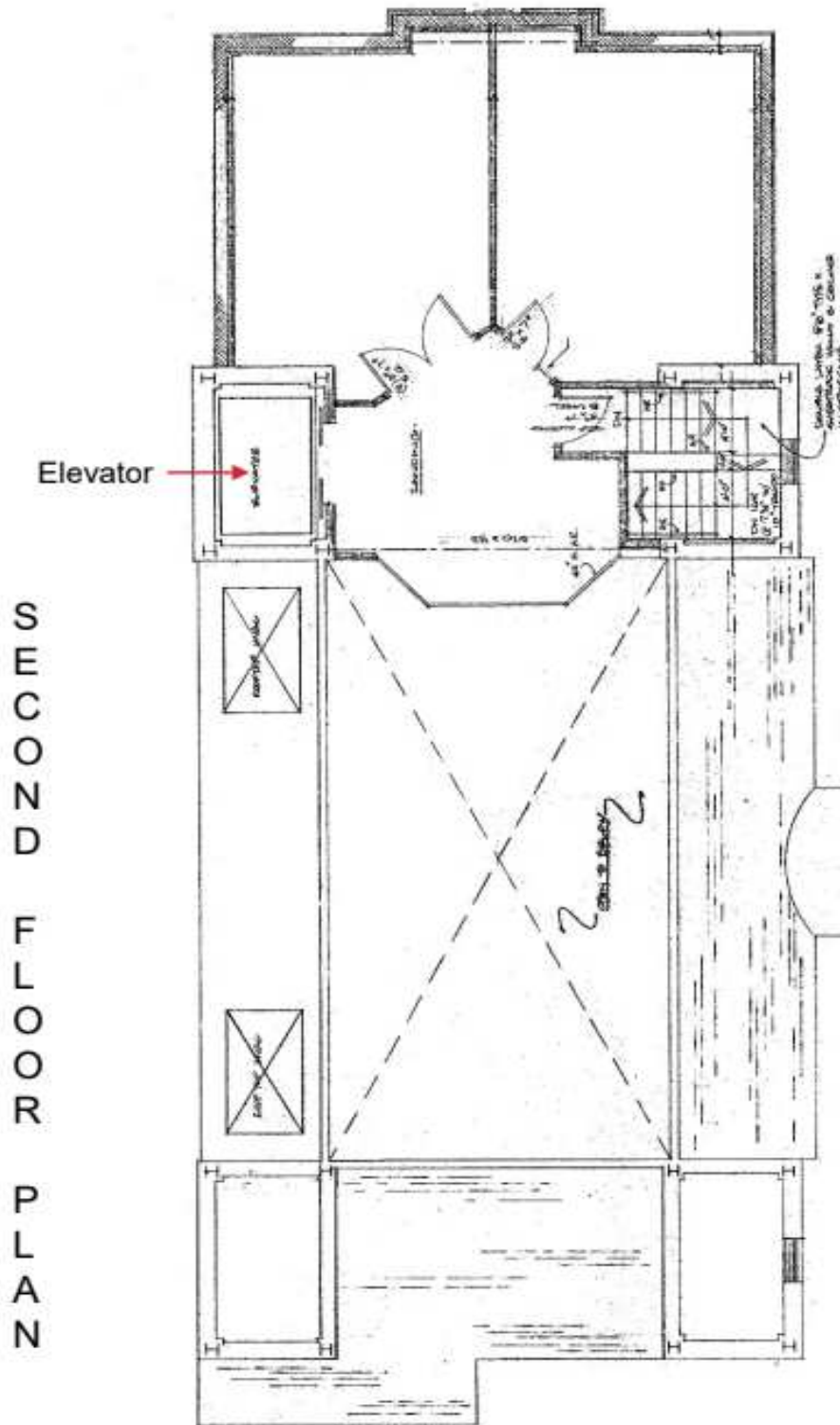
Utilities Description

Gas service with 2 new HVAC units

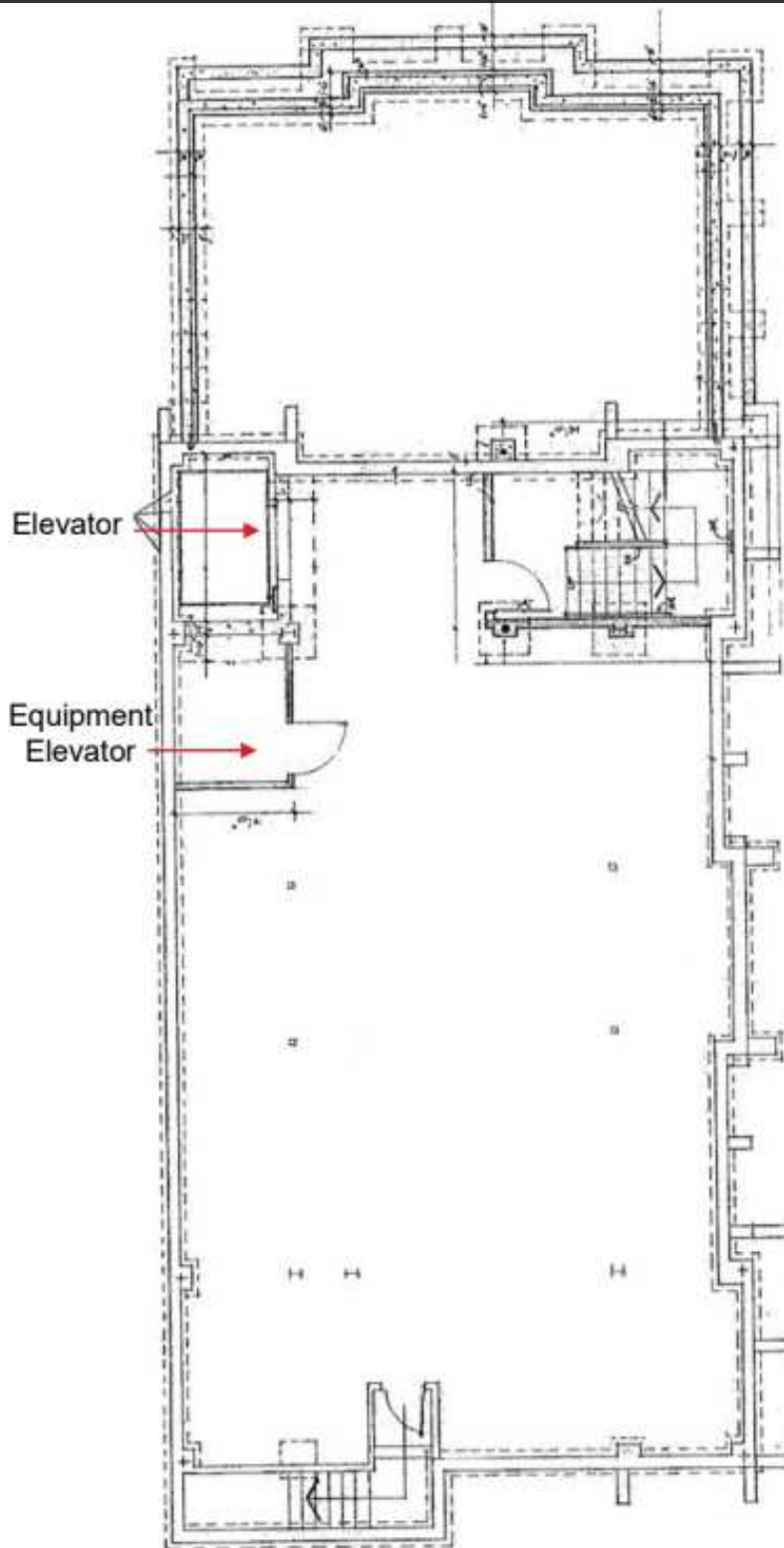
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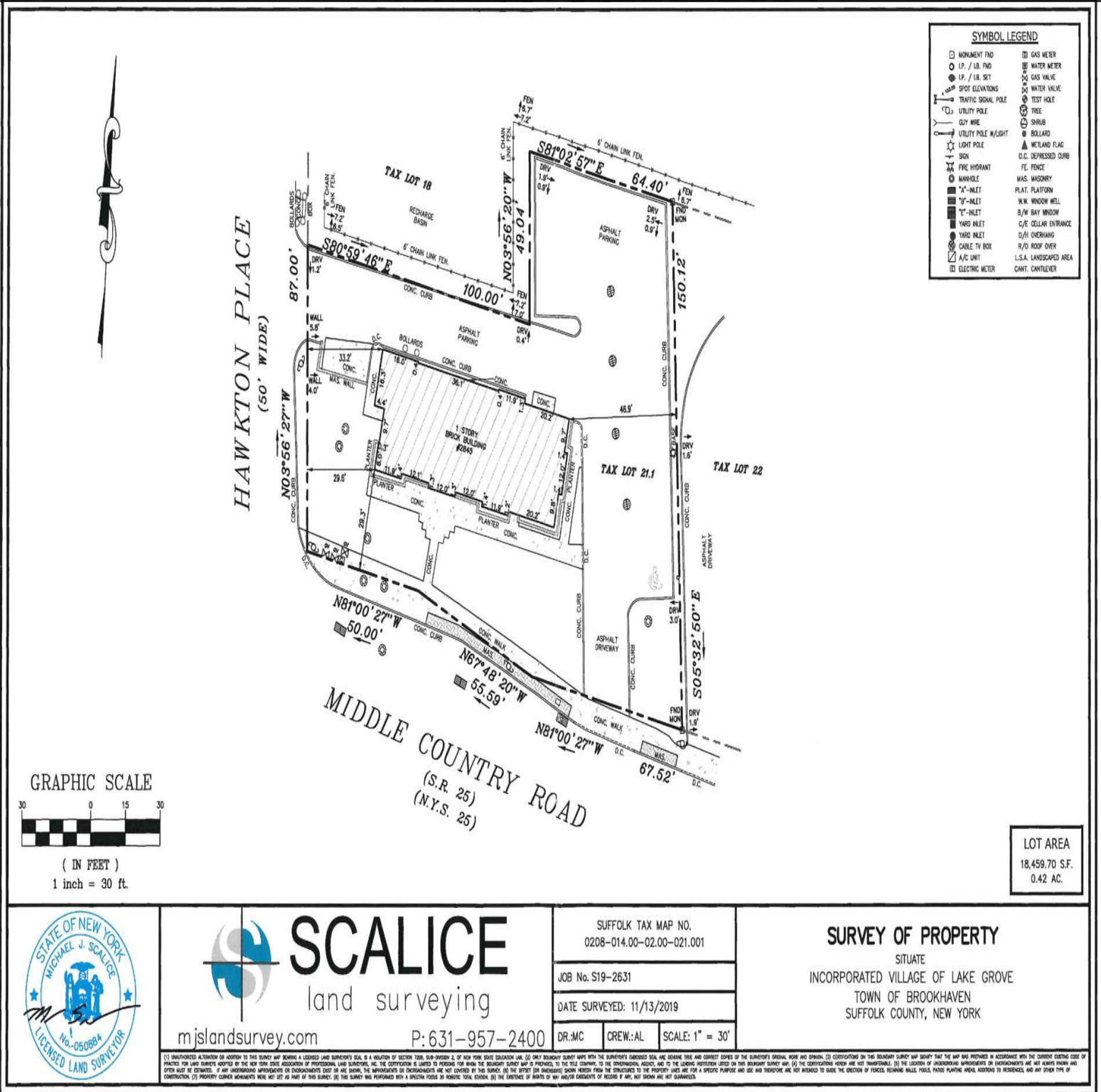


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SCALICE
 land surveying

mjslandsurvey.com

P: 631-957-2400

SUFFOLK TAX MAP NO.
 0208-014.00-02.00-021.001

JOB No. S19-2631

DATE SURVEYED: 11/13/2019

DR:MC CREW:AL SCALE: 1" = 30'

SURVEY OF PROPERTY

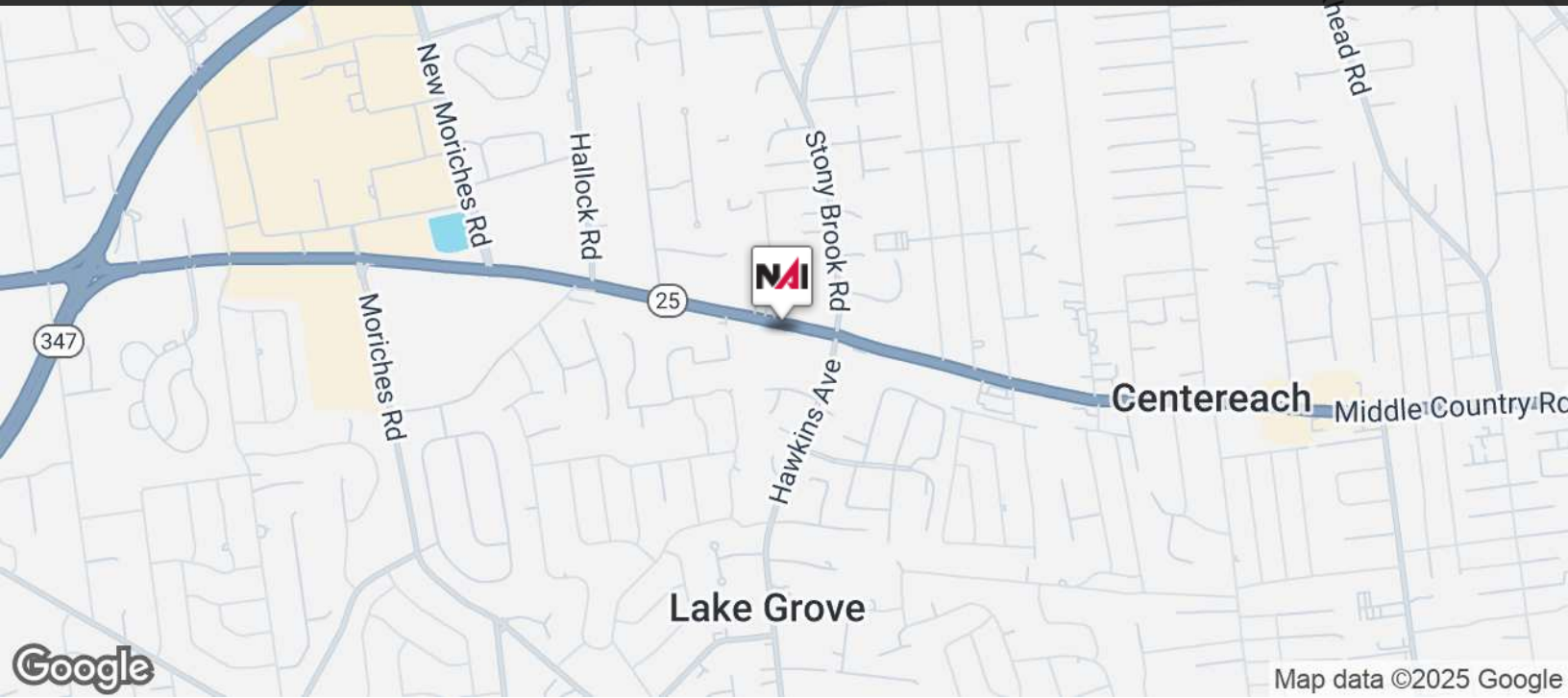
SITUATE
 INCORPORATED VILLAGE OF LAKE GROVE
 TOWN OF BROOKHAVEN
 SUFFOLK COUNTY, NEW YORK

(1) UNLESS OTHERWISE NOTED ON THIS SURVEY MAP BEING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2205, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY SURVEYOR'S SHOWN HAVE WITH THE SURVEYOR'S ENGRAVED SEAL AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND ORIGINAL. (3) CORRECTIONS ON THE BOUNDARY SURVEY MAP VERIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CORRECTIONS IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE OWNERSHIP AGENTS, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CORRECTIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND APPROPRIATIONS OR MONUMENTS ARE NOT ALWAYS KNOWN AND OFFER MUST BE EXERCISED. IF ANY UNDERGROUND APPROPRIATIONS OR ENCROACHMENTS EXIST ON OR AROUND THE SURVEY, THE APPROPRIATIONS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR OFFSETS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE LOCATION OF FENCES, FENCIBLE WALLS, FENCES, FENCES PLANTING AREAS, ADDRESS TO RESIDENCES, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AT ANY OF THIS SURVEY. (8) THE SURVEY WAS PERFORMED WITH A DISTANCE MEASUREMENT SYSTEM. (9) THE UNDEVELOPED AREAS OF THIS SURVEY ARE NOT SHOWN AND ARE NOT SURVEYED.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420
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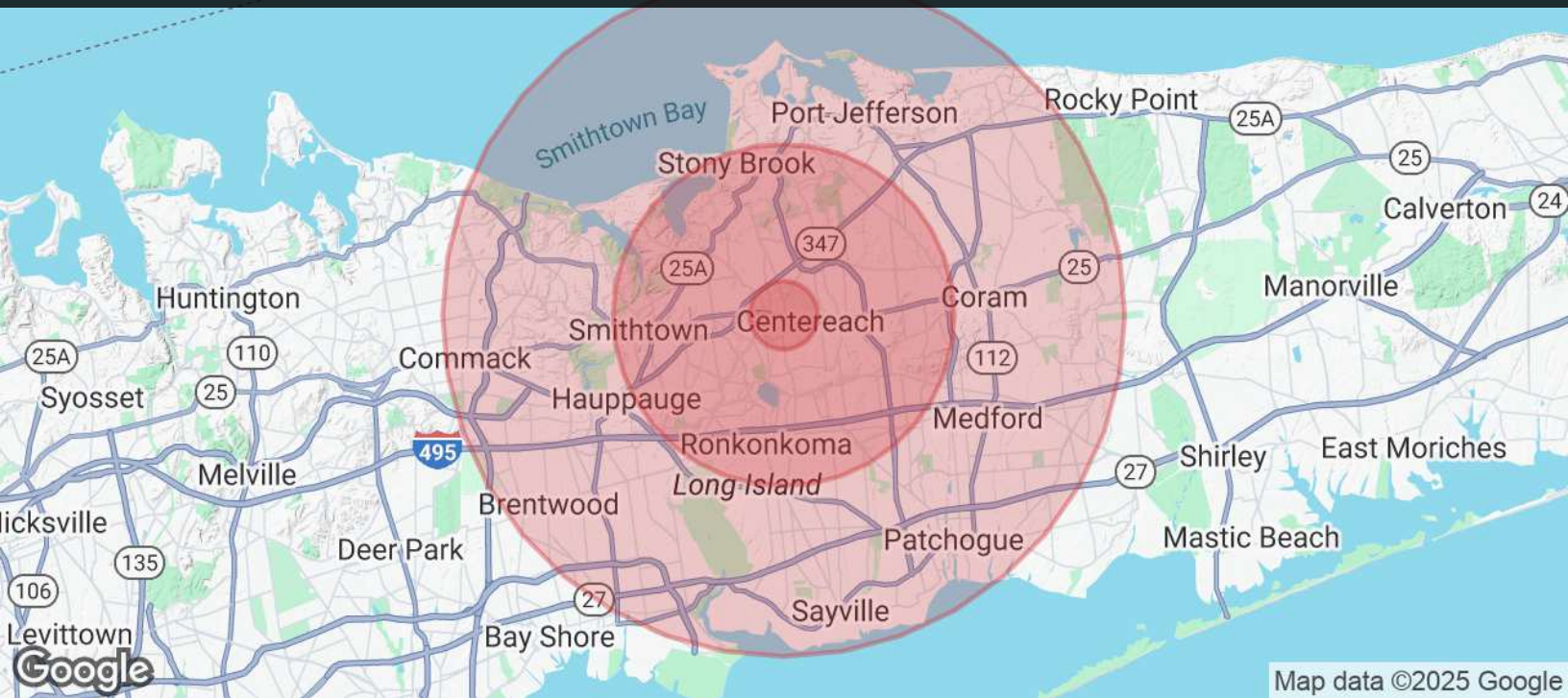
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Map data ©2025 Google

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

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Marian Campi-Conde

Managing Director

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NY #10401290062

Professional Background

Marian Campi-Conde is a Commercial Investment and Real Estate Certified Specialist (CIREC) and Managing Director at NAI Long Island, specializing in office and medical office spaces across Long Island. With over 30 years of experience, she has successfully represented owners, investors, tenants, and institutions, providing expert guidance in leasing, sales, and development. Marian has worked with prominent local clients such as Long Island Select Health Care and Monahan & Co. CPA's, helping them secure strategic locations that support their long-term success. She has also played a key role in representing and marketing significant office and medical office properties, including:

- 1300 Veterans Memorial Highway, Hauppauge, NY
- 207 Hallock Rd, Stony Brook, NY
- 28 N Country Rd, Mount Sinai, NY

Additionally, she facilitated the successful sales of 60 N Country Rd, Port Jefferson, NY, demonstrating her ability to maximize property value for owners. Marian's career began in Miami, Florida, where she served as Director of Leasing and as a Managing Director at One Biscayne Tower for Jaymont Properties. After returning to New York, she managed office buildings for The Galbreath Company, Metropolitan Life, and Goldman Sachs. She has also led development projects in major U.S. markets, including Columbus, OH, and Philadelphia, PA, consistently surpassing client expectations and securing high-profile tenants.

A third-generation real estate professional, Marian's deep industry knowledge allows her to anticipate market trends and create long-term value through strategic leasing, sales, and acquisitions. Over the course of her career, she has been responsible for the development, leasing, and sales of millions of square feet of commercial real estate.

Education

Bachelor of Science in Psychology, Hartford University
Bachelor of Arts in Sociology, Hartford University

Memberships

Marian is an active leader in the Long Island commercial real estate community, holding key affiliations including:

- CIBS (Commercial Industrial Brokers Society) CIBS W Board Member & Associate CIBS Board Member
- LIREG (Long Island Real Estate Group) Member
- ALBI (Association for a Better Long Island) Associate Member

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Michael Corsello

Director

mcorsello@nailongisland.com

Direct: **631.761.9627** | Cell: **516.840.4448**

Professional Background

Michael Corsello is a licensed commercial investment and real estate certified specialist (CIREC), who is primarily focused on industrial and retail properties throughout Long Island and the New York tristate market.

Prior to joining NAI Long Island, Michael was President and CEO of Nash Lumber, a building material importer and wholesale distributor. The experience he gained while owning and operating his company for 30+ years gives him a unique understanding of complex commercial real estate transactions and how a company's real estate effects a businesses' bottom line.

Michael's operational expertise provides his clients with an important advantage, whether they are owners, tenants, buyers, or sellers. His keen understanding of each party's business perspective allows for the highest quality representation for those he advises. This results in enhancing his client's business operation and their company's profitability.

Michael's experience owning, developing, and managing his own industrial properties, allows him to combine and leverage his considerable real estate market knowledge with his business experience to deliver the highest outcomes for his clients. Throughout Long Island industrial property owners and investors rely on Michael as a trusted and proven partner. His team includes office and land use specialists, with expertise in commercial office leasing, land acquisition, and development.

In the retail area of Michael's practice, his success with national and regional franchise brands has proven invaluable in navigating the considerable challenges retailers experience when entering the complicated Long Island market. Clients such as Riko's Pizza, Ford's Garage, and Buffalo Wild Wings Express rely on Michael's guidance to identify ideal locations and to successfully negotiate the very best leases terms. When representing retail landlords, he has secured the highest quality tenants who not only leased space but strengthened the property's income and value.

Michael is an avid skier who routinely tackles some of the most challenging mountains throughout the U.S. and Canada. To satisfy his unending curiosity, he enjoys hiking and exploring tough terrain in the US and beyond. He enjoys travelling, especially to northern Norway where his son is at the forefront of the aquaculture industry. When on Long Island, an occasional golf game is always a welcome distraction. A native Long Islander, Michael earned degrees in both business and engineering from Syracuse University and SUNY College of Environmental Science and Forestry.

Education

Bachelor of Science in Engineering, Syracuse University

Bachelor of Science in Engineering, SUNY Environmental Science and Forestry

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS)

NYS Commercial Association of Realtors (NYSCAR)