

NEW DEVELOPMENT FOR SALE | 15,000+/- SF

PROPOSED COMMERCIAL/MEDICAL
RIVERHEAD, NY

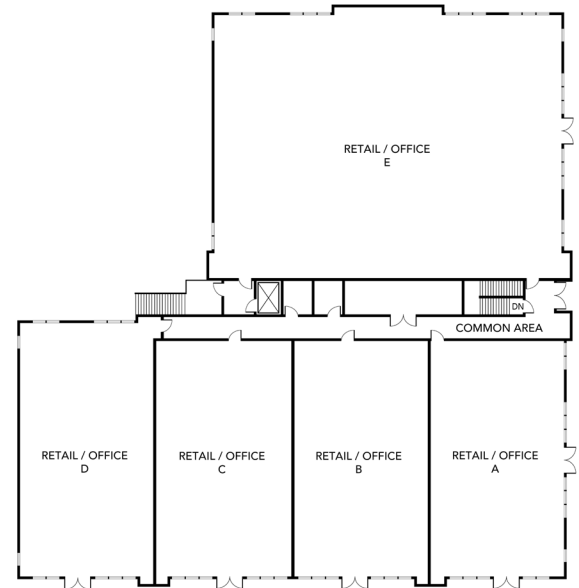
THE OFFERING

Available for sale, 374 Main Road is 3.45 acres of prime real estate, presenting a unique opportunity for your medical/retail project. With a total of 150,235 square feet of land, a 14,999 square-foot, 5-suite office/retail structure and 100 proposed parking spaces, this property provides an appealing canvas for your development needs while meeting or exceeding the Riverhead Zoning Code's requirements.

Don't miss the opportunity to secure this lot for your next development project. Contact us today for more information.

KEY DETAILS

- Proposed Medical/Retail Space 14,999+/- SF
- Proposed Basement Storage 14,999+/- SF
- Number of Stories 1
- Number of Medical/Retail Units 5
- ADA Parking Spaces 10
- Total Parking Spaces 100
- Complies with Riverhead Zoning Code
- Built-to-Suit



VIRTUAL RENDERING

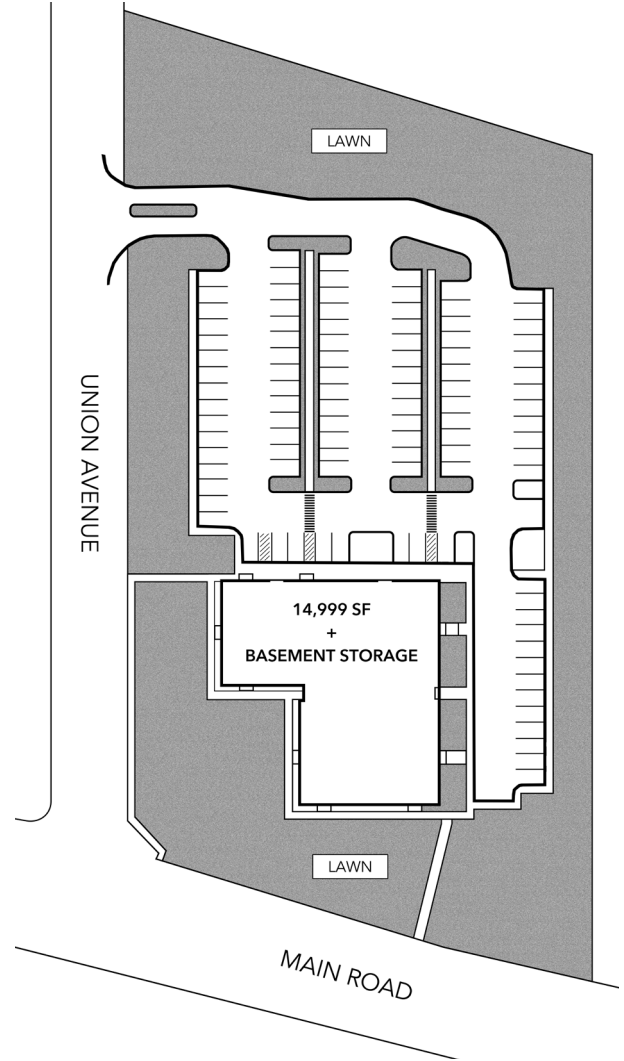
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Zoning Summary

Zoning District	Rural Corridor
Proposed Use	Medical Office/Retail

Zoning Regulation Requirements	Required	Provided
Min. Lot Area	40,000 SF	150,235 SF
Min. Lot Width at Front St. (Main Road)	200 Feet	296 Feet
Min. Lot Width at Front Street (Union Ave)	50 Feet	480 Feet
Min. Front Yard Setback (Main Road)	50 Feet	59 Feet
Min. Side Yard Setback, Each/Combined	25/50 Feet	96 Feet
Min. Rear Yard Setback	50 Feet	283 Feet
Max. Floor-to-Area Ratio	1	.0998
Max. Building Height	35 Feet	24 Feet
Max. Building Coverage	10%	9.96%
Max. Impervious Surface	25%	23.91%
Interior Parking Landscaping %	15%	20.89%
Site Landscaping %	15%	54%



Parking Summary

	Required Size	Provided Size	Spaces Req.	Space Provided
STD. Spaces	10x20 FT	10x20 FT	90	90
STD. Accessible Spaces*	10x20 FT	10x20 FT	10	10
Total Spaces			100	100

*ADA/STATE/LOCAL REQUIREMENTS

Per town of Riverhead zoning code chapter 301-231 for an outpatient medical facility, a minimum of 10% of the total number of parking spaces shall be handicapped accessible.

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