

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

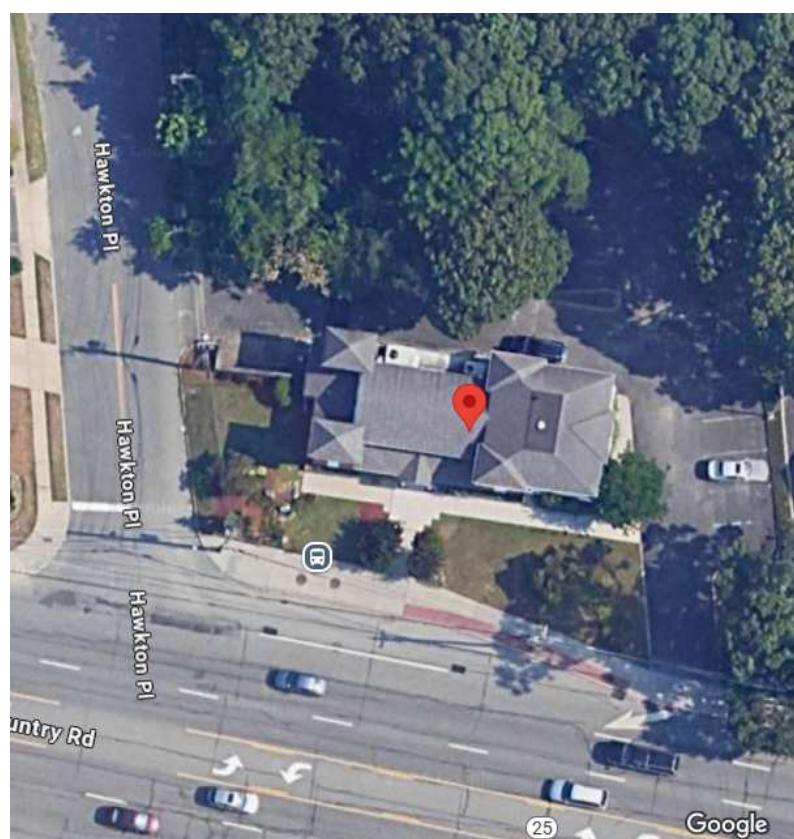
For More Information

Marian Campi-Conde

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Michael Corsello

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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 and two curb cuts

Exterior Description

Red stone 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.

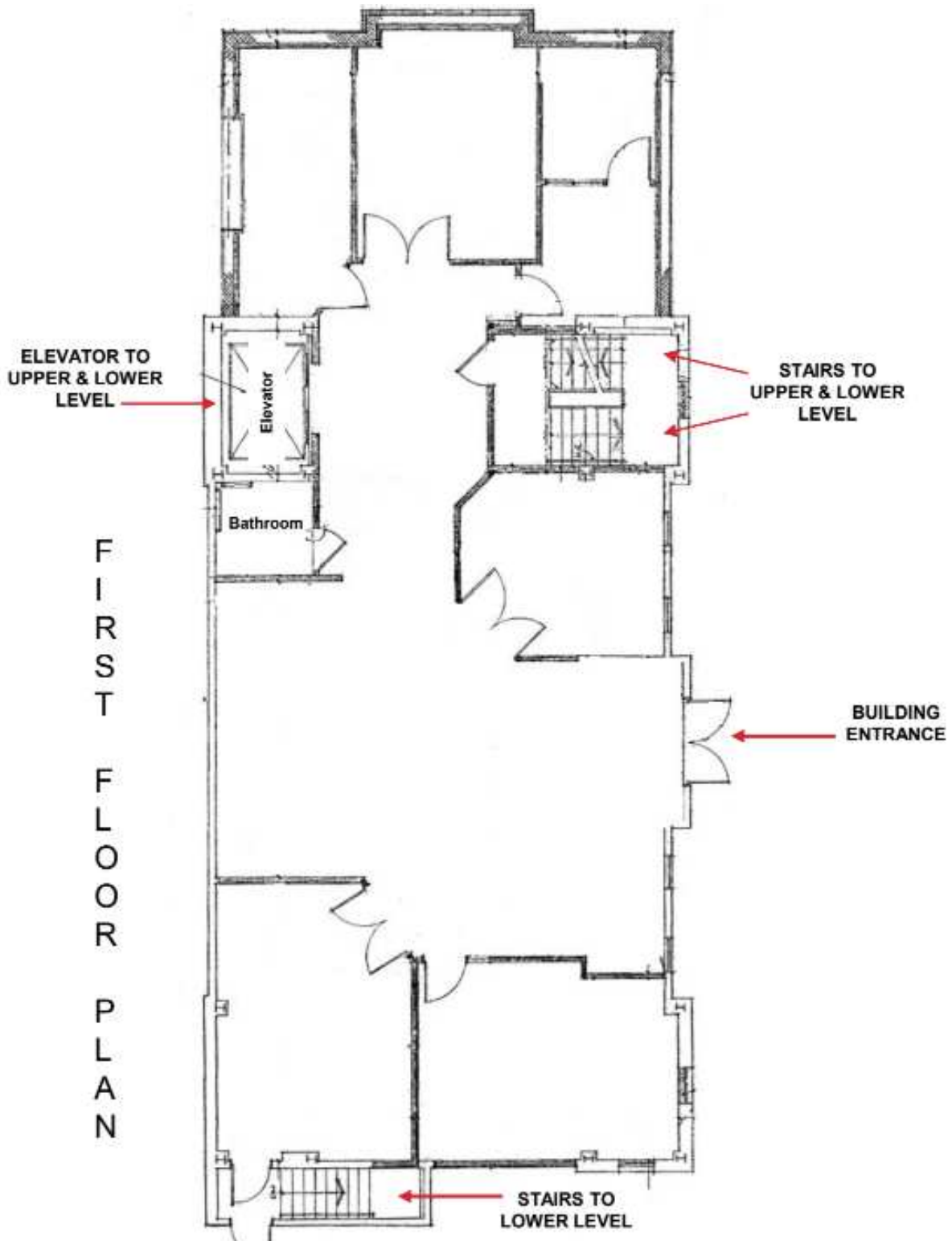
Parking Description

Dedicated, private lot with 22 spaces and 2 curb cuts

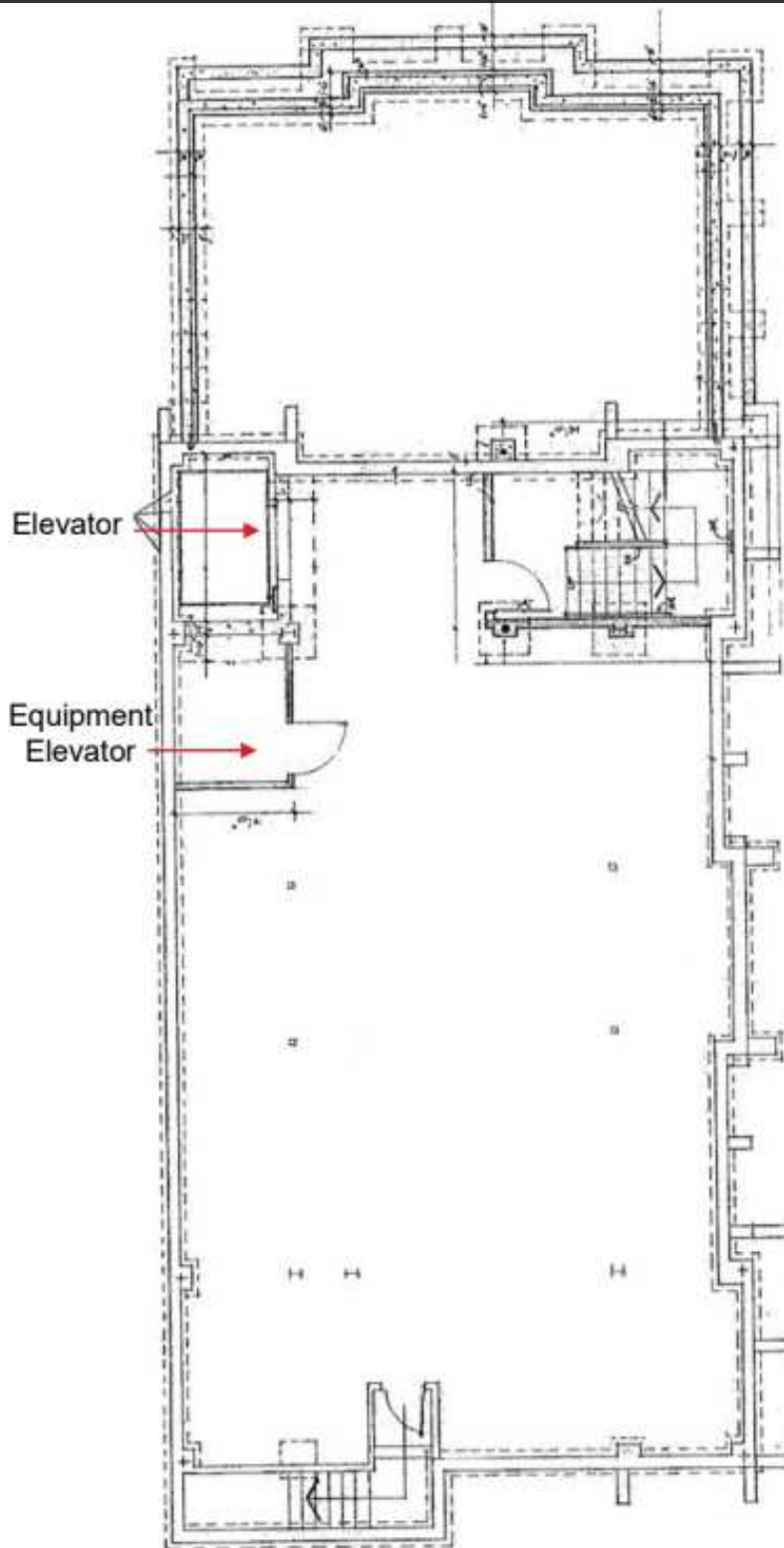
Utilities Description

Gas service with 2 newly equipped package units

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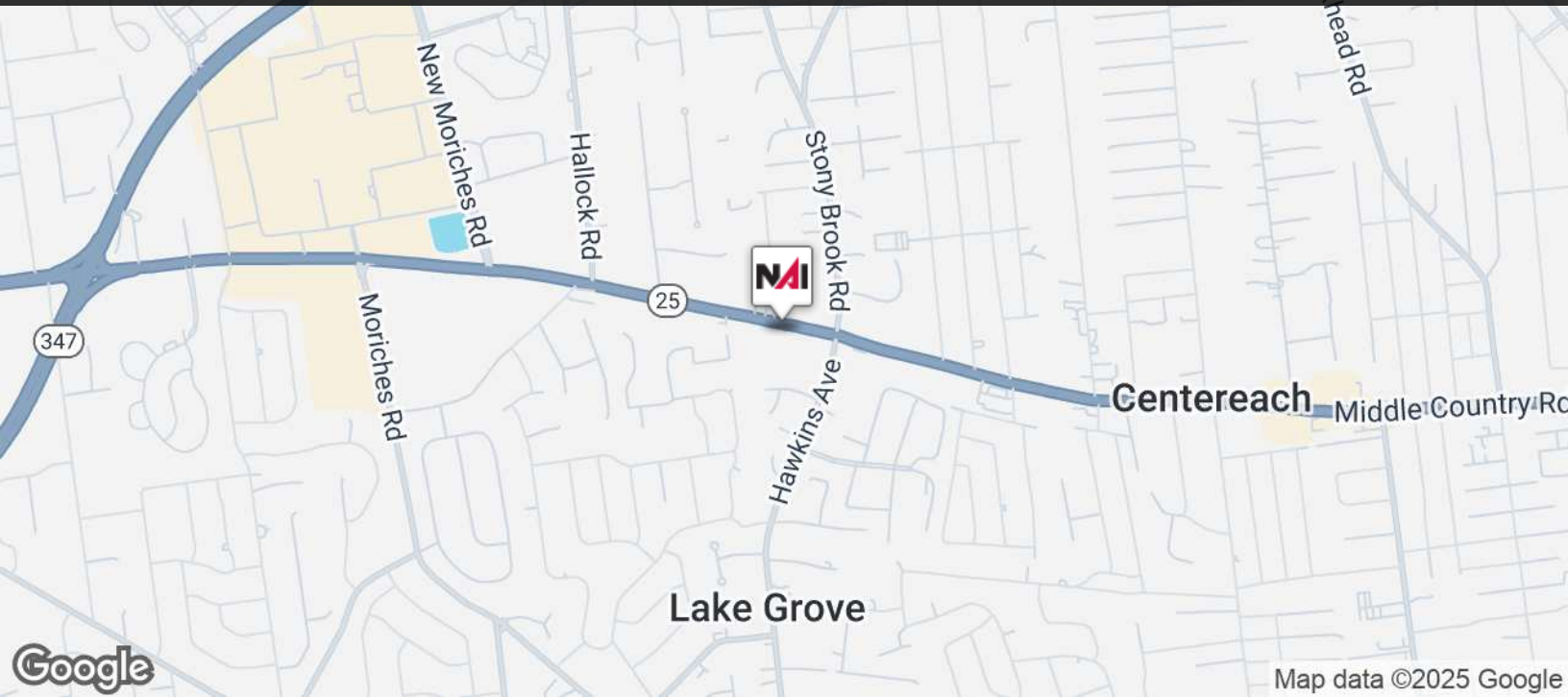


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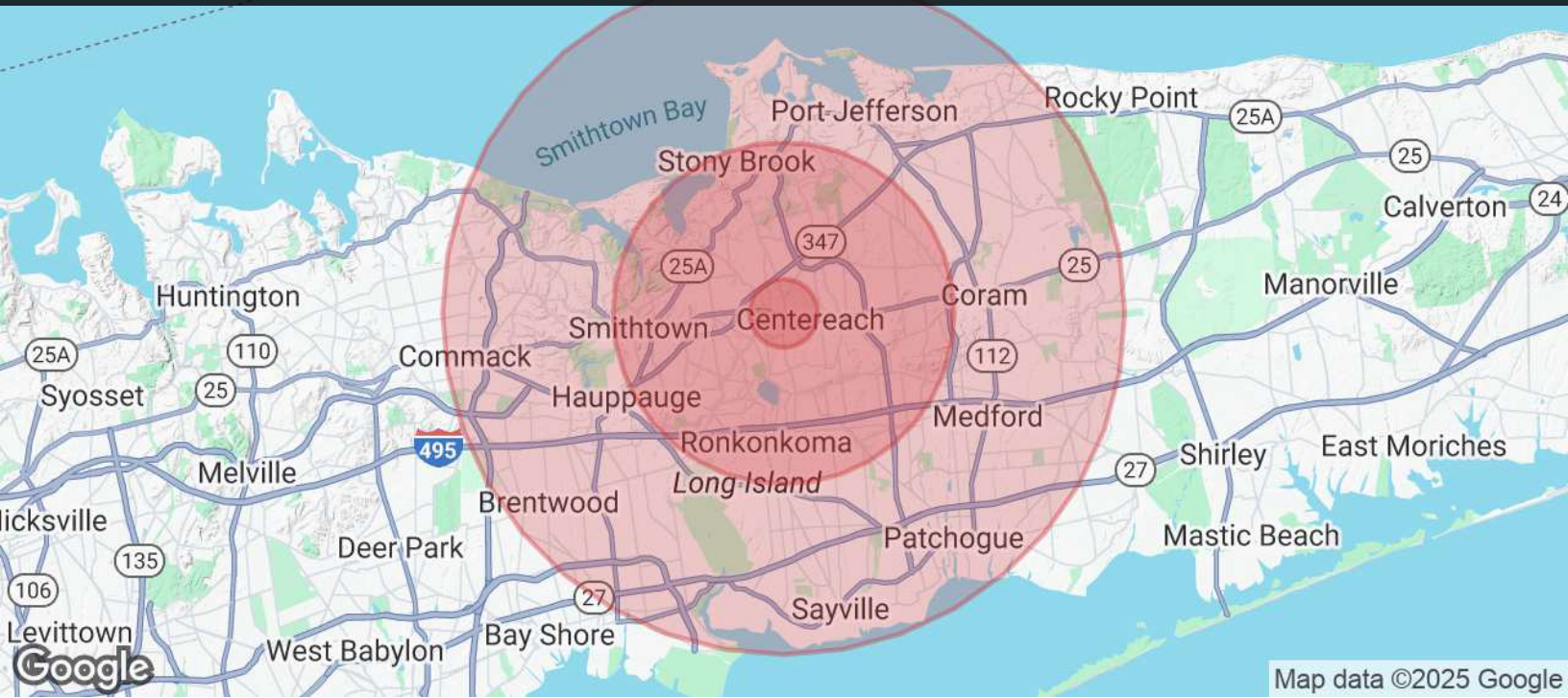
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Population	1 Mile	5 Miles	10 Miles
Total Population	11,058	228,287	681,481
Average Age	44	42	42
Average Age (Male)	43	41	41
Average Age (Female)	44	43	43
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,877	73,256	223,903
# of Persons 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

Director

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NY #10401290062

Professional Background

Marian Campi-Conde is a licensed Commercial Investment and Real Estate Certified Specialist (CIRES) with NAI Long Island, specializing in office and industrial spaces on Long Island. With a career spanning over 30 years, she has represented owners, investors, tenants, and institutions in diverse commercial real estate asset types nationwide.

Marian's journey in commercial real estate began in Miami, Florida, where she served as Director of Leasing and Managing Director at One Biscayne Tower for Jaymont Properties. Upon her return to New York, she managed office buildings for The Galbreath Company, Metropolitan Life, and Goldman Sachs. She also led development projects in various U.S. markets, including Columbus, OH, and Philadelphia, PA, consistently surpassing client expectations and boosting occupancy rates with prestigious tenants.

A third-generation real estate professional from New Jersey, Marian's unique insight, honed through growing up in the industry, allows her to anticipate real estate trends and amass wealth through commercial real estate acquisition and management. Over her career, she has overseen the development, leasing, and sales of millions of square feet.

Marian has garnered numerous accolades as an industry leader, including her designation as Dade County's CRE industry designee for Leadership Miami, serving on the boards of the Greater Miami Chamber of Commerce and the Beacon Council, and holding leadership positions in industry organizations such as NYSCAR and CN-LIBOR. She is also an active member of CIBS, Long Island's Commercial Industrial Brokers Society.

Outside her commercial endeavors, Marian dedicates time to mentoring aspiring professionals in commercial real estate and advocating for animal rights through work with rescue and adoption groups. Her personal interests include outdoor activities like downhill skiing, equestrian jumping, polo, boating, and surfing.

Education

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

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS) and (CIBS-W) Board Member and CIBS Designee
Commercial Network of the Long Island Board of Realtors (CN-LIBOR) - 2019 President Elect
New York State Commercial Association of Realtors (NYSCAR) - Vice President 2018-2020
Long Island Business Development Council (LIBDC)
Long Island Women in Real Estate

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Michael Corsello

Director

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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 affects 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)