

FOR LEASE : RETAIL | RESTAURANT  
MEDICAL | PROFESSIONAL OFFICE SPACE

# Arboretum Commons

498 Horseblock Rd Farmingville, NY 11738



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# 20,000 SF Retail | Office Space For Lease

## 498 Horseblock Rd Farmingville, NY 11738



### Offering Summary

<b>Lease Rate:</b>	Price Upon Request
<b>Building Size:</b>	+/-24,000 SF
<b>Available SF:</b>	+/-20,000 SF
<b>Lot Size:</b>	3.65 Acres
<b>Year Built:</b>	2023
<b>Zoning:</b>	J2
<b>Frontage:</b>	484 Feet
<b>Traffic Count:</b>	20,000

### COMING SOON | ARBORETUM COMMONS

HIGH END RETAIL | RESTAURANT | MEDICAL | PROFESSIONAL SPACES FOR LEASE! ARBORETUM COMMONS COMING SOON! Up to 20,000 SF of Brand-New Professional Office & Retail Space strategically located on heavily traveled Horseblock Road in Farmingville, NY. This two-story development project is part of a development that also includes 292 Luxury Multi-family homes. Arboretum Commons will consist of retail space in the ground floor with approval for restaurant use and professional or medical office space on the second floor. With 482 SF of frontage, parking for 150 cars this is the ideal location for national retailers. Space may be divided. Situated just feet from Nicholl's Road with easy access to the Long Island Expressway and major thoroughfares. adjacent to a US Post Office and 2 active public parks with walk trails. Traffic light will be installed at entrance! Expected occupancy January 2024. Ideal for any national tenant. Contact exclusive listing brokers for more details.

### Property Highlights

- Up to 10,000 SF Ground Floor Retail | Restaurant Space
- Up to 10,000 SF Second Story Professional | Medical Office Space
- Highly Visible Location with 482 Feet of Frontage
- Ample Parking for 150 Vehicles | Traffic Light to be Installed at Entrance

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# Property Renderings

## 498 Horseblock Rd Farmingville, NY 11738



Artist Rendering



Artist Rendering

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# Property Elevation Drawings

## 498 Horseblock Rd Farmingville, NY 11738



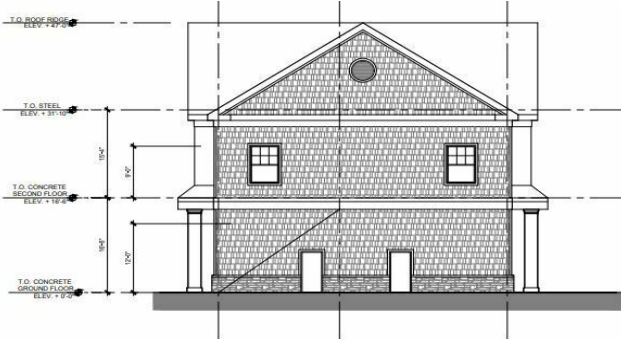
NORTH ELEVATION



SOUTH ELEVATION



02 EAST EXTERIOR ELEVATION  
SCALE: 1/8"=1'-0"



03 WEST EXTERIOR ELEVATION

EAST AND WEST ELEVATION

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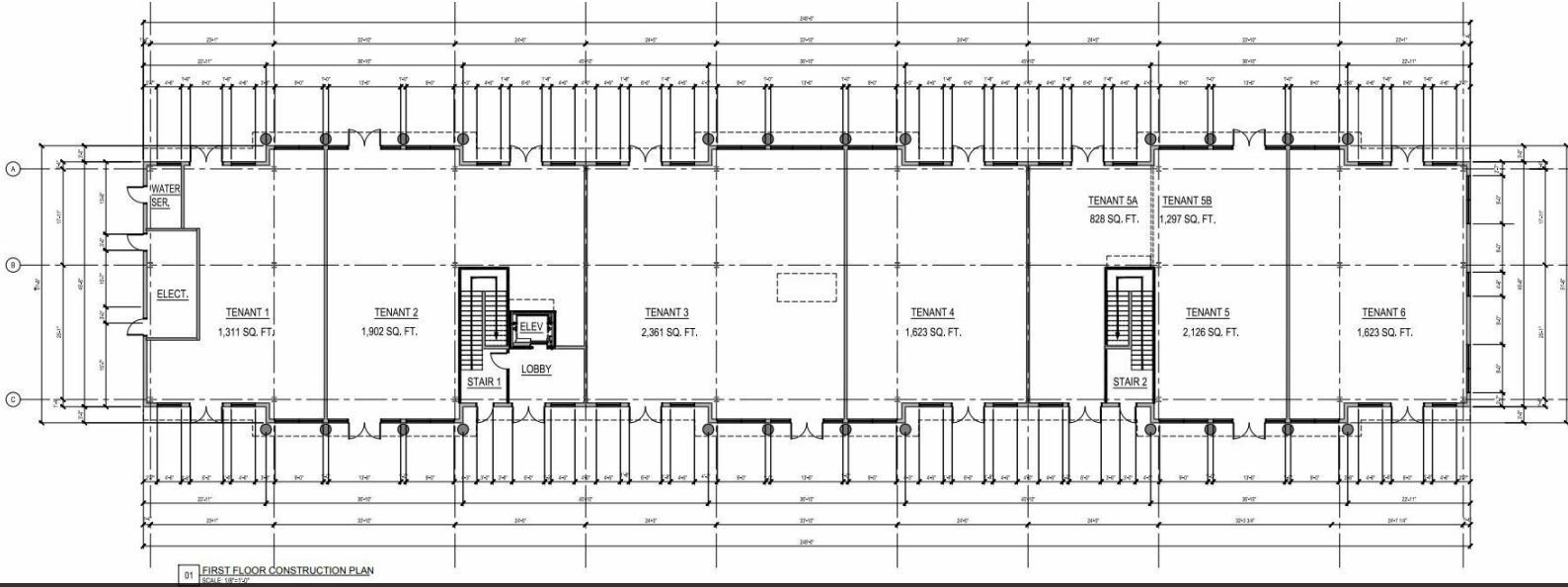
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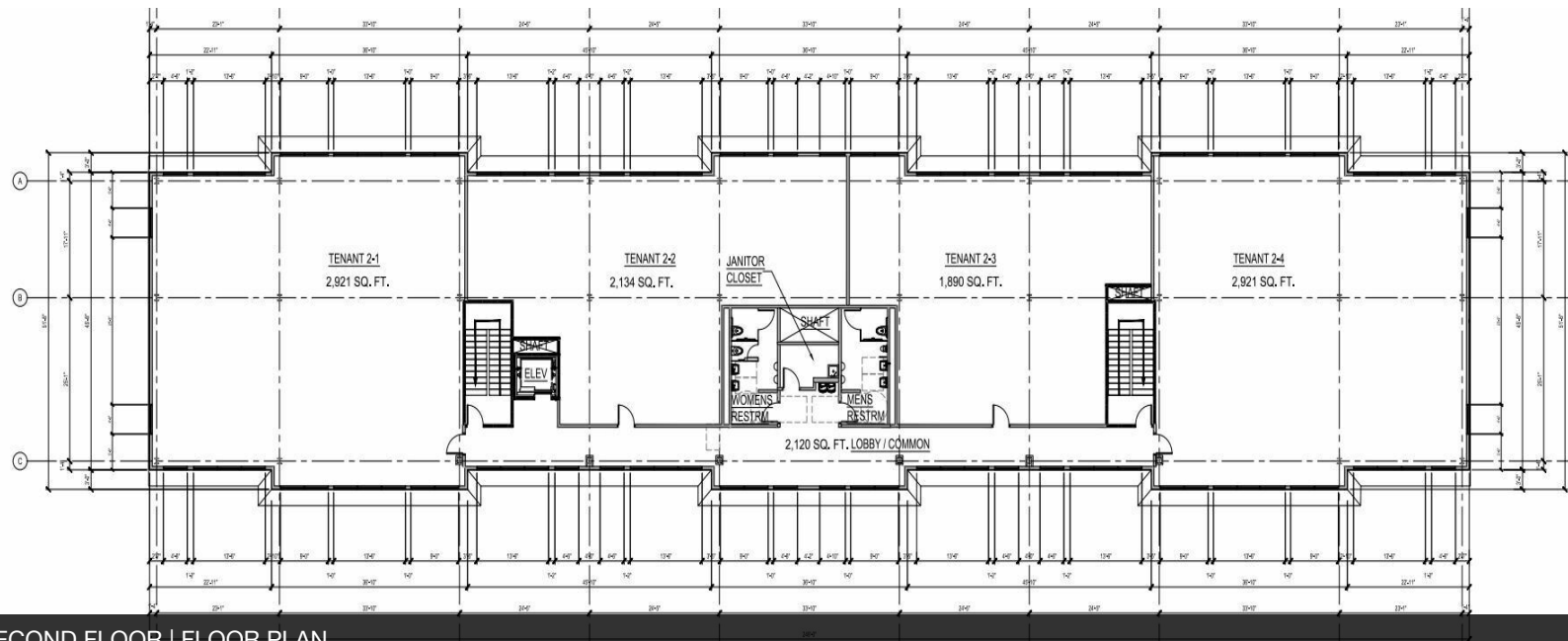


# Floor Plans

## 498 Horseblock Rd Farmingville, NY 11738



FIRST FLOOR | FLOOR PLAN



SECOND FLOOR | FLOOR PLAN

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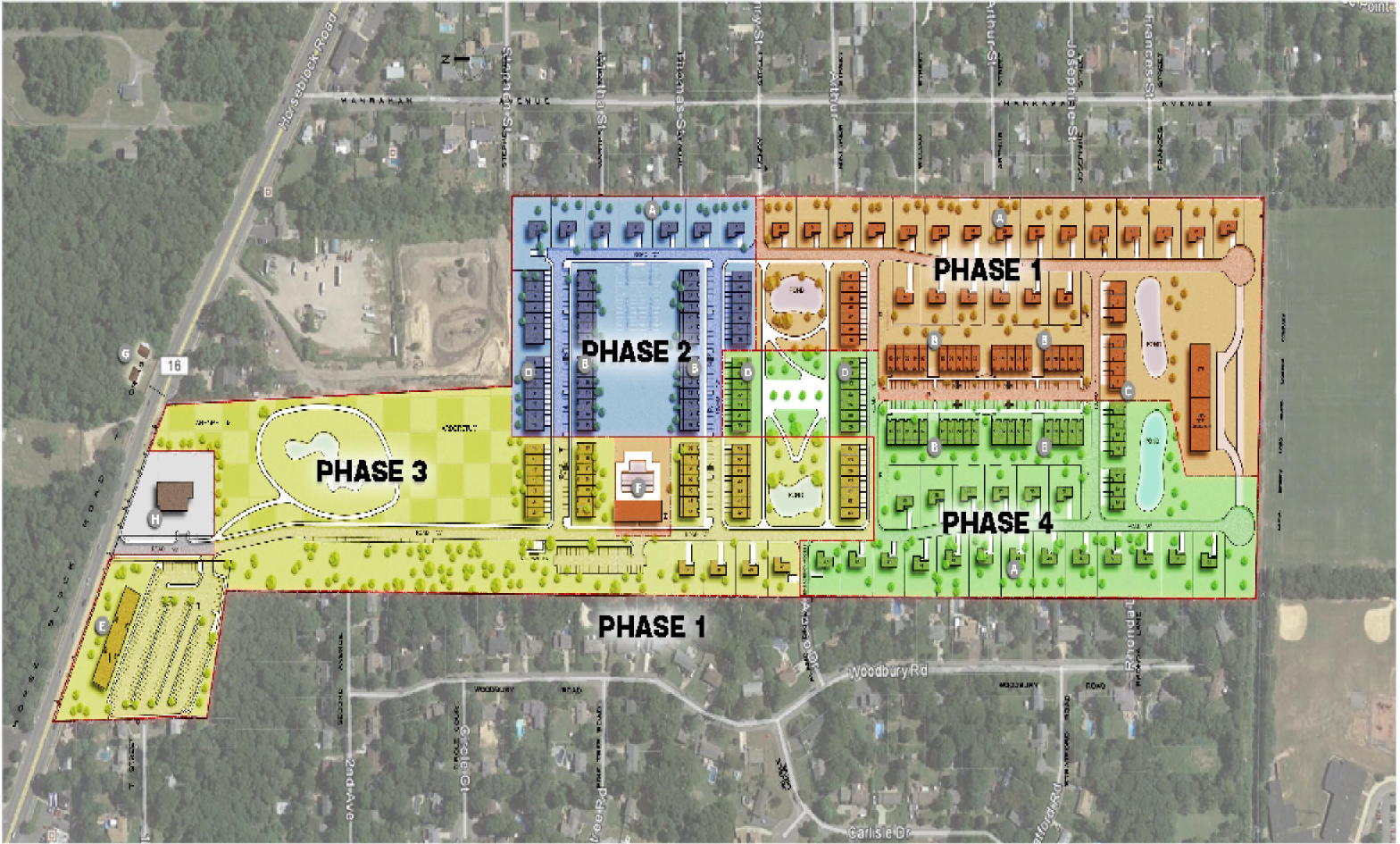






# Proposed Plan

## 498 Horseblock Rd Farmingville, NY 11738



LEGEND	RESIDENTIAL UNIT COUNT	COMMERCIAL UNIT COUNT	PHASE 1	PHASE 2	PHASE 3	PHASE 4
<b>A</b> SINGLE FAMILY	FLATS 32 X 2 = 134 UNITS	BUILDING 1 = 12,000 X 2 = 24,000 SF	SINGLE FAMILY 21	SINGLE FAMILY 7	SINGLE FAMILY 4	SINGLE FAMILY 19
<b>B</b> FLATS	TOWNHOUSE = 63 UNITS		FLATS 70	FLATS 56	FLATS 28	FLATS 40
<b>C</b> ROSEBUD	ROSEBUD = 14 UNITS	QILBHOUSE = 7,500SF / 150 = 50 REQ PROVIDED: 50	ROSEBUD 7	ROSEBUD 0	ROSEBUD 0	ROSEBUD 7
<b>D</b> TOWNHOUSE	SINGLE FAM = 51 UNITS		TOWNHOUSE 7	TOWNHOUSE 21	TOWNHOUSE 21	TOWNHOUSE 14
<b>E</b> COMMERCIAL	TOTAL = 292 UNITS		COMMERCIAL 0	COMMERCIAL 0	COMMERCIAL 1	COMMERCIAL 3
<b>F</b> RECREATIONAL			RECREATIONAL 1	RECREATIONAL 0	RECREATIONAL 0	RECREATIONAL 3
<b>G</b> EXISTING- BALD HIL SCHOOL HOUSE						
<b>H</b> POST OFFICE						
			<b>75 UNITS</b>	<b>84 UNITS</b>	<b>53 UNITS</b>	<b>80 UNITS</b>

### THE ARBORETUM - FARMINGVILLE

KELLY DEVELOPMENT GROUP Baldassano ARCHITECTURE VBE ENGINEERING'S J.R. HOLZMACHER ENTEC CONSULTANTS, INC. WAYMAN C WING CERTILMAN BALH ADER & HYMAN 2014 11 21

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# Aerial View of Property

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Google

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# Local + National Retail Map

## 498 Horseblock Rd Farmingville, NY 11738



**292 UNIT LUXURY  
MULTI-FAMILY APTS.  
BEING BUILT NOW**

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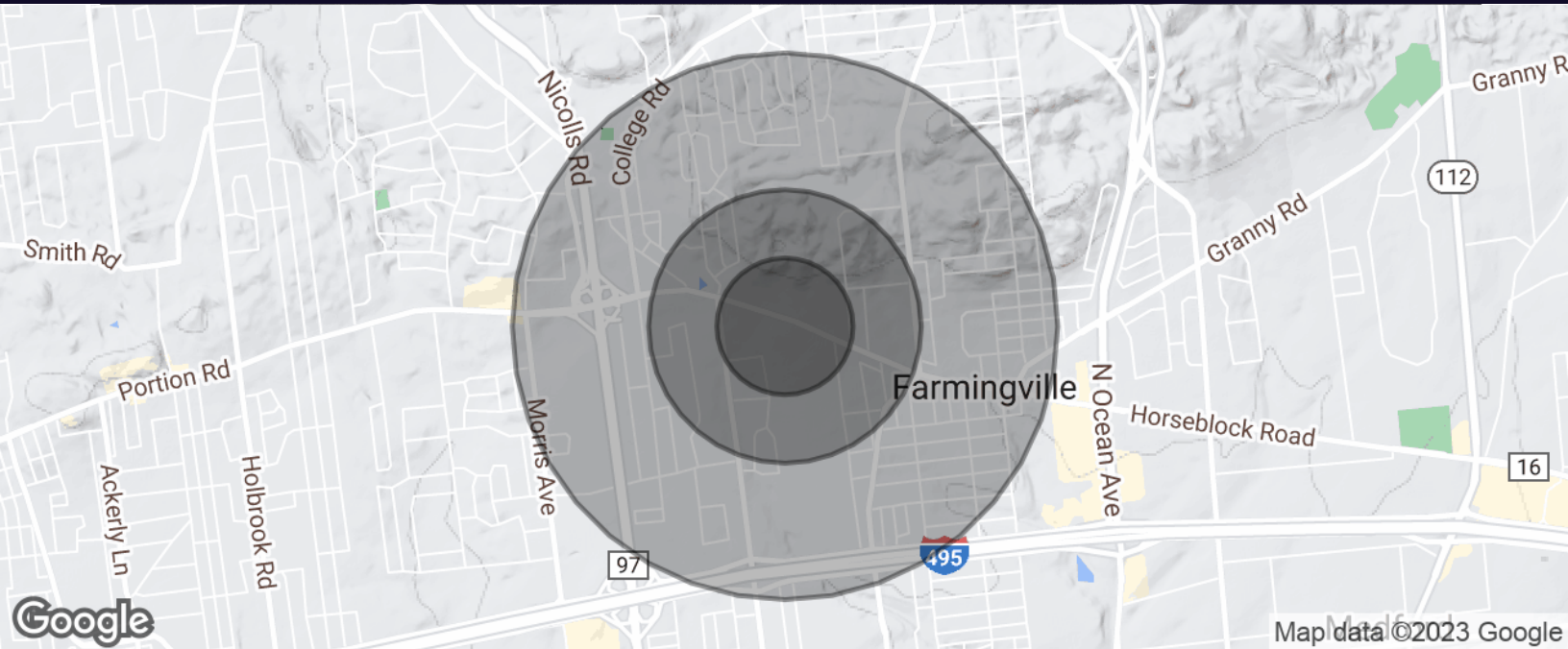
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# Retail | Office Property For Lease

## 498 Horseblock Rd Farmingville, NY 11738



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	487	2,334	10,682
Average Age	33.6	37.4	37.7
Average Age (Male)	33.2	35.8	36.3
Average Age (Female)	35.0	38.2	38.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	129	638	3,392
# of Persons per HH	3.8	3.7	3.1
Average HH Income	\$138,088	\$131,712	\$123,331
Average House Value	\$390,172	\$380,784	\$372,001

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