FOR LEASE : RETAIL | RESTAURANT MEDICAL | PROFESSIONAL OFFICE SPACE

Arboretum Commons

498 Horseblock Rd Farmingville, NY 11738



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Offering	Summary
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Lease Rate:	Price Upon Request
Building Size:	+/-24,000 SF
Available SF:	+/-20,000 SF
Lot Size:	3.65 Acres
Year Built:	2023
Zoning:	J2
Frontage:	484 Feet
Traffic Count:	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 Multifamily 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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SOUTH ELEVATION ...



EAST AND WEST ELEVATION

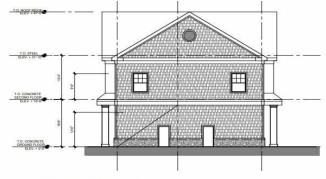
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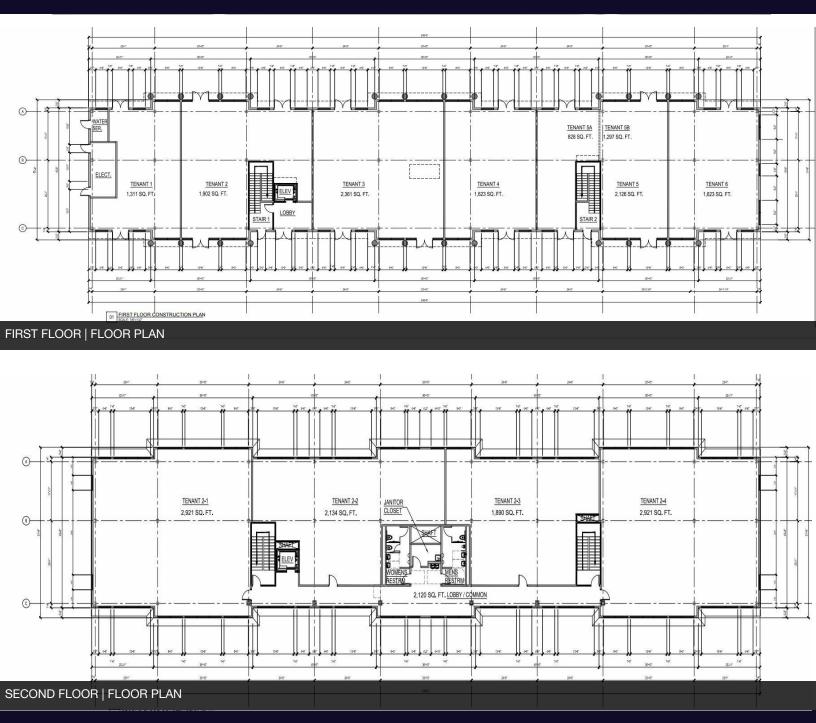
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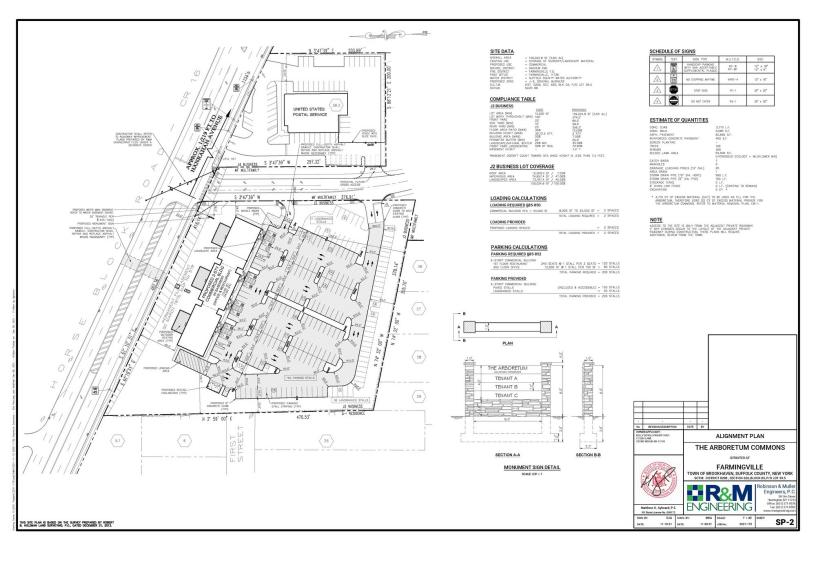
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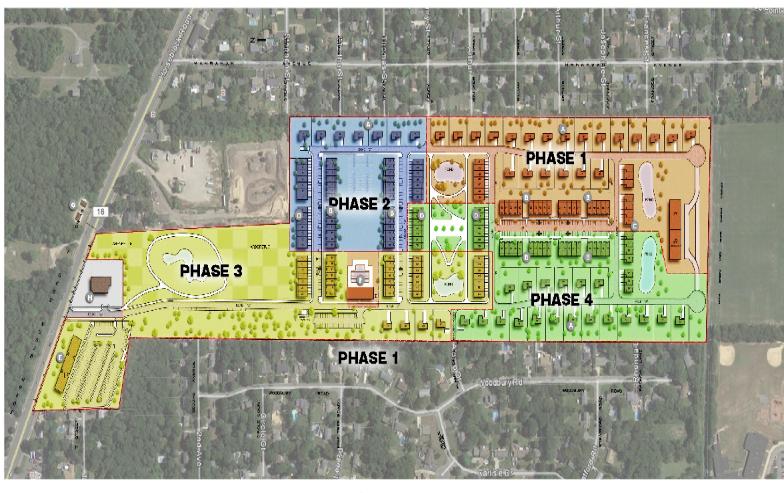
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498 Horseblock Rd Farmingville, NY 11738



LEGEND	RESIDENTIAL UNIT COUNT	COWNERCIAL UNIT COUNT	PHASE 1			PHASE 2			PHASE 3			PHASE 4		
🚯 SINGLEFANILY	FLATS 82 X 2 = 154 UNITS	BUILDING 1 = 12,000 x 2 = 24,000 SF	SINGLE FAMILY	21		SINGLE FAMILY	7		SINGLE FAVILY	4		SINGLE FAMILY	19	—
🕒 FLATS	TOWNHOUSE = 63 UNITS	BOILDING T = 12,000 X Z = 24,000 ST	FLATS	40	75	FLATS	56	84	FLATS	28	53	FLATS	40	80
ROSEBUD	ROSEBUD = 14 UNITS	CLUBHOUSE=7,500SF $/$ 150 = 50 REQ	ROSEBUD	7		ROSEBUD	0		ROSEBUD	0		ROSEBUD	7	
o townhouse	SNOLE FAM. = 51 UNITS	PROVDED 50	TOWNHOUSE	7	UNITS	TOWNHOUSE	21	UNITS	TOWNHOUSE	21	UNITS	TOWNHOUSE	14	UNITS
	TOTAL = 292 UNITS		COMMERCIAL	0	4	COMMERCIA_	0	0	COMMERCIAL	1	1	COMMERCIAL	0	0
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POST OFFICE														
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THE ARBORETUM - FARMINGVILLE

VHB ENGINEERING J.R. HOLZMACHER ENTEC CONSULTANTS, INC. WAYMAN C WING CEPTILMAN BALIN ADER & HYMAN

KELLY DEVELOPMENT GROUP

Baldassano Architecture

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Aerial View of Property

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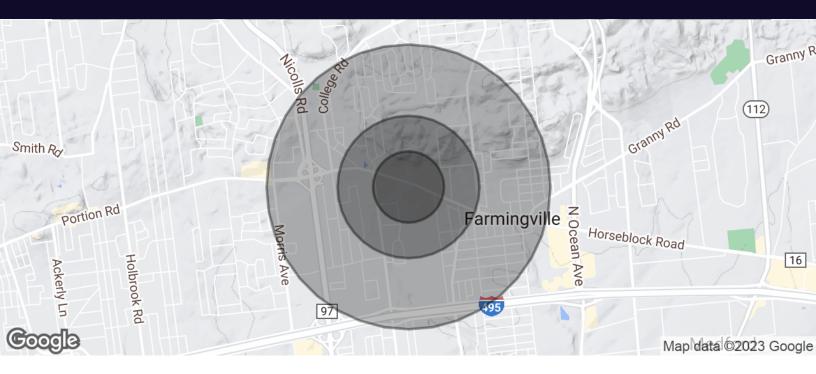
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Retail | Office Property For Lease



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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