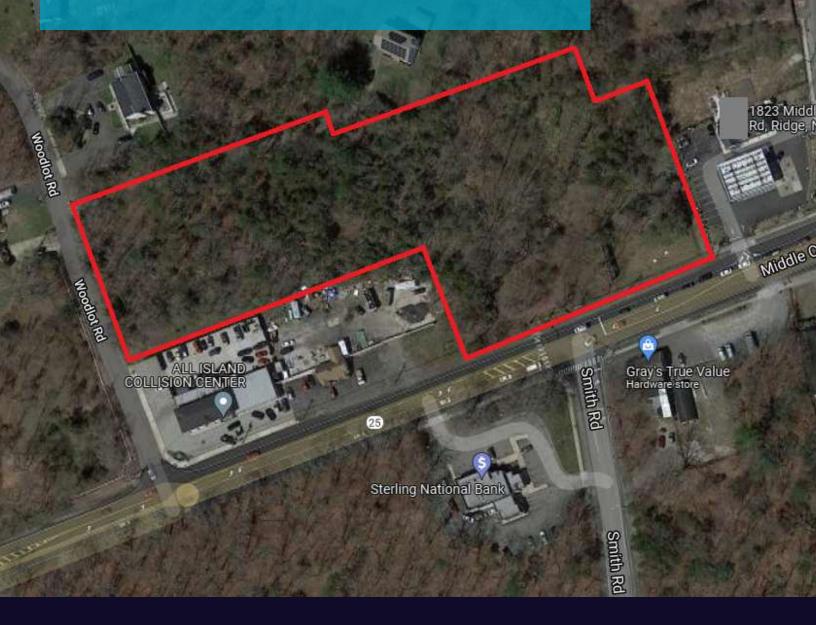
Ка

Middle Country Rd Ridge NY, 11961 SCTM: 0200-350.00-01.00-015.014



Douglas Elliman

For More Information Contact The Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker Douglas Elliman Commercial - Long Island 516.439.6789 michael.gronenthal@elliman.com

WWW.ELLIMANCOMMERCIAL.COM

HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO EPRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROCM OCUM, ZONNO AND THE USTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT ON ZONNIG EXPERT IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER PLANE INTENTION TO SOLICIT THE OFFERINGS OF OTHER PLANE INTENTION TO SOLICIT THE OFFERINGS OF OTHER INTENTION TO SOLICIT THE OFFERINGS OFFER INTENTION TO SOLICIT THE OFFERINGS OFFER INTENTION TO SOLICIT THE OFFERINGS OFFER INTENTION TO SOLICIT THE

4.3 Acres For Sale- J Zoning

Middle Country Rd Ridge, NY 11961



Offering Summary			
Sale Price:	Upon Request		
SCTM:	0200-350.00-01.00- 015.014		
Lot Size:	4.3 Acres		
Zoning:	J Business		
Taxes	\$3,720.19		
Frontage	275 Feet		
Traffic Count	14,000 VPD		

Property Overview

Located at Middle Country Rd, Ridge, NY 11961, this 4.3-acre property boasts prime J Business zoning, making it a strategic site for office or retail development. With 275 feet of frontage and a favorable traffic count of 14,000 vehicles per day, this parcel offers high visibility and accessibility, perfect for a successful commercial venture in the sought-after Ridge area. The property is ideal for medical or retail development, with prior plans accommodating a 13,000 sq ft medical facility that can potentially expand to 21,596 sq ft with the acquisition of Pine Barren Credits. The J Zoning provides flexibility, and the New York State DOT has already coordinated a traffic signal installation to align with previous project designs. Don't miss this exceptional investment opportunity. Contact the exclusive broker for more information on this exciting Ridge property.

Property Highlights

- Ideal Medical or Retail Development
- Previous plans called for 13,000 sf medical with potential to build up to 21,596 sf medical with the purchase of Pine Barren Credits
- NY State DOT designed and installed the traffic signal to coordinate with previous project

For More Information Contact The Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker Douglas Elliman Commercial - Long Island 516.439.6789 michael.gronenthal@elliman.com Douglas Elliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 858 2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERINED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER PREVIDENT OF COMPACES INC. COMPACES



4.3 Acres For Sale- J Zoning

Middle Country Rd Ridge, NY 11961



For More Information Contact The Exclusive Broker:

Michael Gronenthal

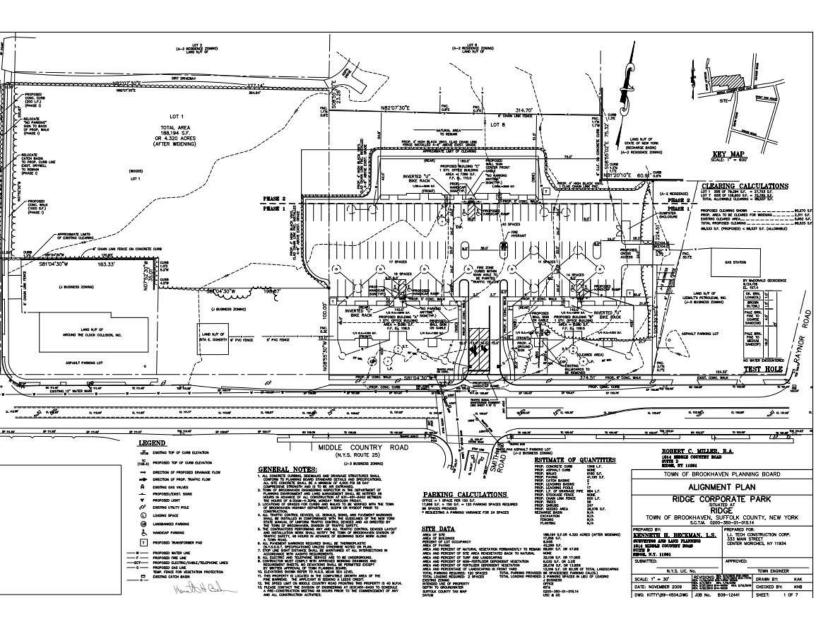
Licensed Associate Real Estate Broker Douglas Elliman Commercial - Long Island 516.439.6789 michael.gronenthal@elliman.com

Douglas Elliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE 117 SMITHTOWN, NY 11787 831 888 2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LC, ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY, WHILE THIS INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE POOTAGE, ROOM COUNT, ZONING IN THE USTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PHOPENTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER HEAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER HEAL ESTATE BROKERS WE COORDERATE WITH THE HULV, COULD HOUSING OFFERTURITY.





For More Information Contact The Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker Douglas Elliman Commercial - Long Island 516.439.6789 michael.gronenthal@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTINUED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOLIGLAS ELLIMAN REPRESENTED UNISION, 550 SMITHTOWN BYRASS STE. 117 SMITHTOWN. IN 1787 631 858 2486 9 2023 DOLIGAS ELLIMAN COMMENCIAL OF LI, LLC, ALL MATERIAL ERSESNTED HERRIN IS INTERDED OR INFORMATION PURPOSES ONLY WHILE THIS INFORMATION IS BE LIVENT DO IS CORRECT. IT IS REPRESENTED UNISION COMMENCIAL OF LI, LLC, ALL MATERIAL ERSESNTED ROOM COUNT, ZONNIG IN THE LISTING SHOULD BE VERIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONNIG EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, RLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS, INC. CONCERNIES UNIT ANY UNITANCE YARDING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, RLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS, INC. CONCERNIES UNIT ANY UNITANCE PROPERTY INTO YOUR OWN ATTORNEY, ARCHITECT OR ZONNING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, RLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS, INC. CONCERNIES UNIT ANY OFFERING WITH ANOTHER REAL ESTATE BROKER, RLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER DISREGARD THIS DESTINGTION.



WE ARE COMMERCIAL REAL ESTATE

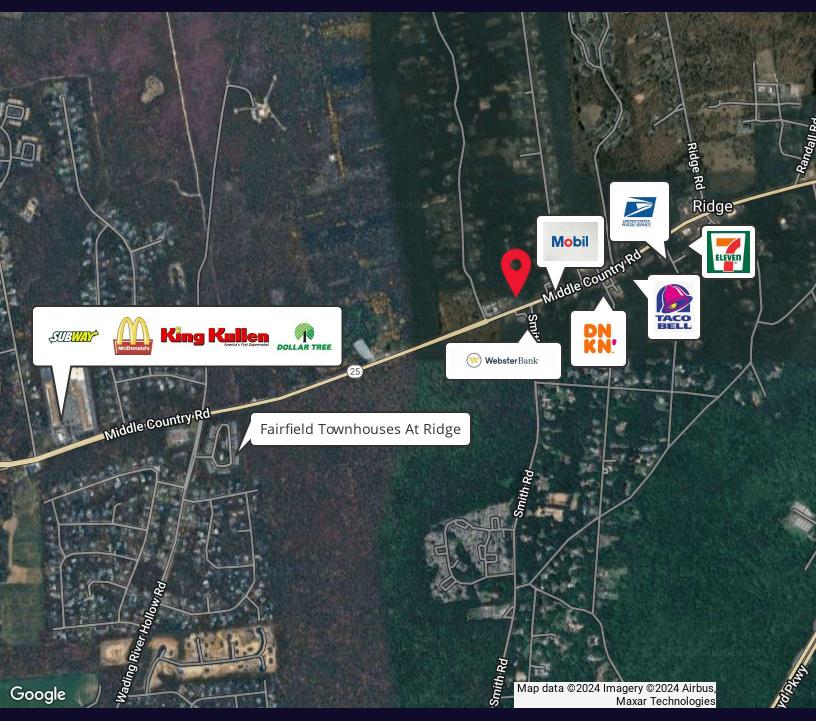
550 Smithtown Bypass Suite 117 Smithtown, New York 11787 Office: 631.858.2405 www.ellimancommercial.com

Permitted Uses

In a J Business District, no building, structure or premises shall be used or occupied and no building or part thereof or other structures shall be so erected or altered, except for one of the following purposes: A. Art galleries. Artist studio, provided all activities take place inside the building. Bank, without drive-through facility. D. Community center. Е. Day-care facility. F. Exhibit hall. G. Florist. H. Lodge. Mixed-use buildings, excluding those associated with retail operations. <u>J.</u> Museums. К. Non-degree-granting instruction/program, except those associated with manufacturing or driver training. Nonprofit cultural centers. М. Offices. N. Open farming; provided, however, that no storage of manure or odor- or dust-producing substances shall be permitted within 150 feet of any street line. The sale at retail or wholesale of farm, garden or nursery products produced on the premises shall be permitted. 0. Personal service shops. Places of worship, parish house, or rectory. Single-family or two-family dwellings. Stand-alone farm stand. Undertaking establishment. T. Veterinary hospital, provided that all activities take place within the building.

550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2024 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





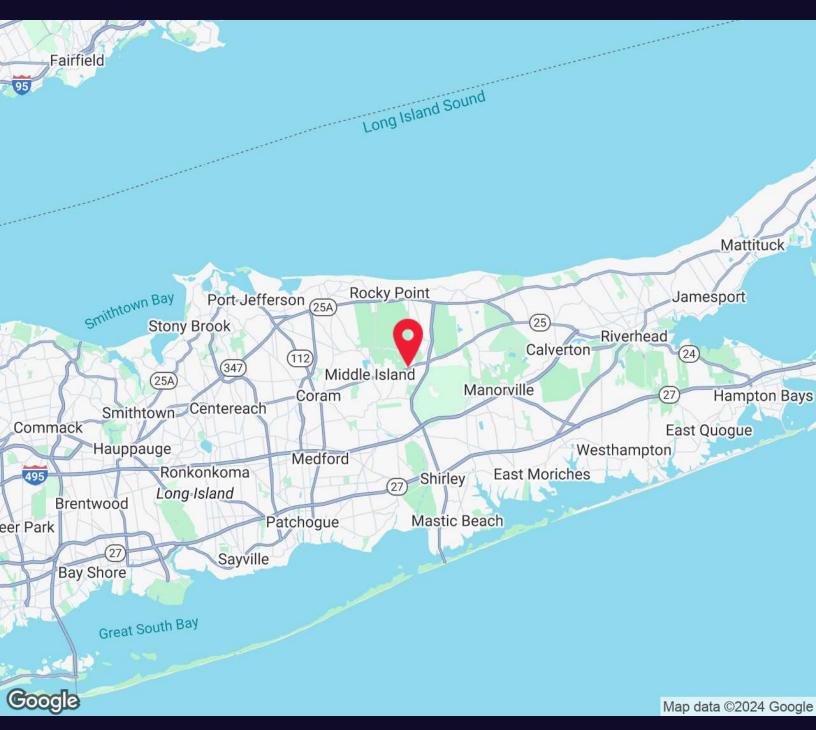
For More Information Contact The Exclusive Broker: Michael Gronenthal

Licensed Associate Real Estate Broker Douglas Elliman Commercial - Long Island 516.439.6789 michael.gronenthal@elliman.com Douglas Elliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTINUED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOLIGLAS ELLIMAN FRAMERICAL DIVISION, 550 SMITHTOWN RYPASS STE 117 SMITHTOWN, NY 1787 33 388 2418 OP 2023 DOLICALS ELLIMAN COMMERCIAL OF LI, LIC, ALL MATERIAL PRESENTE HERRIN IS INTERIOR DI RIVORDED ORI INFORMATION PURPOSES ONLY WILL ETHIS INFORMATION IS BE LIVED TO DE CORRECT, IT IS REPRESENTED USING, 550 SMITHTOWN RYPASS STE 117 SMITHTOWN, NY 1787 33 388 2418 OP 2023 DOLICALS BUL IND. ALL MATERIAL PRESENTE ROOM COUNT, ZONING IN THE USING SINUL DE VERIED BY YOUR OWN ATTOINEY, APCHITECT OR ZONNIG EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKER, PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REV. ESTATE BROKEN INTO THE DI IL YOU IN UNING ADDREST.





For More Information Contact The Exclusive Broker:

Michael Gronenthal

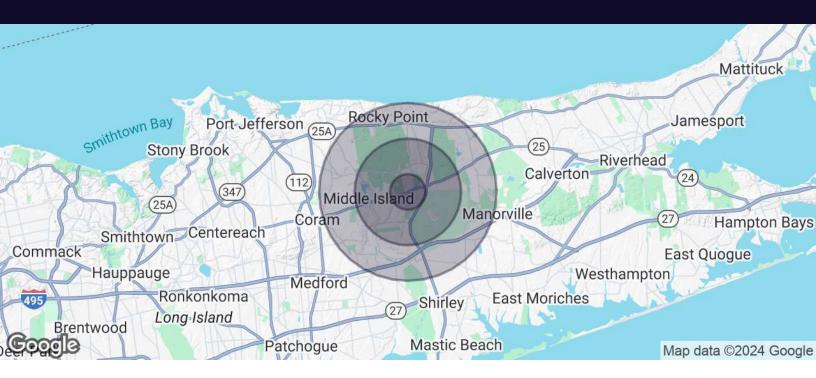
Licensed Associate Real Estate Broker Douglas Elliman Commercial - Long Island 516.439.6789 michael.gronenthal@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOLIGLAS ELLIAMA ONMERCIAL DIVISION, 550 SWITHTOWN RYPASS STE 117 SWITHTOWN, NY 1787 33 858 241 ROPORTS IN CONTRACTURED ON EVALUATION PROPERTY IS DEVELOPED ON INFORMATION PROPERTY INFORMATION PROPERTY IS DEVELOPED ON INFORMATION PROPERTY INFORMATION PROPERTY IS DEVELOPED ON INFORMATION PROPERTY IS DEVELOPED ON INFORMATION PROPERTY INFORMATION PROPERTY INFORMATION PROPERTY INFORMATION PROPERTY INTO TO SOLICIT THE OFFENDATION PROPERTY INFORMATION PROPERTY INF





Population	1 Mile	3 Miles	5 Miles
Total Population	7,723	59,274	140,714
Average Age	40	43	43
Average Age (Male)	39	41	41
Average Age (Female)	41	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,564	22,535	49,810
# of Persons per HH	3	2.6	2.8
Average HH Income	\$129,545	\$127,865	\$142,861
Average House Value	\$474,895	\$449,575	\$493,547

For More Information Contact The Exclusive Broker:

Michael Gronenthal

Licensed Associate Real Estate Broker Douglas Elliman Commercial - Long Island 516.439.6789 michael.gronenthal@elliman.com Douglas Elliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COLUNT, ZONING IN THE LISTING SHOULD BE VERINED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERTY. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER



WE ARE COMMERCIAL REAL ESTATE

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

For More Information Contact The Exclusive Broker: Michael Gronenthal Licensed Associate Real Estate Broker 516.439.6789

michael.gronenthal@elliman.com

Office: 631.858.2405 Fax: 631.543.0851 550 Smithtown Bypass Smithtown, NY 11787

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.658 2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION UPPROSES ONLY. WHILE THIS INFORMATION, IS ELLEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZOMING IN THE LISTING SHOLD DE VERIFIED BY UNDIG WITH ATORNEY, ARCHITECT OR ZONING EXPERTING FOR DE VERIFIED SYLUND IN OT MATTORNEY, ARCHITECT OR ZONING EXPERTING SOLD THE OFFERING SOLD OF THE REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY, EQUAL HOUSING OPPORTUNITY.