

FOR LEASE

60 Lake Street, Patchogue, NY 11772

State Of The Art Medical Building for Lease



Property Highlights

- Newly developed two-story office building situated at the gateway to the Village of Patchogue.
- Co-tenant includes SightMD on the first floor.
- Within walking distance to Main Street/Montauk Highway retail corridor comprising Blue Point Brewery and Starbucks.
- 0.4 Miles from the Patchogue train station and several NICE bus stops.
- Easy access to Sunrise Highway and Nichols Road.

Property Specifications

Lot Size	0.84 AC
Building Size	12,000 SF
Asking Rent	Available Upon Request
Space Available	5,000 SF (2nd floor)
RE Taxes	\$5.00 PSF
Parking	80 Spaces
CAM	\$5.65 PSF

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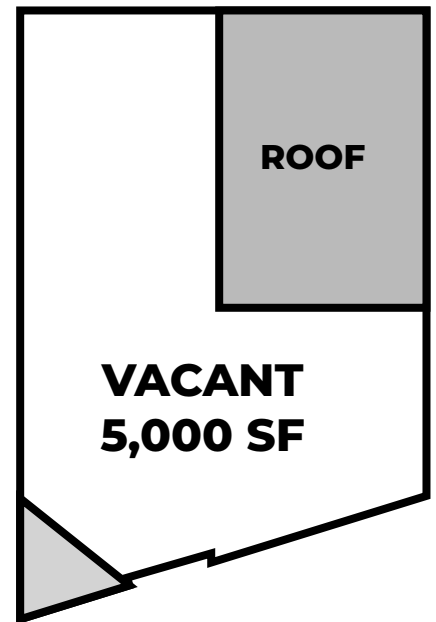
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Demographics

Floor Plan

	1 Mile	3 Mile	5 Mile
Population			
2024 Estimate	12,871	69,320	157,912
Average Age	41.0	42.1	41.7
Households			
2029 Projection	5,094	25,978	55,237
2024 Estimate	5,209	26,325	55,919
2020 Census	5,556	26,802	56,813
2020 Housing Units	5,731	28,804	60,698
Household Income			
2024 Avg HHI	\$116,826	\$132,645	\$134,983
Consumer Spending			
2024	\$181.5 M	\$1.0 B	\$2.2 B



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