

PLANS & PERMITS IN PLACE FOR 16,425 SF MULTI-BUILDING MEDICAL OFFICE PARK

385-415 Route 25A Rocky Point, NY 11778



For More Information:

Michael G. Murphy

President | Commercial Division
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 **Douglas Elliman**
Commercial

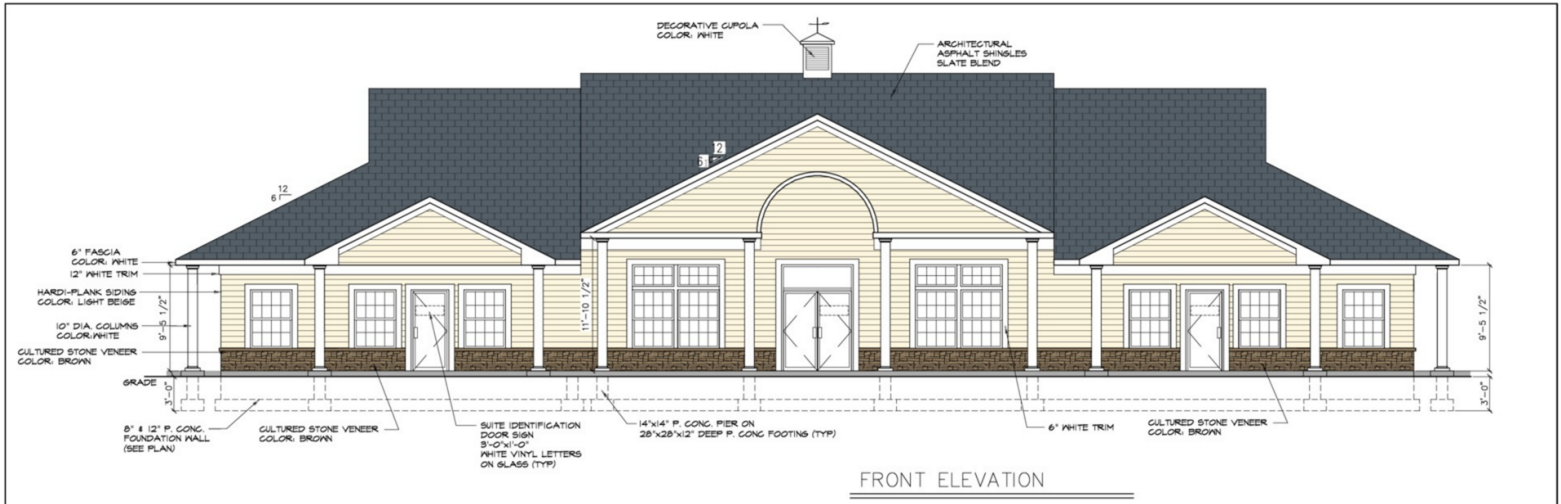
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DEVELOPMENT OPPORTUNITY

385-415 Route 25 A Rocky Point , NY 11778



Offering Summary

Sale Price:	PRICED UPON REQUEST
Lot Size:	2.74 Acres
Buildable SF:	16,425 SF
Frontage:	345 Feet
Traffic Counts:	39,000 cars/day
Zoning:	J-2
Traffic Count:	39,000

Property Overview

Prime location. 2.74 Acres for Sale with Approved Plans and Permits in place to build a 16,425 SF Medical Office Park. Proposed Complex consists of three 5,475 SF buildings. Strategically located on heavily traveled 25A in the heart of Rocky Point. Incredible demographics with national retailers surrounding this location. High traffic counts with nearly 40,000 cars passing this site every single day! Highly visible location with 345 Feet of frontage makes this an ideal location. Excellent Opportunity for investor looking for prime development site in excellent area!

Property Highlights

- 345 Feet of Frontage
- Approved Plans for Multiple Medical Office Buildings
- Tremendous Demographics & Traffic Counts
- Surrounded by National Retailers

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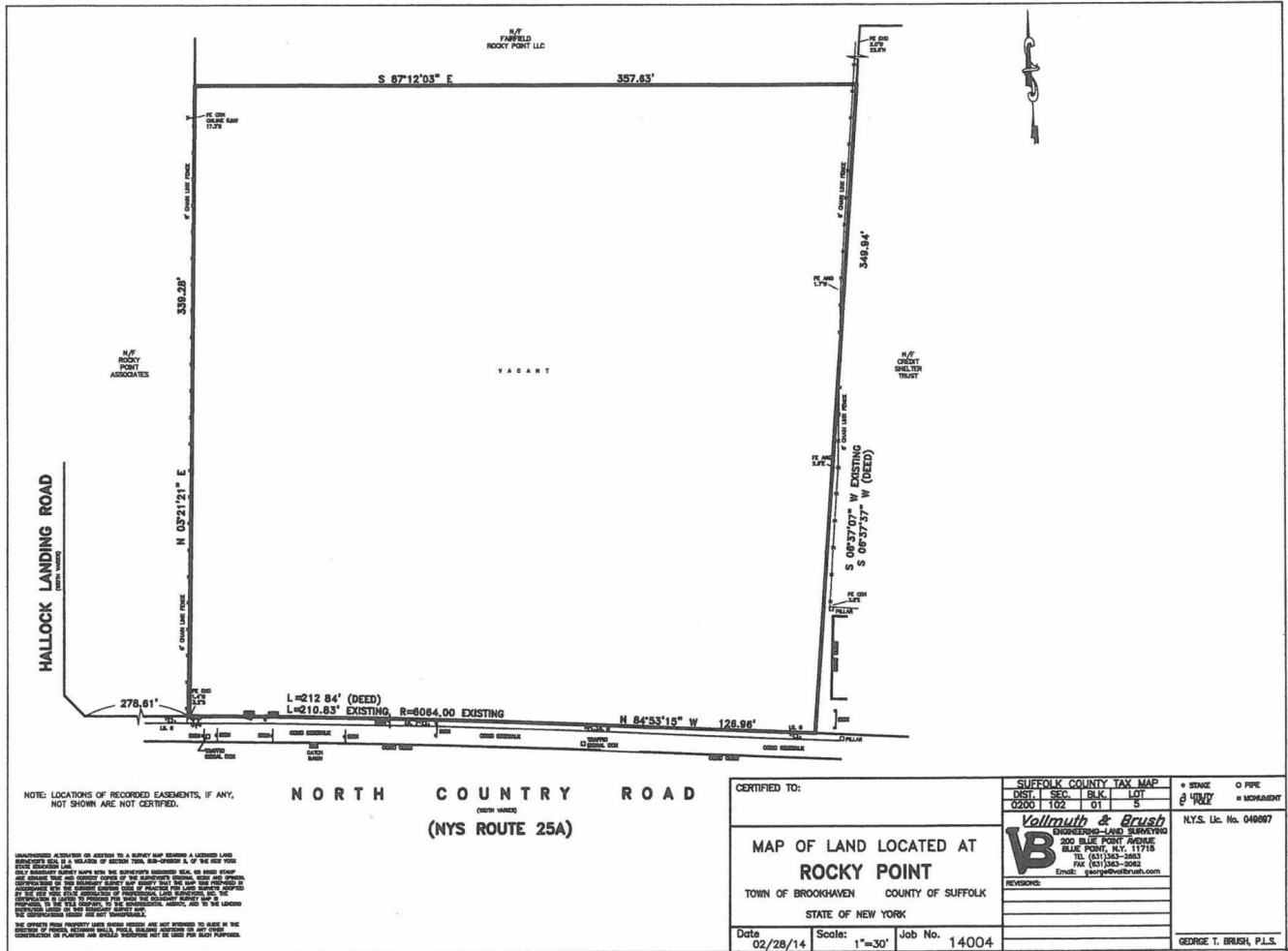
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Property Survey

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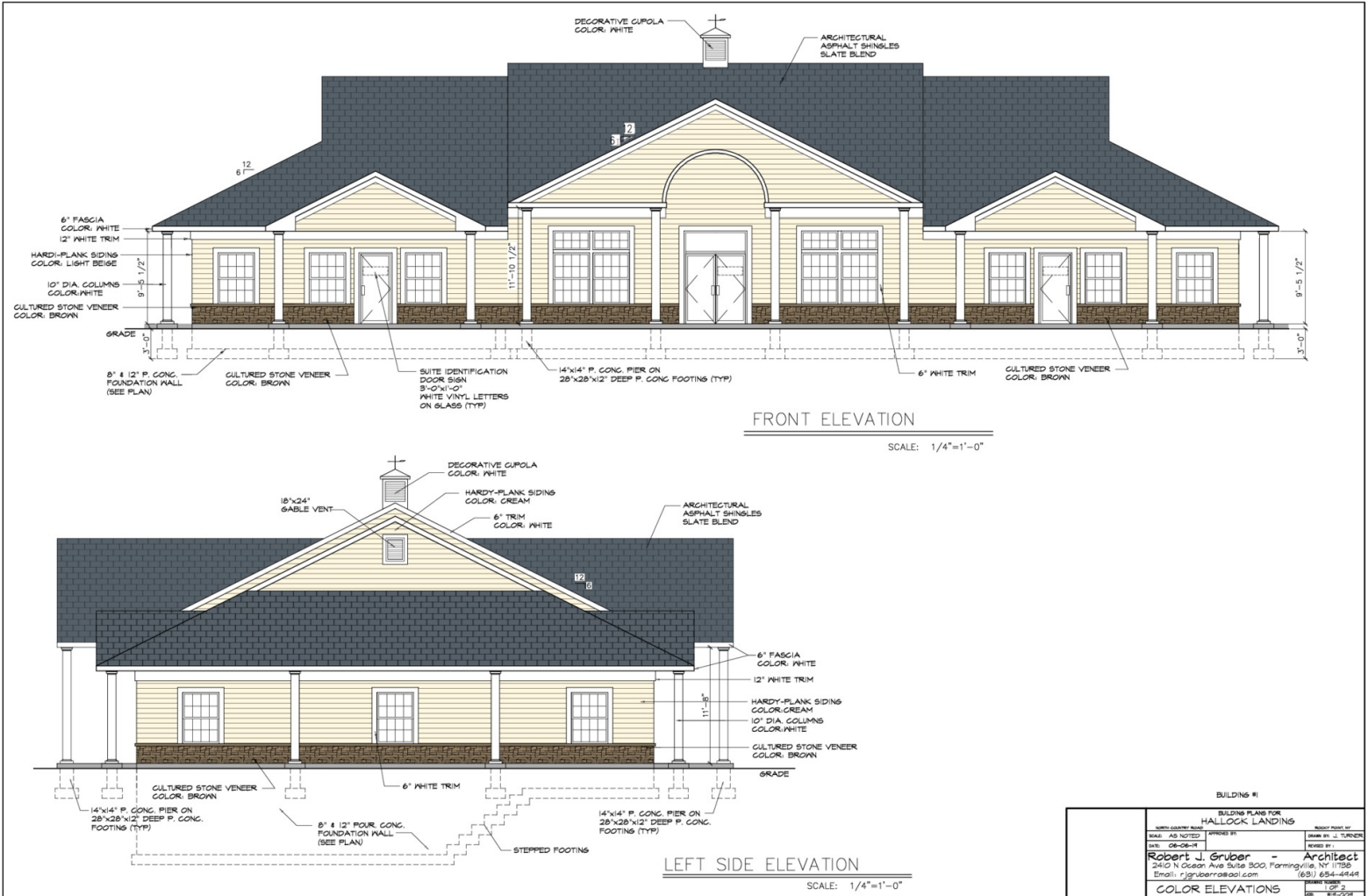
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Elevation Drawings

385-415 Route 25 A Rocky Point , NY 11778



BUILDING #1	
BUILDING PLAN FOR HALLOCK LANDING	
DATE: 08-08-17	ISSUED BY: J. TURNER
BY: R. GRUBER	REVIEWED BY:
Robert J. Gruber - Architect	
2410 N Ocean Ave Suite 300, Farmingville, NY 11735	
Email: rjgruber@aol.com (631) 684-6749	
COLOR ELEVATIONS	1 OF 2

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Aerial View of Property

385-415 Route 25 A Rocky Point , NY 11778



Google

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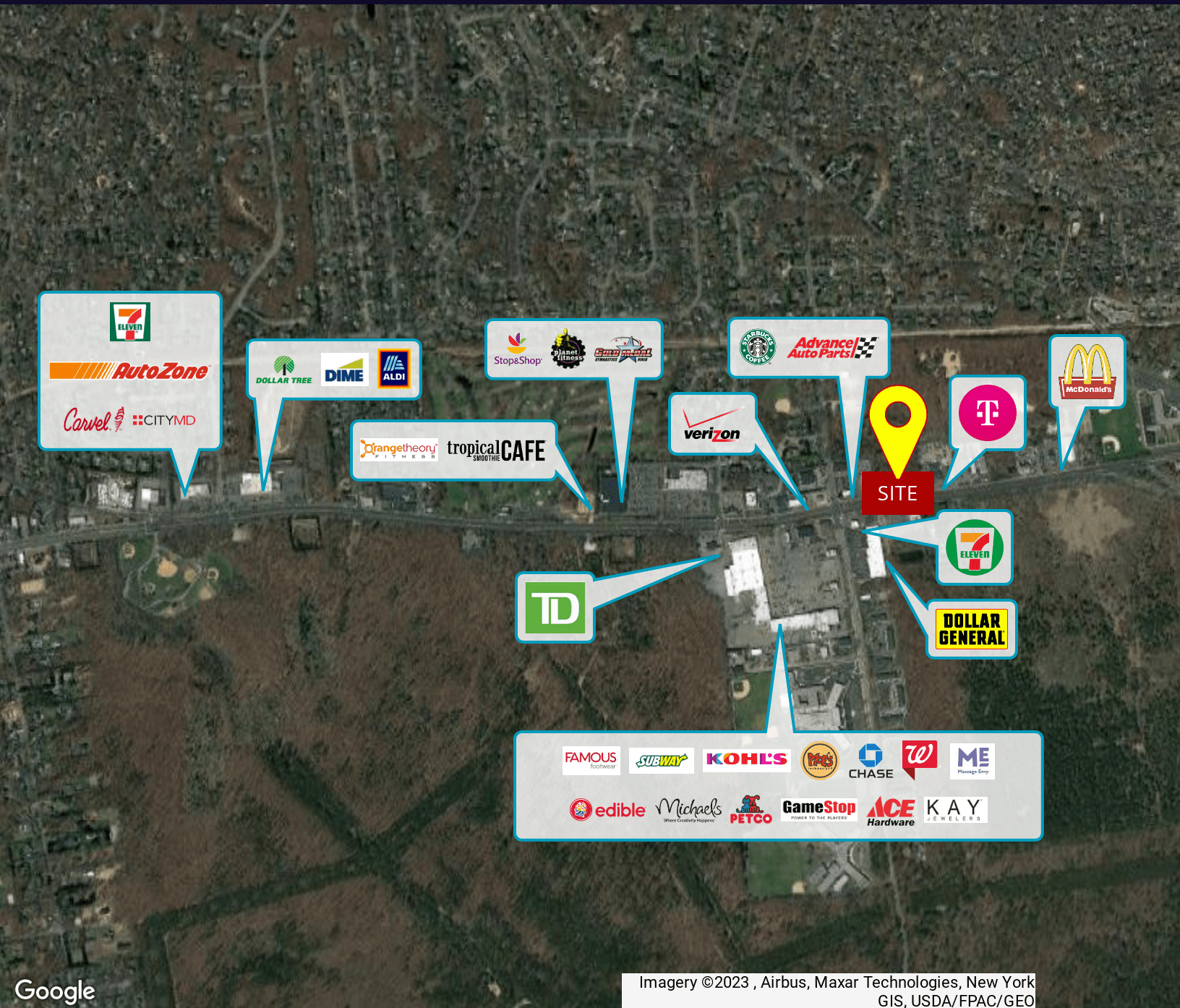
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Local & National Retailer Map

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Property Demographics

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Population	1 Mile	3 Miles	5 Miles
Total Population	6,125	35,875	80,777
Average Age	39	43	44
Average Age (Male)	39	42	43
Average Age (Female)	40	44	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,106	13,208	30,457
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$157,465	\$164,857	\$162,974
Average House Value	\$449,690	\$520,565	\$536,882

Traffic Counts	
Hallock Landing	39,000/day

Demographics data derived from AlphaMap

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Land Property For Sale

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Michael G. Murphy

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Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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