

OFFERING MEMORANDUM

2049 Middle Country Rd | Centereach, New York 11720



Commercial

FREESTANDING BUILDING FOR SALE



EXECUTIVE SUMMARY

2049 Middle Country Rd | Centereach, New York 11720

Building Size:	2,744 SF	Lot Size:	.37 Acres
Asking Price:	\$1,495,000	Parking:	17 Spaces
Taxes:	\$16,951.00	Zoning:	J2

Property Overview

Explore the lucrative User or Investment potential of this impressive 3,000 SF building, located in Centereach, NY. Zoned J2, this property offers a compelling opportunity for retail or free-standing building users or investors looking to capitalize on a prime location. The building's versatile layout and spacious interior present numerous possibilities for customization and use. Its strategic positioning in the thriving Centereach area provides optimal visibility and accessibility, further enhancing its appeal. With a strong foundation for a wide range of retail or standalone business ventures, this property represents a promising prospect for investors seeking a high-performing asset in a sought-after location.

Property Highlights

- 3,000 SF building ideal for retail or standalone businesses
- Fully Approved Take-Out Restaurant (21 Seats)
- Zoned J2 for versatile commercial use
- Prime location on Middle Country Rd
- Ample parking for customers and clients

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson
631.858.2406 Email: dennis.gandley@elliman.com

PROPERTY DETAILS

2049 Middle Country Rd | Centereach, New York 11720

Asking Price

\$1,495,000

Location Information

Street Address	2049 Middle Country Rd
City, State, Zip	Centereach, NY 11720
County	Suffolk
Township	Brookhaven

Building Information

Building Size	2,744 SF
Year Built	1969
Year Renovated	2016
Heating	Gas
HVAC	Fully
Loading	1 Overhead Door
Ceiling Heights	11'6
Power	200 Amps

Property Information

Property Type	Freestanding Retail
APN #	0200-516.00-01.00-002.006
Zoning	J2
Lot Size	.37 Acres
Taxes	\$16,951.00
Frontage	46'
Curb Cuts	2
Sanitary	Septic

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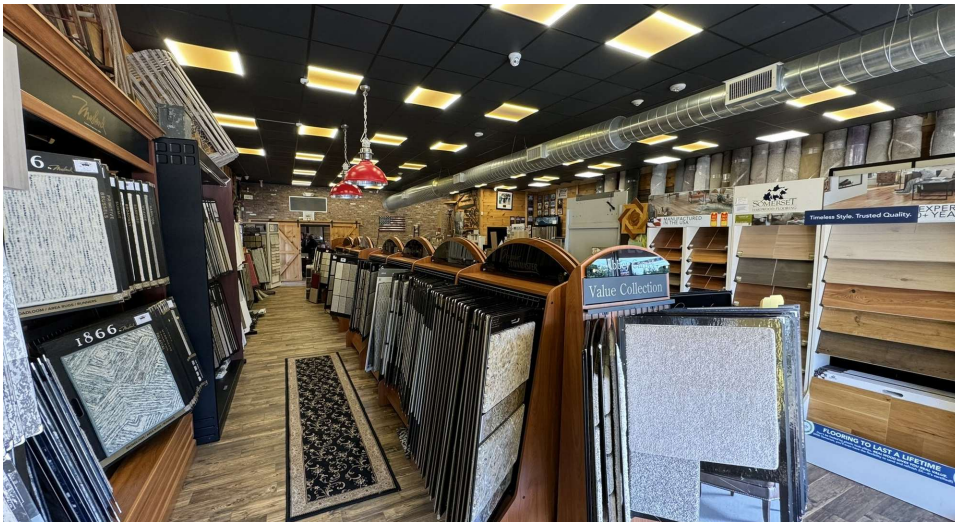
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ADDITIONAL PHOTOS

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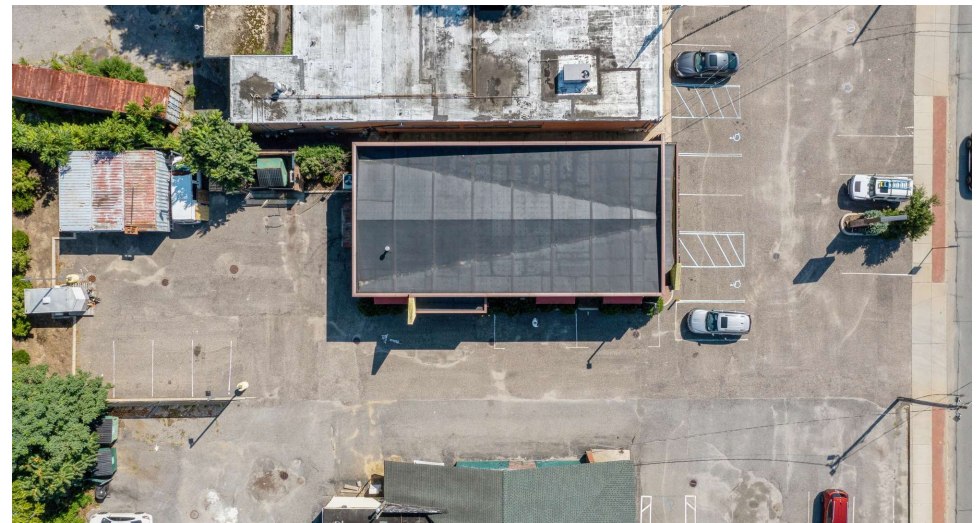
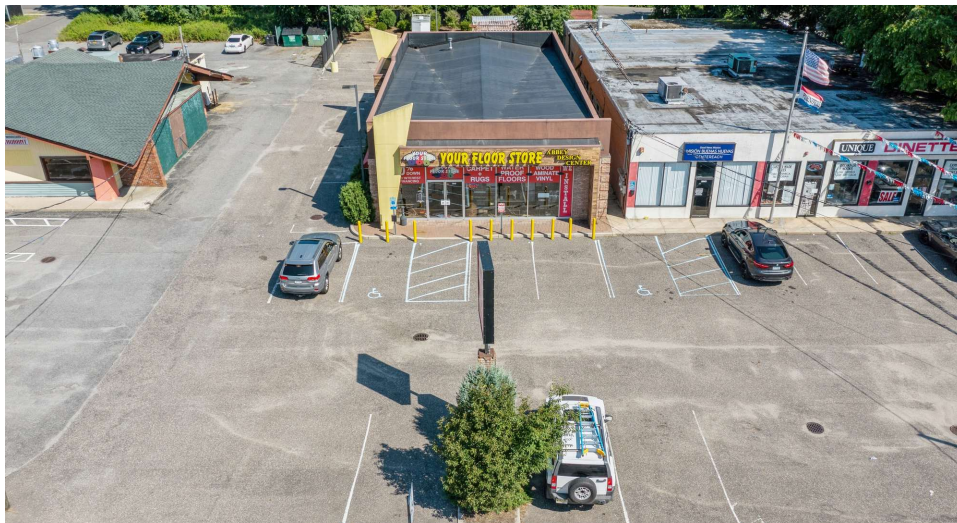
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Market St

Market St

Market St

Market St



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Middle Country Rd

25

25



Commercial

Google

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RETAILER MAP

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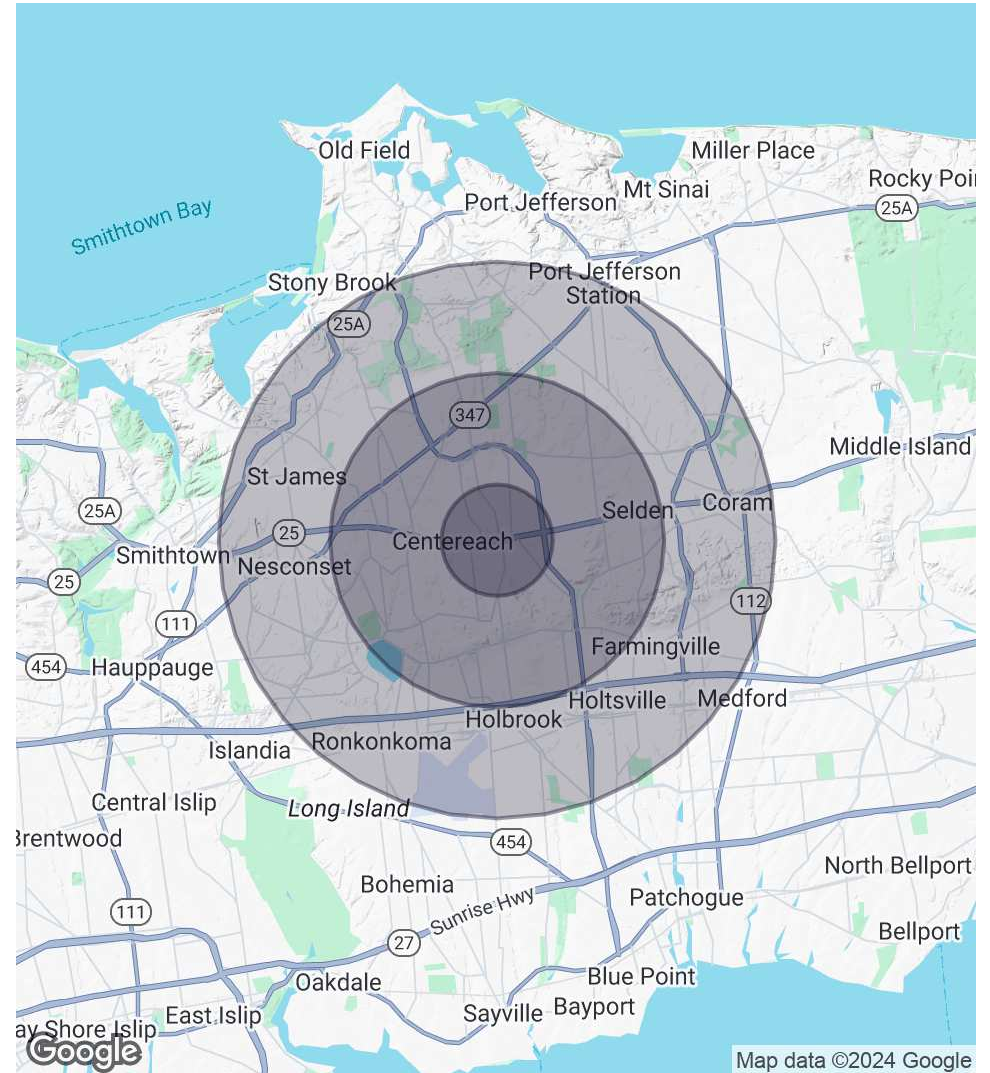
DEMOGRAPHICS MAP & REPORT

2049 Middle Country Rd | Centereach, New York 11720

Population	1 Mile	3 Miles	5 Miles
Total Population	10,328	101,486	247,590
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	43	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,204	33,822	81,663
# of Persons per HH	3.2	3	3
Average HH Income	\$159,622	\$160,144	\$161,975
Average House Value	\$540,806	\$558,171	\$559,950

Race	1 Mile	3 Miles	5 Miles
% White	68.3%	71.9%	70.2%
% Black	4.4%	3.7%	6.2%
% Asian	7.7%	8.4%	7.8%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.4%	0.3%	0.3%
% Other	8.7%	6.1%	5.9%



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 **Douglas Elliman**
Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com

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We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
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