



Premier Long Island Medical Office Building
900 Main St
Holbrook, NY 11741



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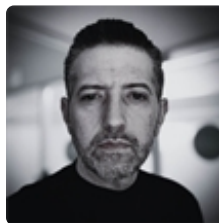
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EXCLUSIVELY PRESENTED BY:



TODD WENZEL

CEO / Managing Broker

Direct: 315.882.1600

twenzel@wyzeCRE.com



JASON YOUNG

Licensed NYS RE Salesperson

Direct: 315.727.7798

jyoung@wyzeCRE.com



wyze

351 S Warren St
Syracuse, NY 13202

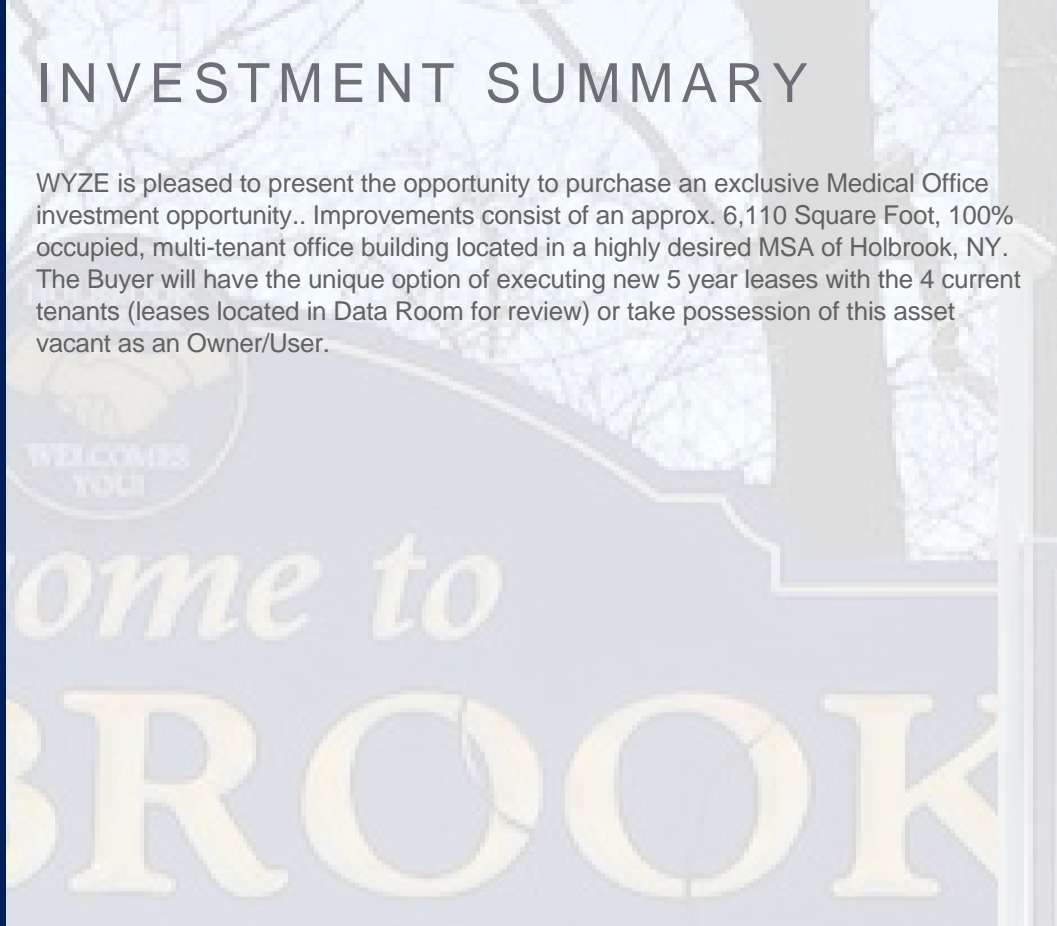
Office: 315.288.3828
www.wyzeCRE.com

PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	6,110 SqFt
Lot Size (SF)	48,352.00 SqFt
Parcel ID	0500-088.00-03.00-002.000
Zoning Type	Commercial
County	Suffolk
Frontage	352.00 Ft
Coordinates	40.805771,-73.072829

INVESTMENT SUMMARY

WYZE is pleased to present the opportunity to purchase an exclusive Medical Office investment opportunity.. Improvements consist of an approx. 6,110 Square Foot, 100% occupied, multi-tenant office building located in a highly desired MSA of Holbrook, NY. The Buyer will have the unique option of executing new 5 year leases with the 4 current tenants (leases located in Data Room for review) or take possession of this asset vacant as an Owner/User.

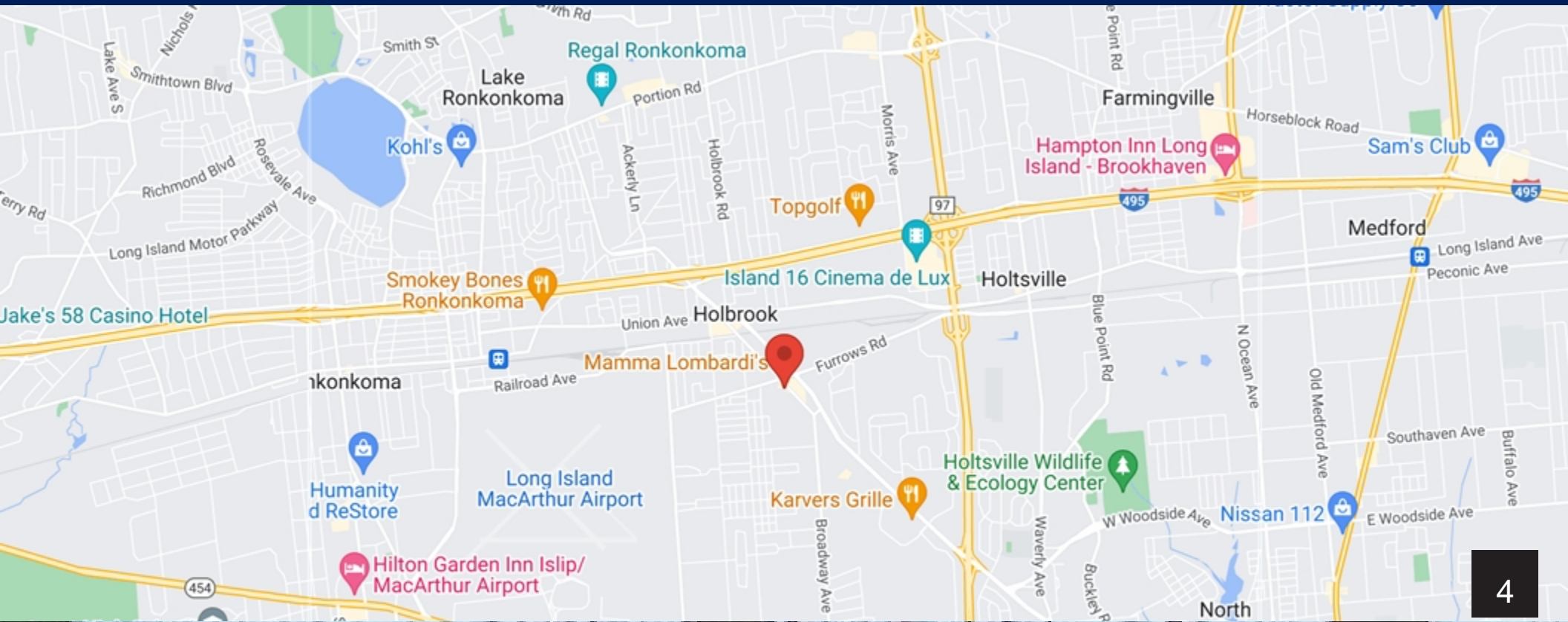


INVESTMENT HIGHLIGHTS

- This well-maintained asset is well located along Main St for ease of access and visibility, boasting plenty of on-site parking.

Close proximity to Ronkonkoma Station Commuter Rail (2 miles), Medford Station Commuter Rail (6 miles), and Long Island MacArthur Airport (4 miles).

The 4 current medical tenants are very successful and well respected within this close-knit community with intentions of remaining in place long term.



MAP OF PROPERTY

HOLBROOK PROFESSIONAL ASSOCIATES LTD.

SURVEYED FOR
LOCATED AT *HOLBROOK* SUFFOLK COUNTY, N. Y.

LOT
MAP OF *N/A*

SCALE 40 FEET TO 1 INCH

● - STAKE ○ - IRON PIPE

■ - MONUMENT ▲ - SPIKE

Tax Map No. 800-88-3-2

Area: 40,850 S.F. = 1,188 AC



REVISED OLD 27, 1911 - Final location of 1st St. Bldg.
REVISED MAY 10, 1914 - loc. Corners 1st St. & R.

SURVEYED *Nov. 23 1993*

JAY C. ROWLINSON, L.S.
BAY SHORE, N.Y.

CERTIFIED TO:

HOLBROOK PROFESSIONAL ASSOCIATES LTD.
NATURAL WESTMINSTER BANK
COMPANY ASSURANCE CO., INC. #25V-5-1088

BY: *JCR*

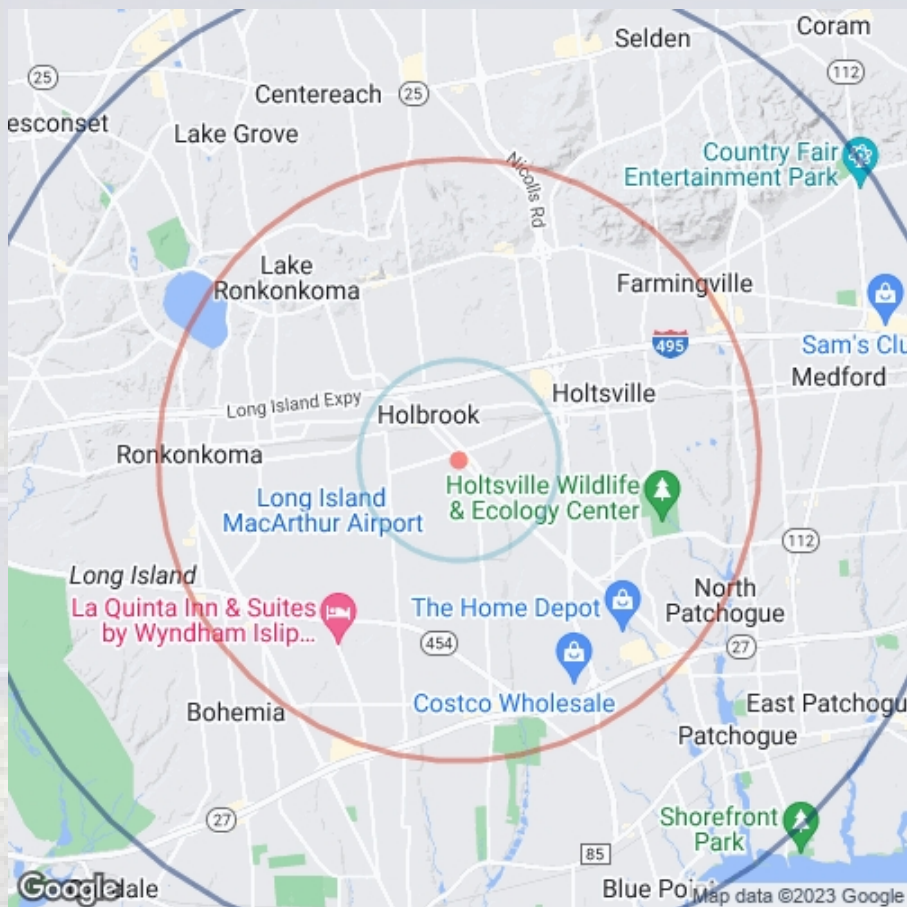
DATE: *11/23/93*

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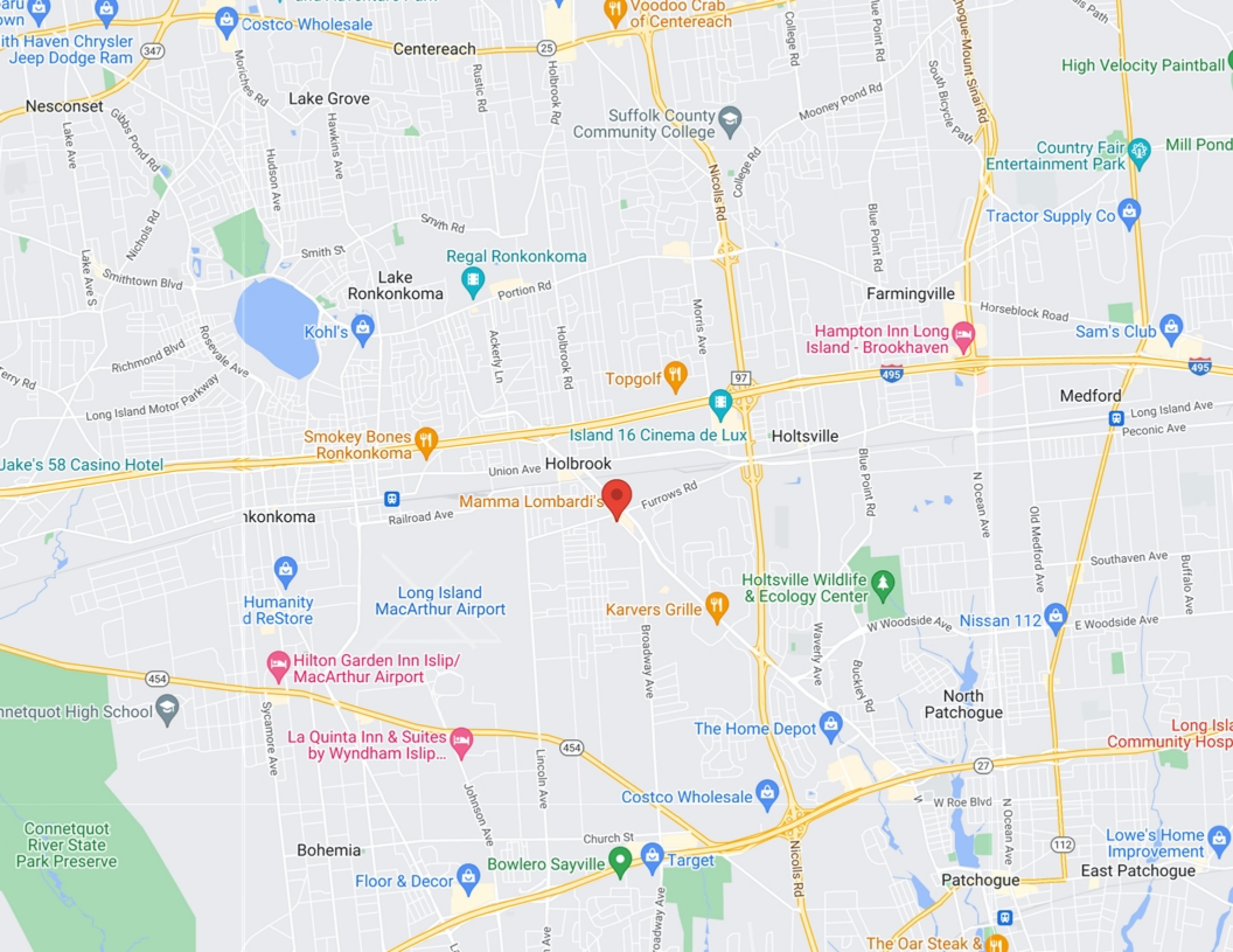
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,538	80,699	230,878
2010 Population	10,063	82,606	236,894
2023 Population	9,658	81,460	232,532
2028 Population	9,441	82,199	230,971
2023-2028 Growth Rate	-0.45 %	0.18 %	-0.13 %
2023 Daytime Population	7,507	85,184	210,920

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	72	1,468	4,446
\$15000-24999	58	876	3,082
\$25000-34999	58	898	2,885
\$35000-49999	197	1,500	4,667
\$50000-74999	410	3,591	10,261
\$75000-99999	372	3,790	10,354
\$100000-149999	649	6,159	17,644
\$150000-199999	490	4,385	12,086
\$200000 or greater	873	6,269	17,191
Median HH Income	\$ 127,814	\$ 114,282	\$ 111,575
Average HH Income	\$ 169,357	\$ 150,843	\$ 147,230



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,141	26,488	76,714
2010 Total Households	3,235	28,272	81,188
2023 Total Households	3,179	28,937	82,615
2028 Total Households	3,153	29,603	83,164
2023 Average Household Size	3.02	2.78	2.78
2023 Owner Occupied Housing	3,013	22,829	65,210
2028 Owner Occupied Housing	2,998	23,013	65,523
2023 Renter Occupied Housing	166	6,108	17,405
2028 Renter Occupied Housing	155	6,590	17,641
2023 Vacant Housing	108	1,432	3,873
2023 Total Housing	3,287	30,369	86,488



Costco Wholesale

Centereach

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Voodoo Crab of Centereach

ith Haven Chrysler Jeep Dodge Ram

Nesconset

Lake Grove

Suffolk County Community College

High Velocity Paintball

Country Fair Entertainment Park

Mill Pond

Tractor Supply Co

Farmingville

Hampton Inn Long Island - Brookhaven

Sam's Club

Regal Ronkonkoma

Lake Ronkonkoma

Kohl's

Topgolf

Island 16 Cinema de Lux

Holtsville

Medford

Jake's 58 Casino Hotel

Smokey Bones Ronkonkoma

Mamma Lombardi's

Holbrook

97

495

495

Ronkonkoma

Humanity d ReStore

Long Island MacArthur Airport

Karvers Grille

Holtsville Wildlife & Ecology Center

Nissan 112

Connetquot High School

Hilton Garden Inn Islip/MacArthur Airport

La Quinta Inn & Suites by Wyndham Islip...

The Home Depot

North Patchogue

Long Island Community Hosp

Connetquot River State Park Preserve

Bohemia

Church St

Target

Costco Wholesale

W Roe Blvd

Patchogue

Lowe's Home Improvement

East Patchogue

Floor & Decor

Bowlero Sayville

The Oar Steak &

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jyoung@wyzeCRE.com



wyze
351 S Warren St
Syracuse, NY 13202
Office: 315.288.3828
www.wyzeCRE.com

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