

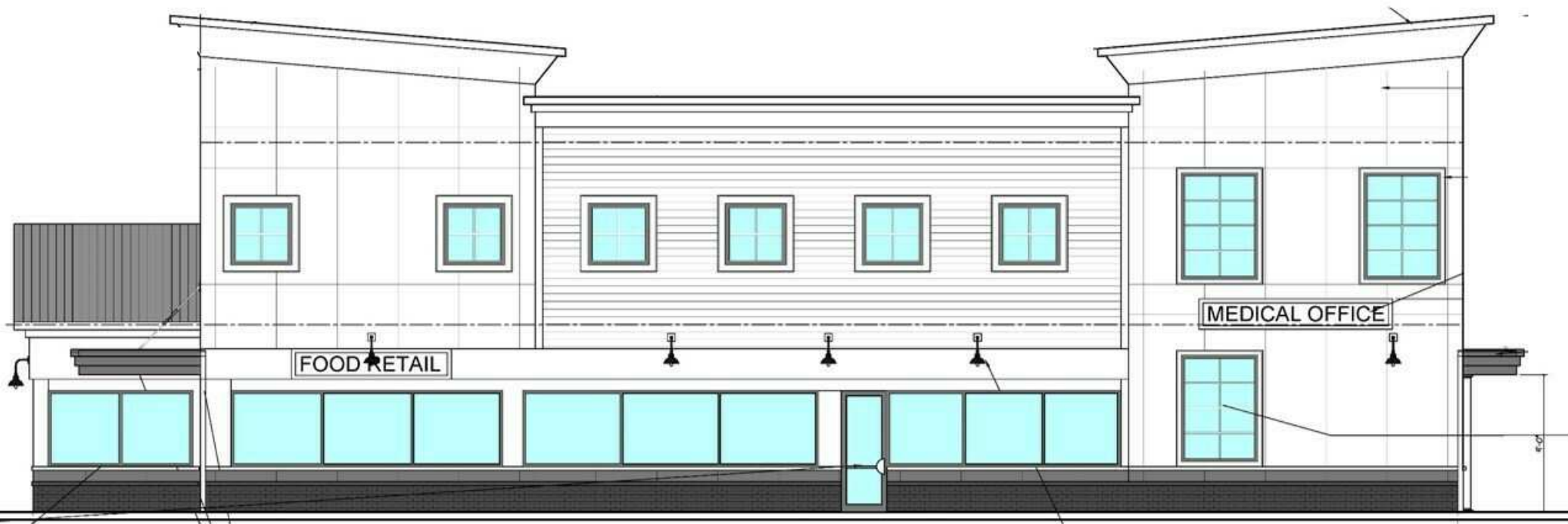
BRAND NEW OFFICE/RETAIL TO BE BUILT

SHOVEL READY SITE | 769 Middle Country Rd Saint James, NY 11780

FOR SALE OR LEASE



Commercial



EXECUTIVE SUMMARY

For Sale or Lease | 769 Middle Country Rd Saint James, NY 11780

Total Square Footage:	+/- 8,700 SF	Lot Size:	1.06 Acres
# of Stories:	Two (2)	Parking:	56 Spaces
# of Units:	Four (4)	Zoning:	WSI
First Floor Square Footage:	4,500 SF (Divisible)	Second Floor Square Footage:	4,200 SF (Divisible)
Frontage:	+ 150 Feet on Middle Country	Sale Price:	\$1,950,000.00
Annual Taxes:	TBD	Lease Price:	\$38.00 PSF (NNN)

*See floor plans on pg. 5 for unit breakdown

Property Overview

Incredible Opportunity for Sale or for Lease. SHOVEL READY SITE! Brand-New to be built Office/Retail space strategically located on heavily traveled Middle Country Road in the heart of St. James, New York, Surrounded by national retailers, auto dealerships and just minutes from heavily traveled Route 347, and the Smithaven Mall. This two-story 8,700 SF Building will offer opportunities for restaurant, retail, medical or professional office. Health Department Approvals for Medical, 1,400 gallons water capability, per day. Drive Thru Approved! Unlimited possibilities with +/- 4,500 SF of divisible space available on the first floor, and +/- 4,200 SF divisible space on 2nd floor on 1.06 Acres. Ample parking and tremendous traffic counts. Adjacent 4 Acre lot may also be made available. Can be used for Medical, Retail, Gas and/or C-Store. Contact Michael Murphy for more details.

Property Highlights

- Shovel Ready Site! Highly Visible Location on Middle Country Road
- Surrounded by National Retailers + Auto Dealers
- 4,500 SF on First Floor + 4,200 SF on Second Floor (Divisible)
- Approved for Medical, Retail, Gas Station, C-Store + Drive Thru

Exclusively represented by:

Michael G. Murphy

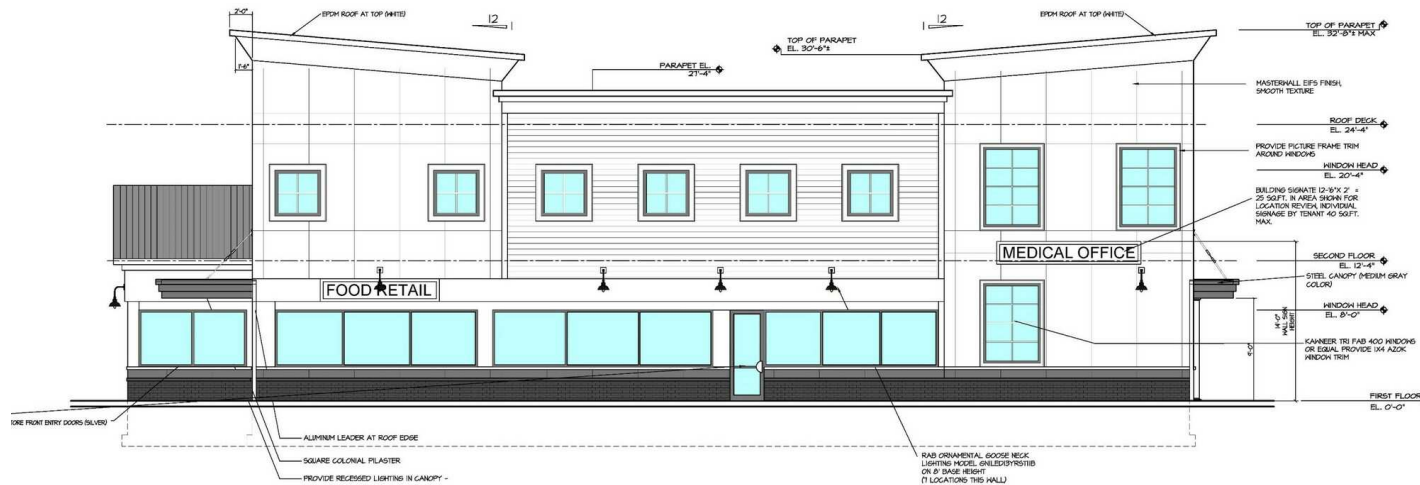
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Mike Lightcap

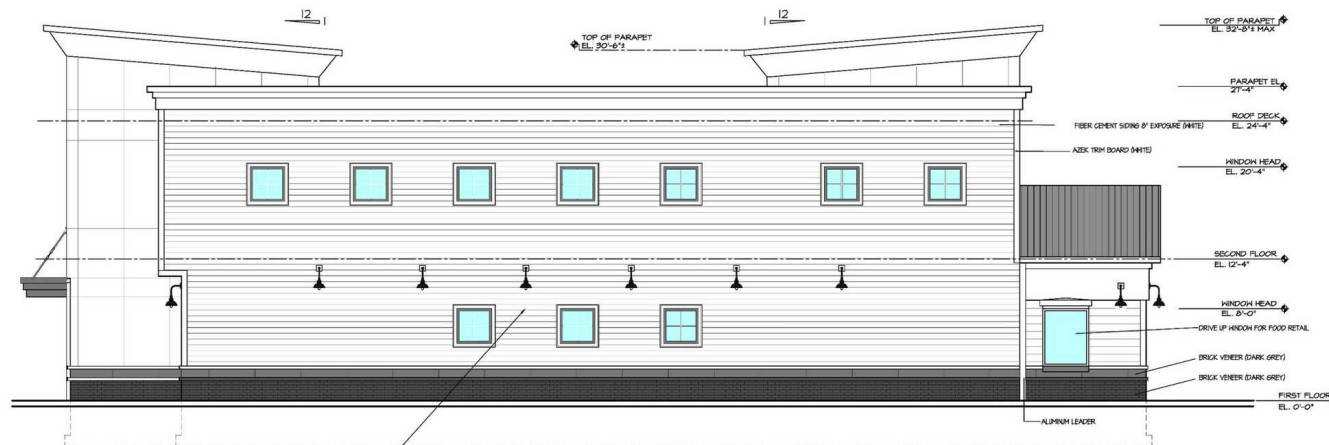
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PROPOSED PLANS- EAST & WEST ELEVATION

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EAST ELEVATION - HOBSON AVENUE



WEST ELEVATION - DRIVE UP WINDOW
SCALE 1/4" = 1'-0"

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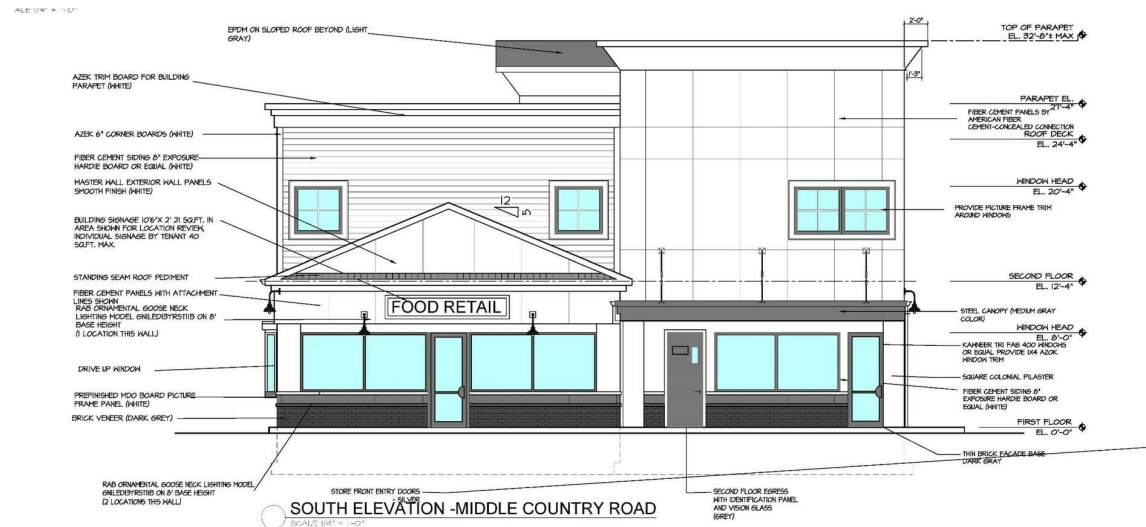
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PROPOSED PLANS- NORTH & SOUTH ELEVATION

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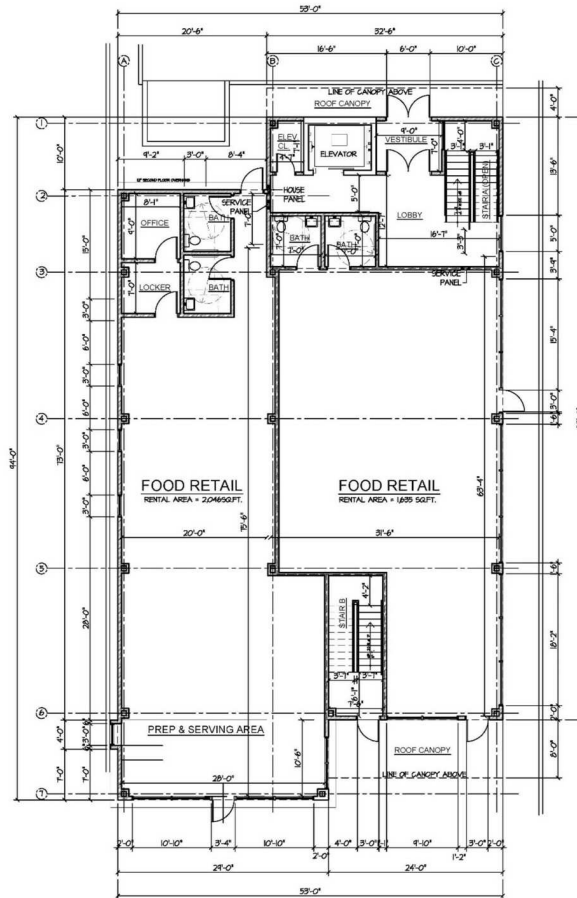
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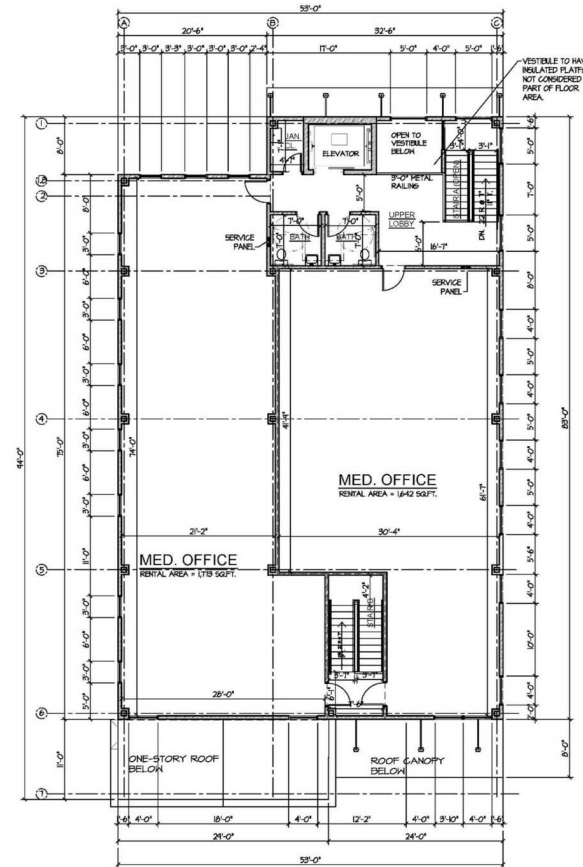
FLOOR PLANS FLOORS 1 & 2

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SCHEMATIC FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
FOOD RETAIL AREA: = 20,455 SQ.FT.
MEDICAL OFFICE (INCL. COMMON AREAS): = 2,670 SQ.FT.
OVERALL AREA: = 4,510 SQ.FT.
ROOF CANOPY AREA: = 236 SQ.FT.
OVERALL ROOF AREA: = 4,752 SQ.FT.



SCHEMATIC SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
MEDICAL OFFICE (INCL. COMMON AREAS): = 16,425 SQ.FT.
PLATFORM FOR VESTIBULE AREA: = 70 SQ.FT.

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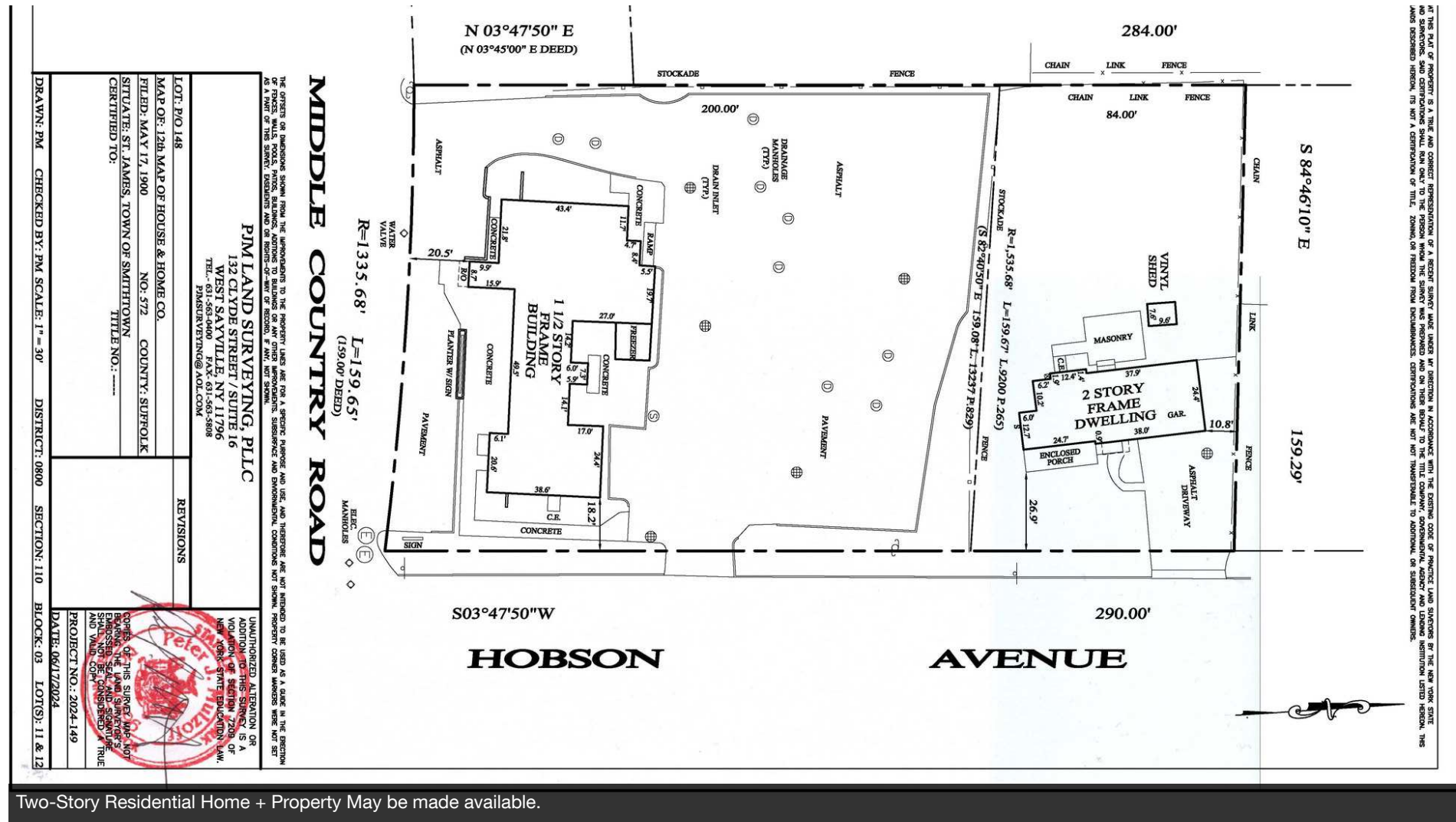
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PROPERTY SURVEY



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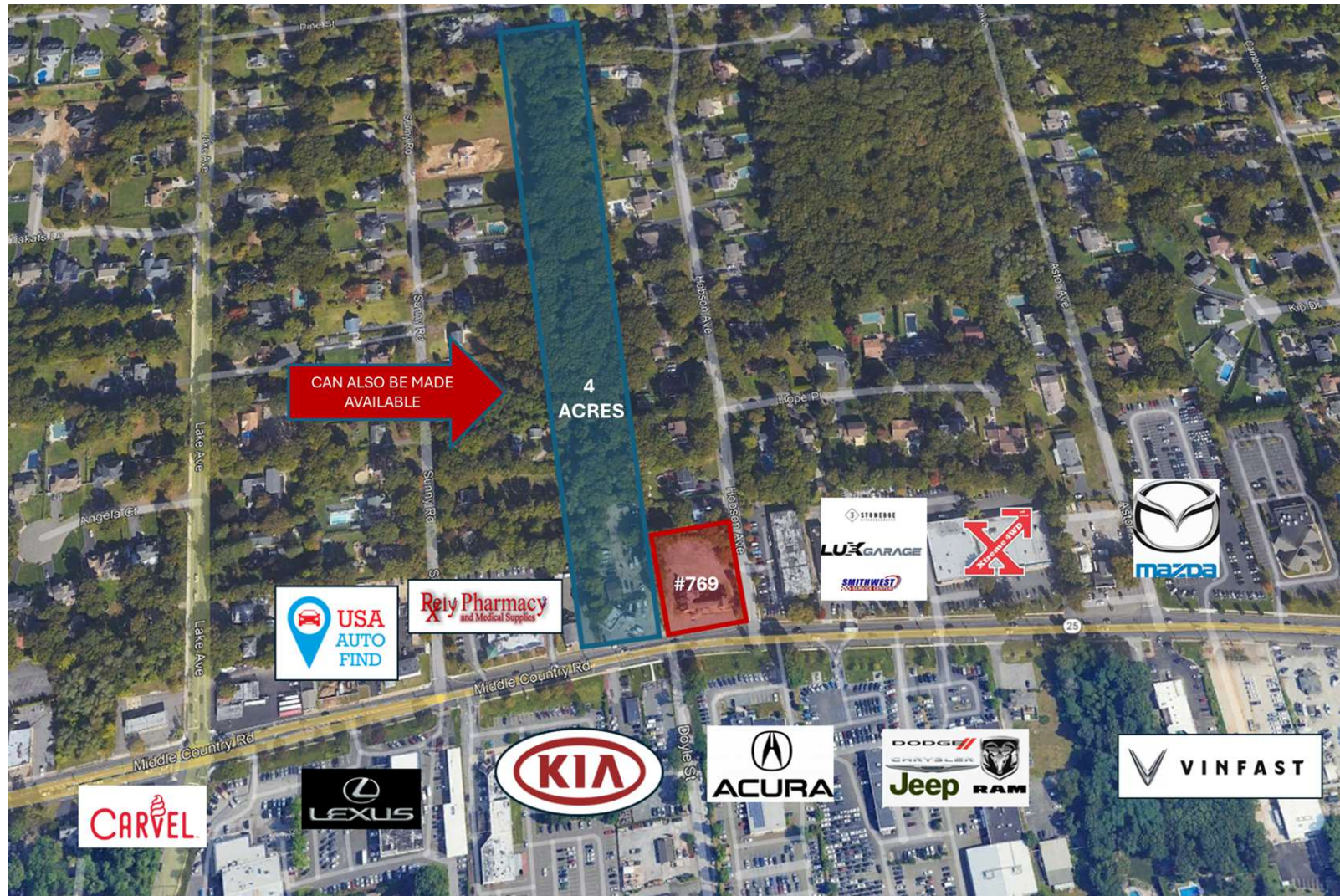
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AERIAL VIEW OF PROPERTY

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NATIONAL RETAILER MAP

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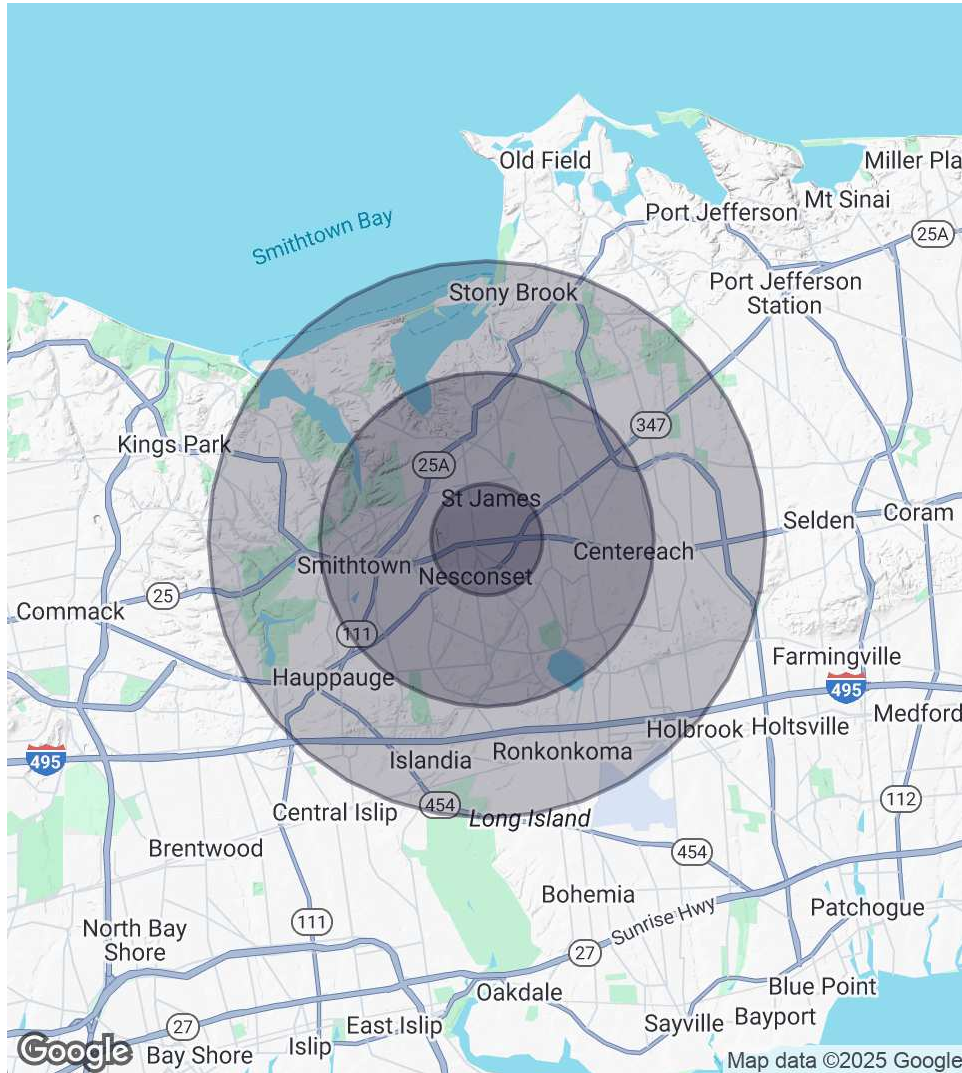
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

8,523

Households

2,911

Average HH Income

\$213,538

3 Miles Radius

Population

78,204

Households

27,334

Average HH Income

\$190,437

5 Miles Radius

Population

211,151

Households

67,561

Average HH Income

\$180,520

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EXCLUSIVELY REPRESENTED BY:



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Michael G. Murphy

President | Commercial Division

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Professional Background

Michael G. Murphy is the President 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 involve 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 more than 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, 2021 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, the Philanthropy Network of NY, and more.

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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 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 information on our services please contact us today.