

# BRAND-NEW CENTER | READY FOR ANCHOR TENANT

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Arboretum Commons | 498 Horseblock Road Farmingville, NY 11738

## MULTIPLE SPACES FOR LEASE



Commercial



# EXECUTIVE SUMMARY

Arboretum Commons | 498 Horseblock Rd Farmingville, NY 11738

Available SF:	20,000 SF	Lot Size:	3.65 Acres
# of Units:	(9) Nine	Parking:	150 Spaces
Frontage:	482 Feet	Zoning:	J2
Year Built:	2025	Lease Rate:	Price on Request

## ARBORETUM COMMONS-PREMIER COMMERCIAL LEASING OPPORTUNITY

Now Breaking Ground at Arboretum Commons, a brand-new commercial development built in 2025 and strategically positioned for success in the heart of Farmingville, NY. This exceptional two-story property offers up to 20,000 square feet of high-end retail, restaurant, medical, and professional office space, presenting an unrivaled opportunity for national tenants seeking prime visibility and accessibility.

### KEY HIGHLIGHTS:

- Anchor Tenant Opportunity – Ideal for national retailers, medical practices, restaurants, and professional offices.
- Prime Location – Situated on heavily traveled Horseblock Road, just feet from Nicholl’s Road, with easy access to the Long Island Expressway and major thoroughfares.
- Luxury Residential Proximity – Directly in front of The Arboretum, a newly developed luxury apartment community featuring open-concept flats, lofts, townhomes, and detached residences.
- Flexible Leasing Options – Space configurations tailored to tenant needs, with opportunities for ground-floor retail, medical, and approved restaurant use, along with second-floor professional or medical office space.
- High Visibility & Accessibility – 482 feet of prime frontage, ample parking for 150 vehicles, and a new traffic light to be installed at the entrance for seamless access.
- Vibrant Surroundings – Adjacent to busy U.S. Post Office and surrounded by National and Local Retailers.

Exclusively represented by:

**Michael G. Murphy**

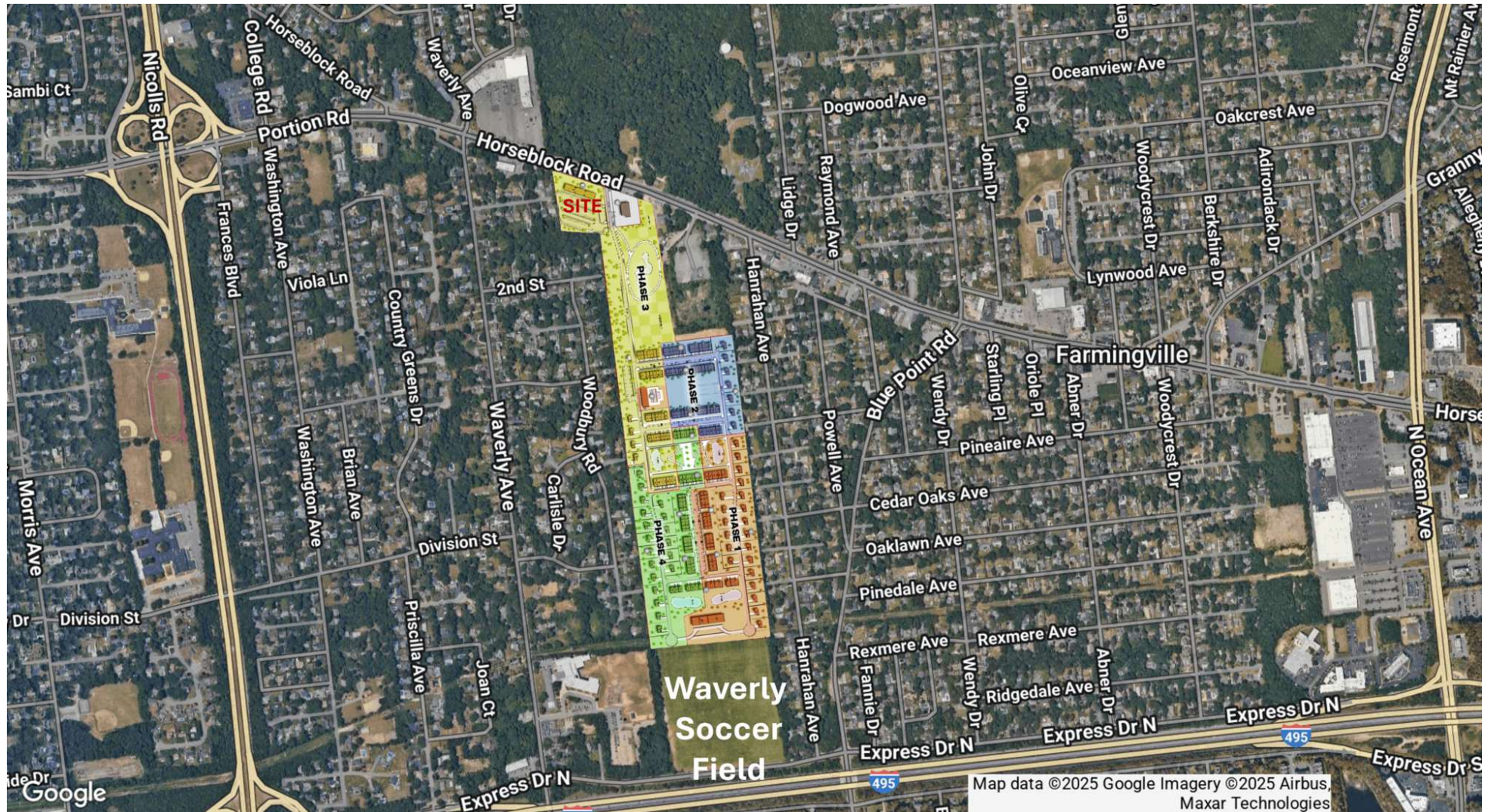
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**Dennis Gandley**

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

# AERIAL VIEW OF PROPERTY

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# PROPERTY ELEVATIONS

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## ELEVATIONS

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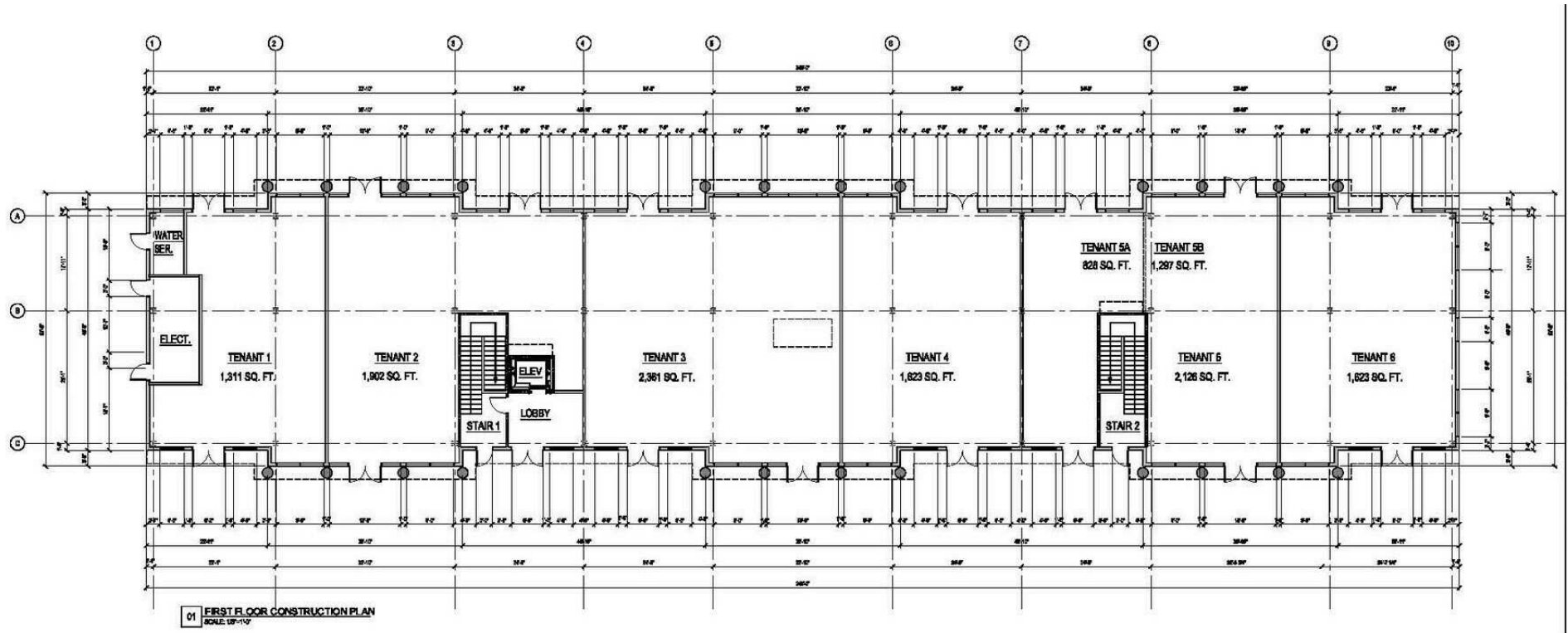
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# PROPOSED FIRST FLOOR PLAN

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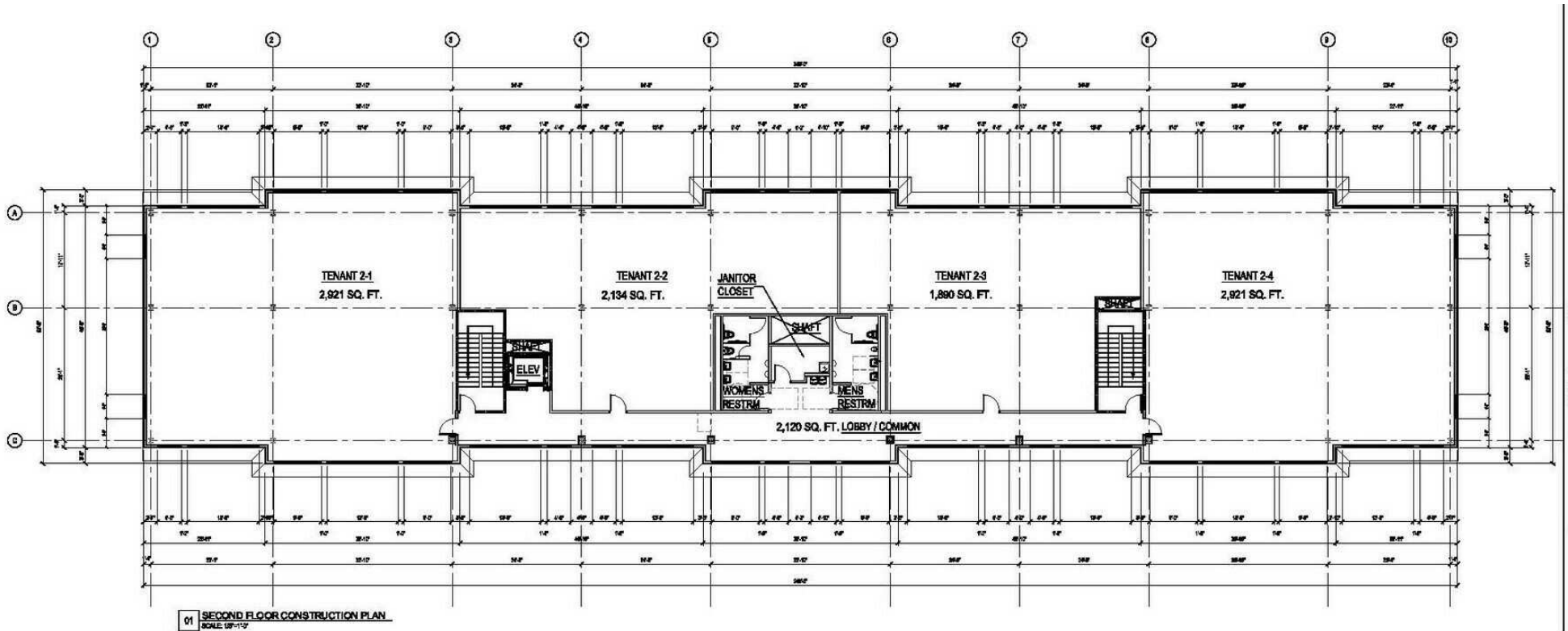
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# PROPOSED SECOND FLOOR PLAN

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# LOCAL + NATIONAL RETAIL MAP

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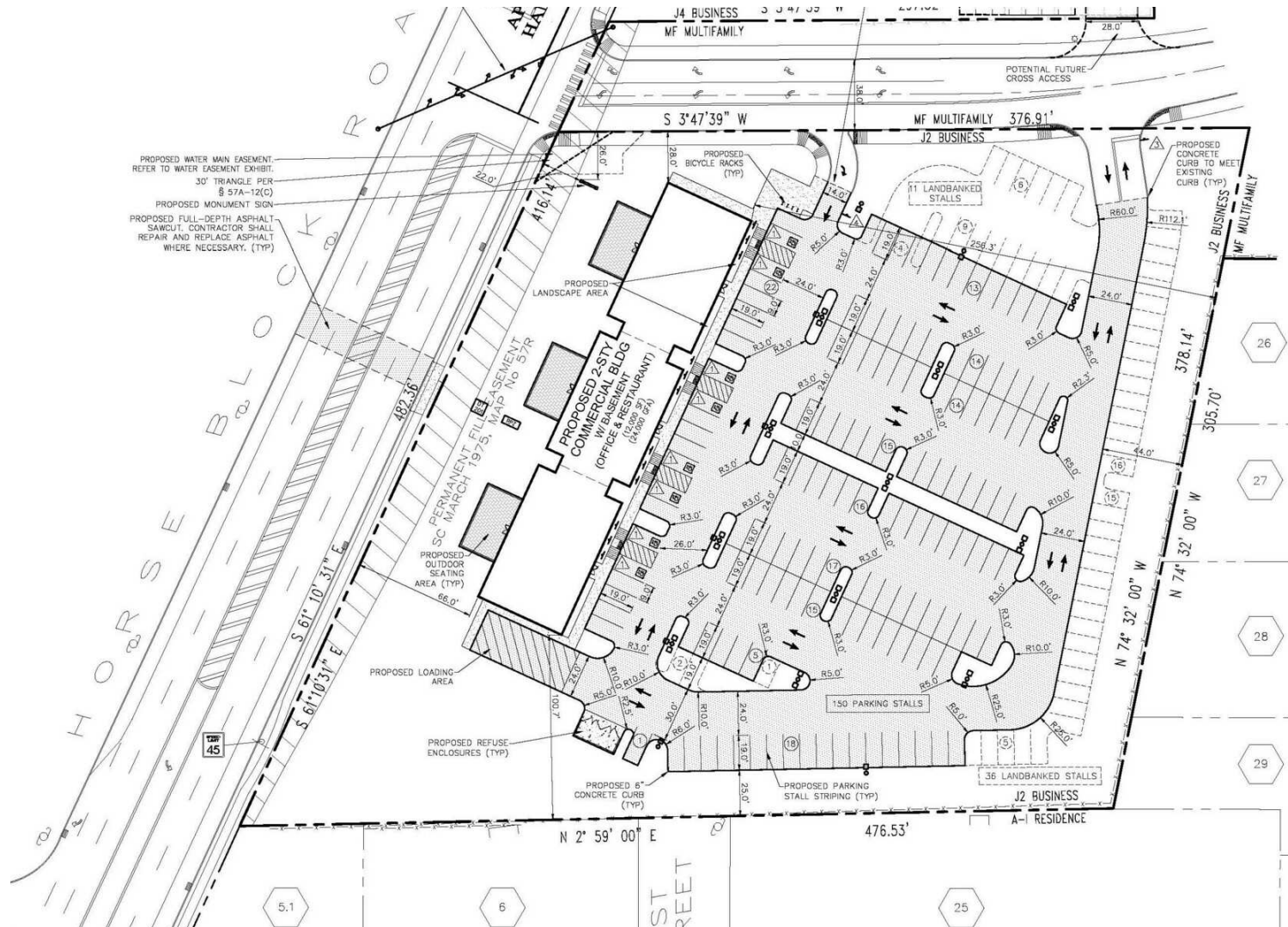
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# SITE PLANS

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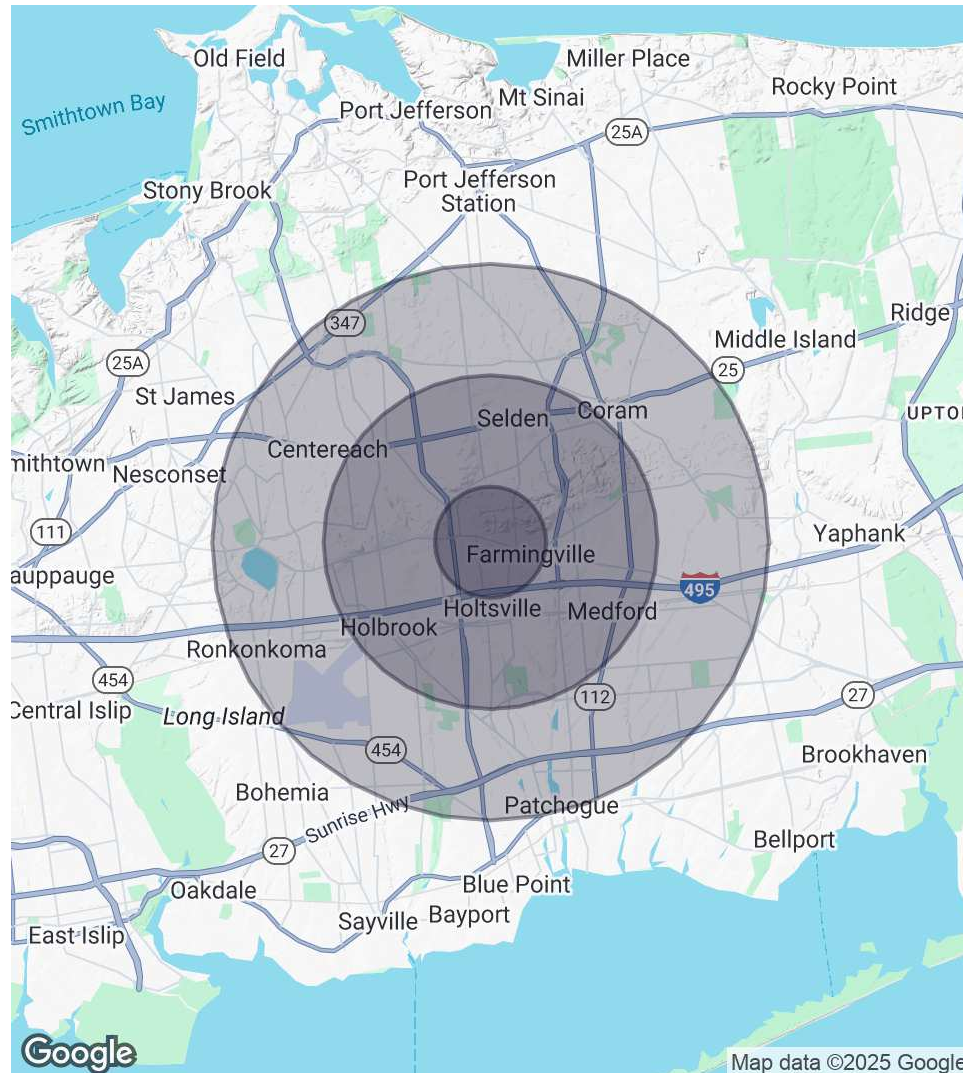
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# DEMOGRAPHICS MAP & REPORT

Arboretum Commons | 498 Horseblock Rd Farmingville, NY 11738



## 1 Mile Radius

### Population

10,682

### Households

3,392

### Average HH Income

\$123,331

## 3 Miles Radius

### Population

88,101

### Households

31,102

### Average HH Income

\$109,966

## 5 Miles Radius

### Population

246,959

### Households

87,058

### Average HH Income

\$111,198

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## **We Are Commercial Real Estate**

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