

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (+Snow & Cleaning)
Building Size:	2,885 SF
Available SF:	2,885 SF
Lot Size:	0.46 Acres
Year Built:	1990
Renovated:	2024
Zoning:	CB

PROPERTY OVERVIEW

307 Middle Country Road, Smithtown, NY presents compelling lease options. Boasting a spacious 2,885 SF floor plan, the newly renovated interior provides a fresh canvas for businesses to thrive. Zoned for commercial use, this property can accommodate medical and professional uses.

PROPERTY HIGHLIGHTS

- 2,885 SF office/medical building
- Built in 1990, renovated in 2024
- Zoned CB for commercial business
- Ideal for medical office or professional use
- Prime location in Smithtown area
- Well-maintained interior and exterior
- Ample parking for staff and visitors
- Great proximity to local amenities and services
- Versatile layout for diverse business and medical needs

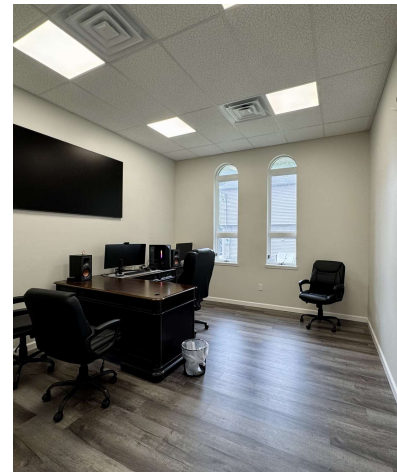
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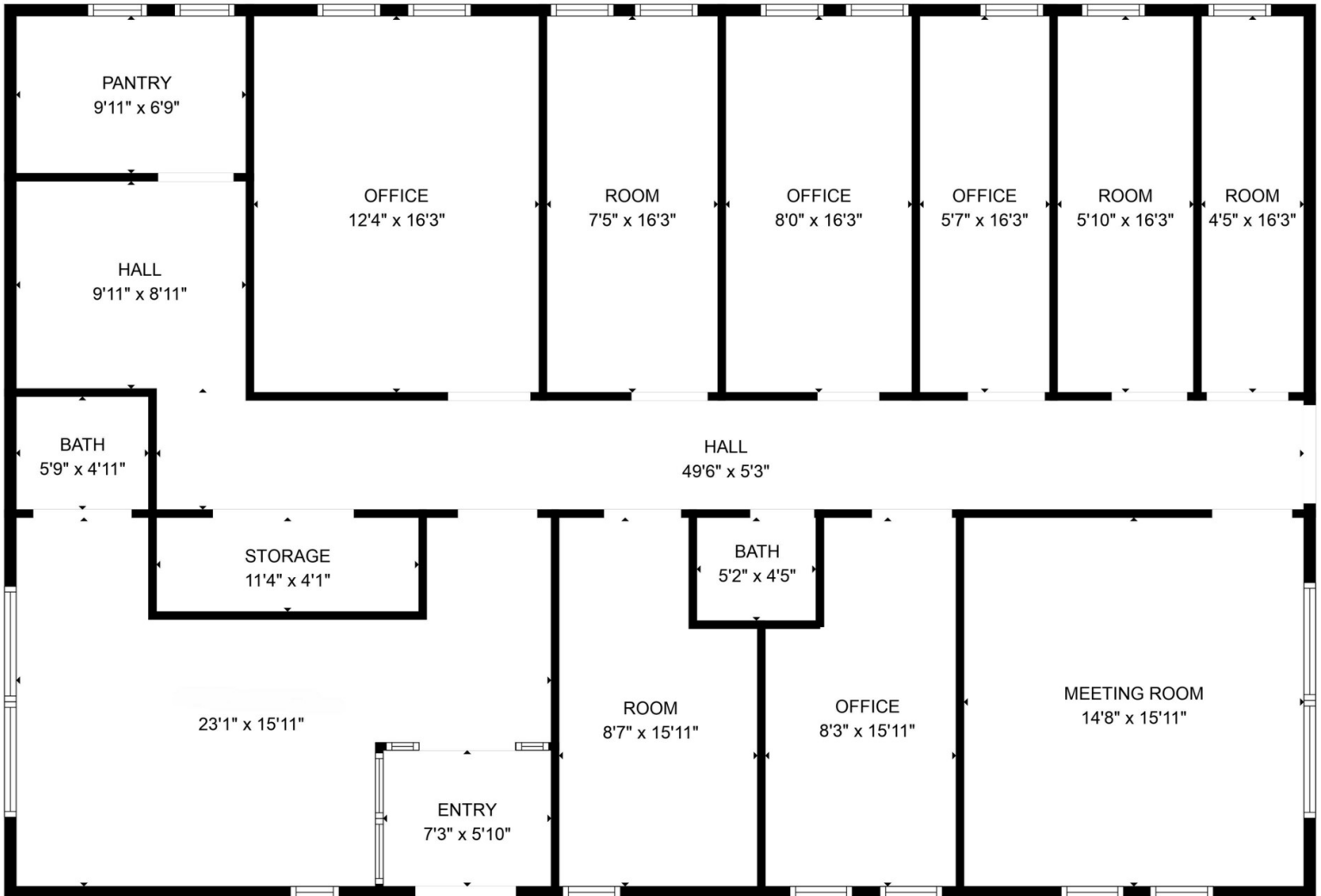
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

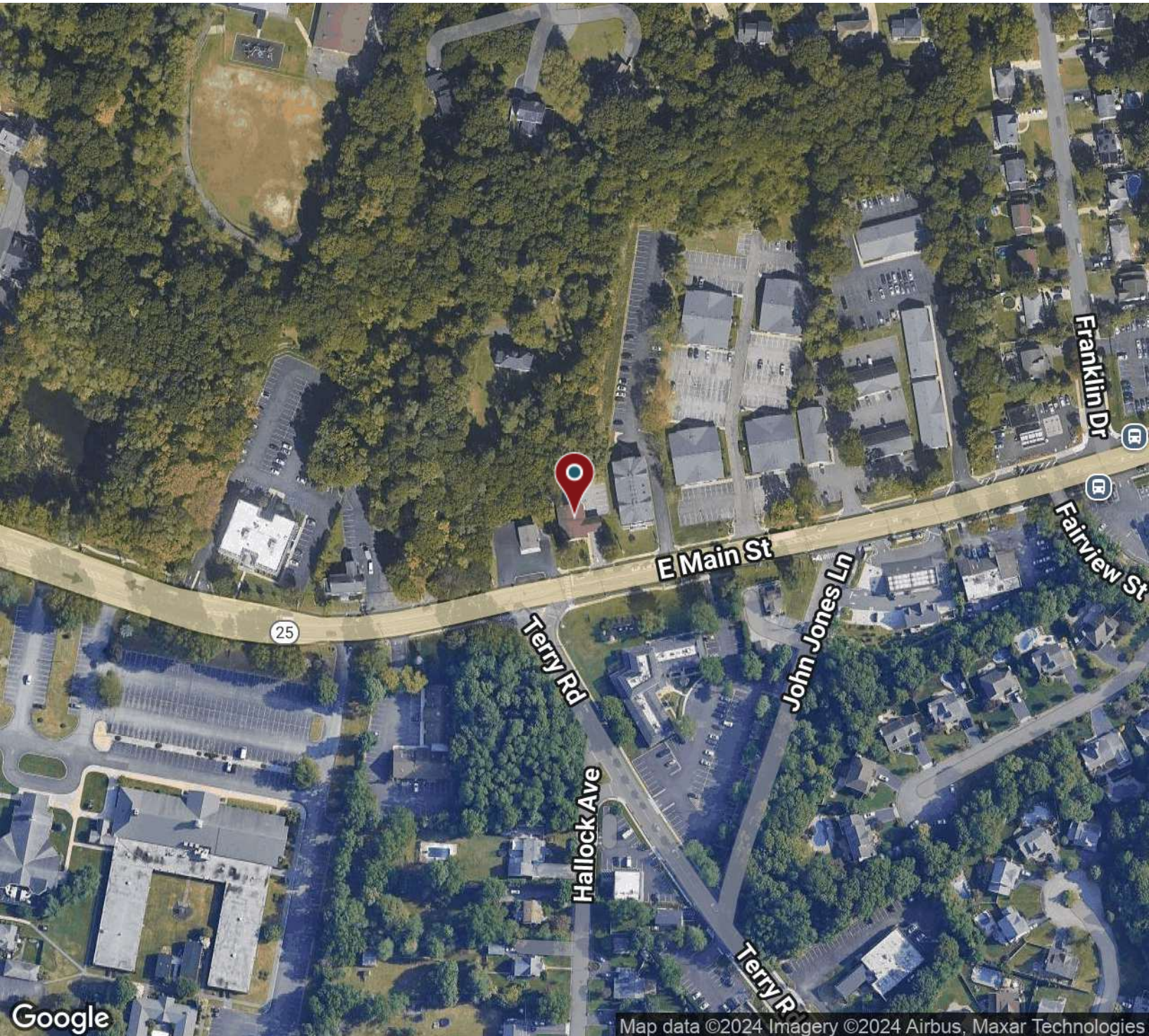
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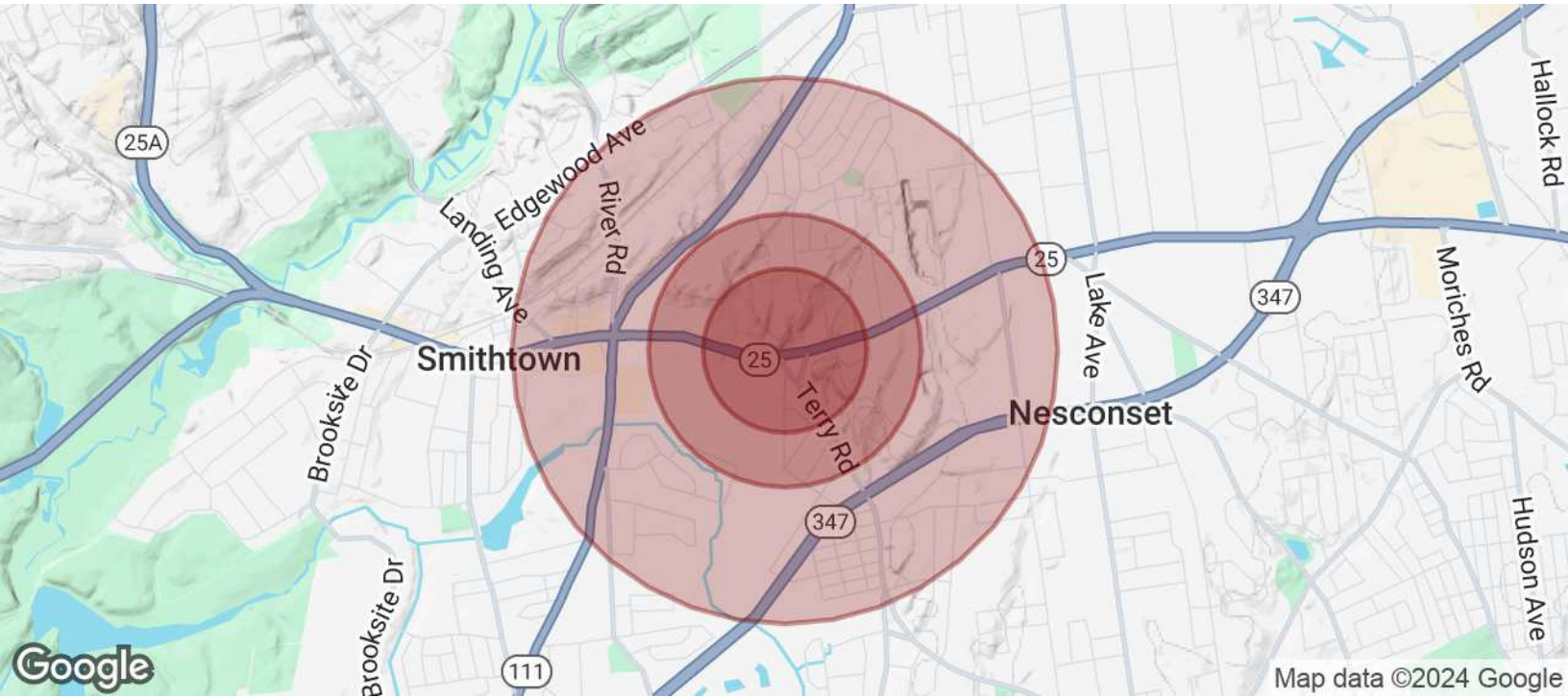
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	415	2,369	8,424
Average Age	42	42	44
Average Age (Male)	41	40	42
Average Age (Female)	43	43	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	870	2,849
# of Persons per HH	2.9	2.7	3
Average HH Income	\$197,264	\$190,216	\$212,588
Average House Value	\$697,483	\$713,440	\$724,203

Demographics data derived from AlphaMap

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