

**FOR LEASE**

**60 Lake Street, Patchogue, NY 11772**

# **State Of The Art Medical Building for Lease**



## **Property Highlights**

- Newly developed two-story office building situated at the gateway to the Village of Patchogue.
- Co-tenant includes SightMD on the second floor.
- Within walking distance to Main Street/Montauk Highway retail corridor comprising Blue Point Brewery and Starbucks.
- 0.4 Miles from the Patchogue train station and several NICE bus stops.
- Easy access to Sunrise Highway and Nichols Road.

## **Property Specifications**

Lot Size	0.84 AC
Building Size	12,000 SF
Asking Rent	\$50 NNN
Space Available	7,000 SF (1 floor)
RE Taxes	\$5.00 PSF
Parking	80 Spaces
CAM	\$5.65 PSF

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## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Estimate	12,871	69,320	157,912
Average Age	41.0	42.1	41.7
<b>Households</b>			
2029 Projection	5,094	25,978	55,237
2024 Estimate	5,209	26,325	55,919
2020 Census	5,556	26,802	56,813
2020 Housing Units	5,731	28,804	60,698
<b>Household Income</b>			
2024 Avg HHI	\$116,826	\$132,645	\$134,983
<b>Consumer Spending</b>			
2024	\$181.5 M	\$1.0 B	\$2.2 B

## Floor Plan

**VACANT  
7,000 SF**

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