

PROFESSIONAL | MEDICAL OFFICE SPACE

359 New York 111 | Smithtown, New York 11787

FOR SALE



Commercial



EXECUTIVE SUMMARY

359 New York 111 | Smithtown, New York 11787 | MEDICAL/PROFESSIONAL OFFICE FOR SALE

Total Available Square Feet:	9,000 SF	Lot Size:	1 Acres
Number of Buildings:	3	Parking:	54 Spaces
Size of Each Building:	3,000 SF each	Zoning:	OB
Frontage:	141 Feet	Sale Price:	Price on request

**enter disclaimer here...*

Property Overview

Excellent opportunity to purchase medical or professional office buildings,. This property consists of three freestanding 3,000-square-foot buildings situated on a 1.00-acre lot, offering a rare chance for an investor to acquire a well-located asset with significant value-add potential through renovations, repositioning, and targeted lease-up strategies.

Strategically located in Smithtown on heavily traveled 359 Route 111 (Hauppauge Road) with 141 feet of frontage, the site offers exceptional convenience to Route 347, Veterans Highway, the Northern State Parkway, and other major thoroughfares. Positioned near the Hauppauge border and surrounded by both local and national retailers, the location provides strong visibility and accessibility.

The property is in close proximity to major medical institutions, including St. Catherine's (Catholic Health Services) and renowned Stony Brook Hospital. Additional highlights include parking for 54 vehicles, marquee signage, and tremendous exposure within an exceptional demographic. This is an ideal opportunity for an investor seeking a value-add medical or professional office asset in a high-demand market.

Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

PROPERTY HIGHLIGHTS

359 New York 111 | Smithtown, New York 11787 | MEDICAL/PROFESSIONAL OFFICE FOR SALE

- Completely Renovated Medical | Professional Office Space for Lease
- Ample Parking for 54 Vehicles in Private Lot
- 1/4 Mile from Smithtown Bypass
- Surrounded by Local + National Retailers
- Three (3) 3,000 SF Freestanding Buildings Available
- 141 Feet of Frontage + Marquee Signage Offers Tremendous Visibility
- Minutes to Northern State Parkway
- Excellent Demographics, Minutes to Country Pointe Homes

Nearby Local Retailers:



Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker

516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson

631.445.5756 Email: mike.lightcap@elliman.com

ADDITIONAL PHOTOS

359 New York 111 | Smithtown, New York 11787



Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

ADDITIONAL PHOTOS

359 New York 111 | Smithtown, New York 11787



Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

AERIAL VIEW OF PROPERTY

359 New York 111 | Smithtown, New York 11787 | MEDICAL/PROFESSIONAL OFFICE FOR SALE



Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

ELEVATION PLANS



359 New York 111 | Smithtown, New York 11787 | MEDICAL/PROFESSIONAL OFFICE FOR SALE

Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

RETAILER MAP

359 New York 111 | Smithtown, New York 11787 | MEDICAL/PROFESSIONAL OFFICE FOR SALE



Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

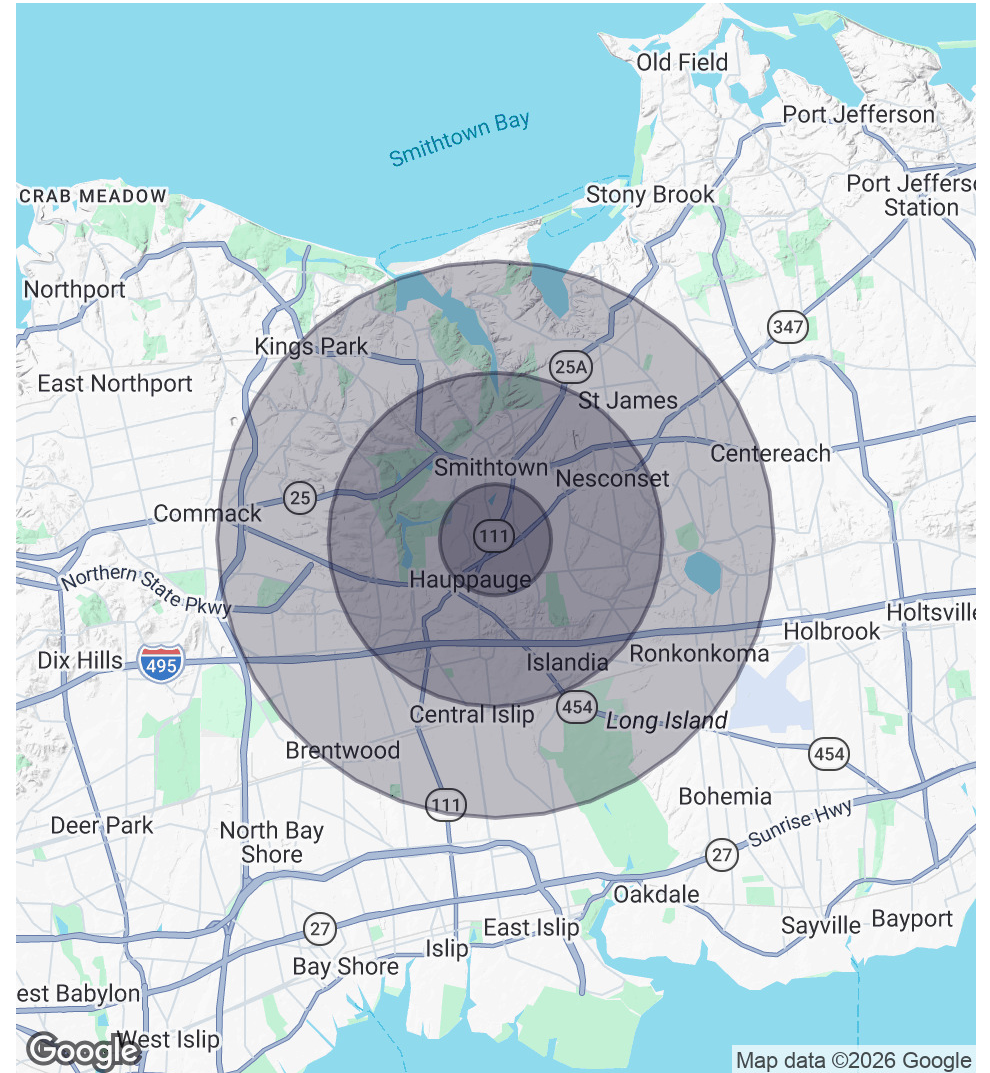
DEMOGRAPHICS MAP & REPORT

359 New York 111 | Smithtown, New York 11787 | MEDICAL/PROFESSIONAL OFFICE FOR SALE

Population	1 Mile	3 Miles	5 Miles
Total Population	9,078	70,840	232,976
Average Age	42.1	42.9	41.3
Average Age (Male)	41.0	41.4	39.7
Average Age (Female)	43.0	43.8	42.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,180	24,720	77,532
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$157,107	\$134,969	\$127,399
Average House Value	\$500,823	\$490,253	\$445,805

Traffic Counts	
VEHICLES PASSING SITE	23,762/day
<i>2020 American Community Survey (ACS)</i>	



Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

MEET THE TEAM

359 New York 111 | Smithtown, New York 11787 | MEDICAL/PROFESSIONAL OFFICE FOR SALE



HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker

Direct: 516.441.2646 **Cell:** 516.441.2646
Hootan.Moeirzadeh@elliman.com



Mike Lightcap

Licensed Real Estate Salesperson

Direct: 631.445.5756 **Cell:** 631.445.5756
mike.lightcap@elliman.com

Exclusively represented by:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
516.441.2646 Email: Hootan.Moeirzadeh@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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.