

Owner-User Opportunity

200 Landing Avenue, Smithtown, NY 11787

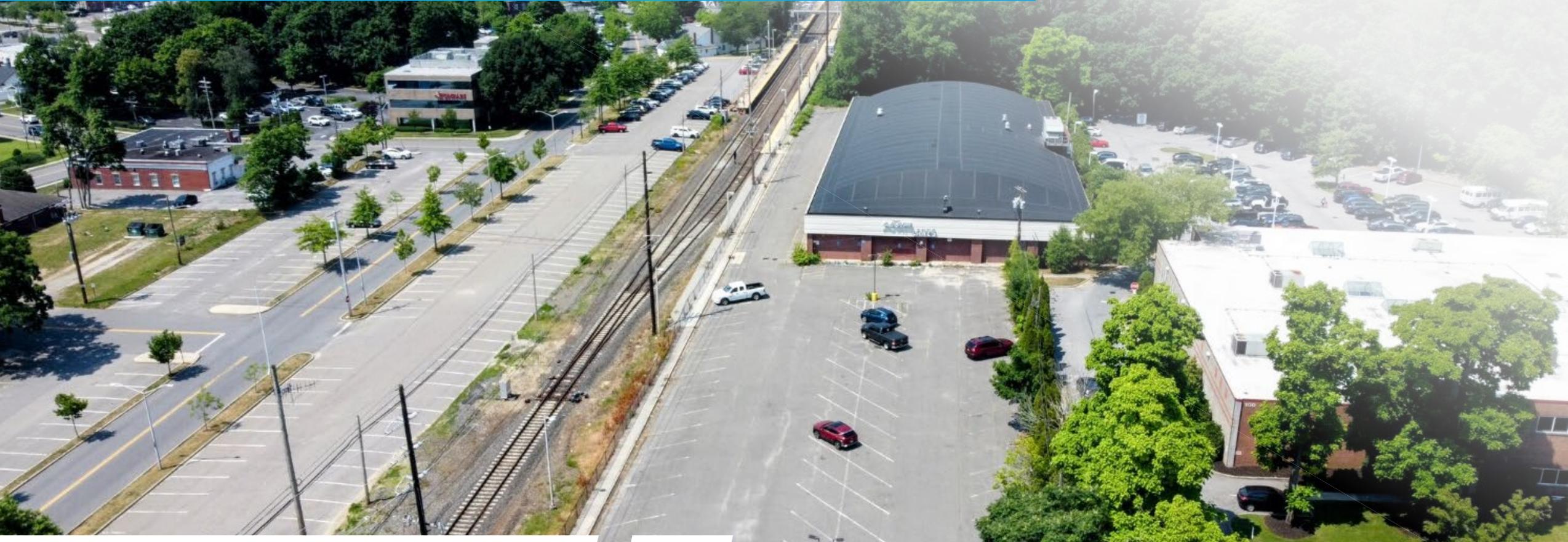


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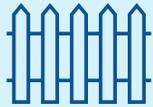
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INVESTMENT SUMMARY



Lot Size:



2.43 Acres



Price/SF:

\$236.37



Building Size:

27,500 SF



Zoning:

Light Industrial

BUILDING HIGHLIGHTS:

- Zoned for Light Industrial Use: Versatile for retail, warehousing, medical, gym, distribution, and more.
- Proximity to Smithtown Train Station: Easy access for employees and customers.
- 104 Parking Spaces: Ample parking for high-traffic businesses.
- Flexible, Column-Free Layout: Adaptable to various business needs.
- 16-foot Ceiling Height: Ideal for warehousing, distribution, or fitness spaces.
- Public Assembly Ready: Suitable for childcare, events, and storage.
- Site can be delivered with 10,000 SF Leased to a Nationally Recognized Tenant on a long term lease

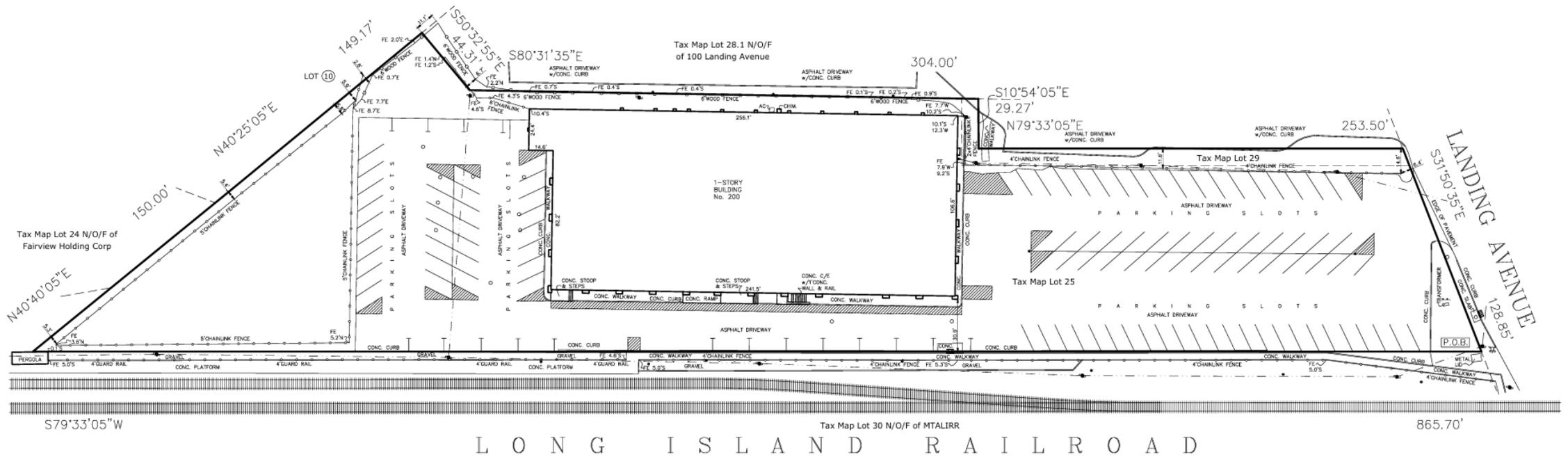
PARCEL OVERVIEW



Radius from Site	3 Mile	5 Mile	10 Mile
Population	64,449	184,997	702,057
Average HH Income	\$172,559	\$156,529	\$149,451

SURVEY

SITE PLAN



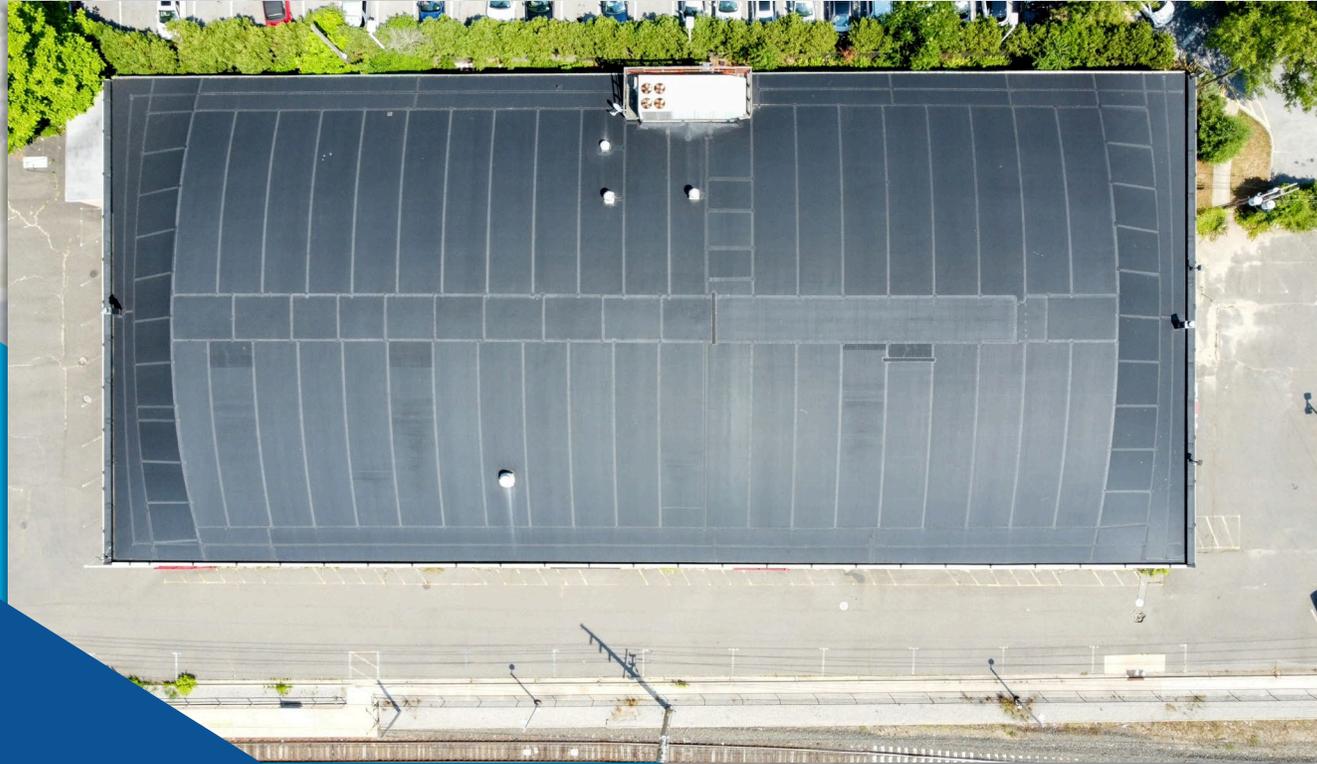
S79°33'05"W

LONG ISLAND RAILROAD

Tax Map Lot 30 N/O/F of MTALIRR

865.70'

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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LOCATION OVERVIEW



ECONOMY

Diverse Economy: Smithtown, NY, boasts a robust and diverse economy supported by key sectors including healthcare, education, tourism, and retail. The town's prime location on Long Island's North Shore, coupled with its easy access to major transportation routes, contributes significantly to its economic strength and regional connectivity.

Maritime Hub: Smithtown's proximity to the Long Island Sound supports a strong maritime industry. The town's nearby harbors are active centers for recreational boating and fishing, contributing to the local economy. This sector not only bolsters local businesses but also attracts visitors, enhancing tourism in the area.

Employment Opportunities: Smithtown offers a wide array of employment opportunities across multiple sectors, particularly in healthcare, education, and retail. The presence of medical facilities like St. Catherine of Siena Medical Center, along with numerous educational institutions, underpins the town's economic vitality and offers stable employment to residents.

Education Sector: With a strong emphasis on education, Smithtown is home to several well-regarded schools and institutions. Its proximity to prominent colleges and universities benefits the community, not only educating the local population but also engaging students in community activities and economic participation.

Tourism and Heritage: Smithtown's rich history and picturesque landscapes make it a year-round destination for visitors. The town is known for its historical sites, scenic parks, and cultural events that celebrate its heritage and community spirit, making it a hub for both residents and tourists.

GROWTH

Population Growth: Smithtown, NY, is witnessing steady population growth, driven by its attractive suburban lifestyle, excellent school district, and vibrant cultural scene. The town's inviting atmosphere and high quality of life make it a popular choice for families, retirees, and young professionals.

Business Expansion: Smithtown's business community is thriving, with new shops, restaurants, and services opening in its bustling downtown and other areas. The town's business-friendly environment encourages new ventures and supports the growth of existing businesses, significantly contributing to the local economy.

Real Estate Development: Smithtown is experiencing a wave of real estate development, with new residential and mixed-use projects enhancing the town. These developments modernize the area while preserving its historical charm, catering to the growing demand for housing and commercial spaces.

Infrastructure Improvements: Smithtown is investing in significant infrastructure improvements, including road enhancements, utility upgrades, and the revitalization of public spaces. These initiatives are crucial for supporting the town's growing population and ensuring that Smithtown remains a desirable place to live, work, and visit.

CONTACT US



Contacts