

+/-3,986 SF Industrial Property For Lease

107 Flanders Rd

Riverhead, NY 11901



For More Information:



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Offering Summary	
Lease Rate:	\$6,995.00 per month (NNN)
Taxes:	\$7,021
Available SF:	+/-3,986 SF
Lot Size:	0.25 Acres
Zoning:	VB

### Property Overview

Introducing 107 Flanders Rd, a prime 3,986 SF Commercial Property in Riverhead, NY, Available for Lease. This versatile space with new HVAC boasts ample parking for clients and employees, making it convenient for business operations. Its high visibility offers exposure for businesses seeking to establish or expand their presence. With a VB Zoning designation, this property provides an ideal opportunity for a wide range of commercial ventures. Its convenient location and easy access further enhance its appeal. Don't miss the chance to secure this exceptional property for your business needs. Taxes = \$7,021

### Property Highlights

- Versatile retail, office, or hospitality space
- Modern and well-maintained facilities
- Ample parking for clients and employees
- Convenient location with easy access
- High visibility for businesses

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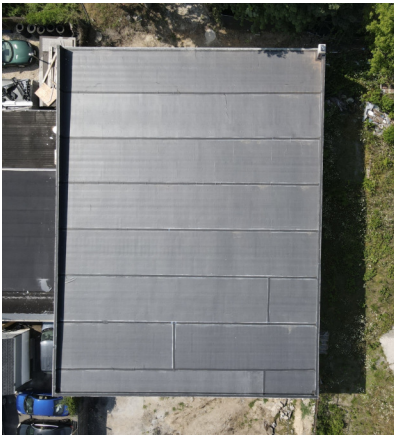
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# Floor Plan of the Property For Lease

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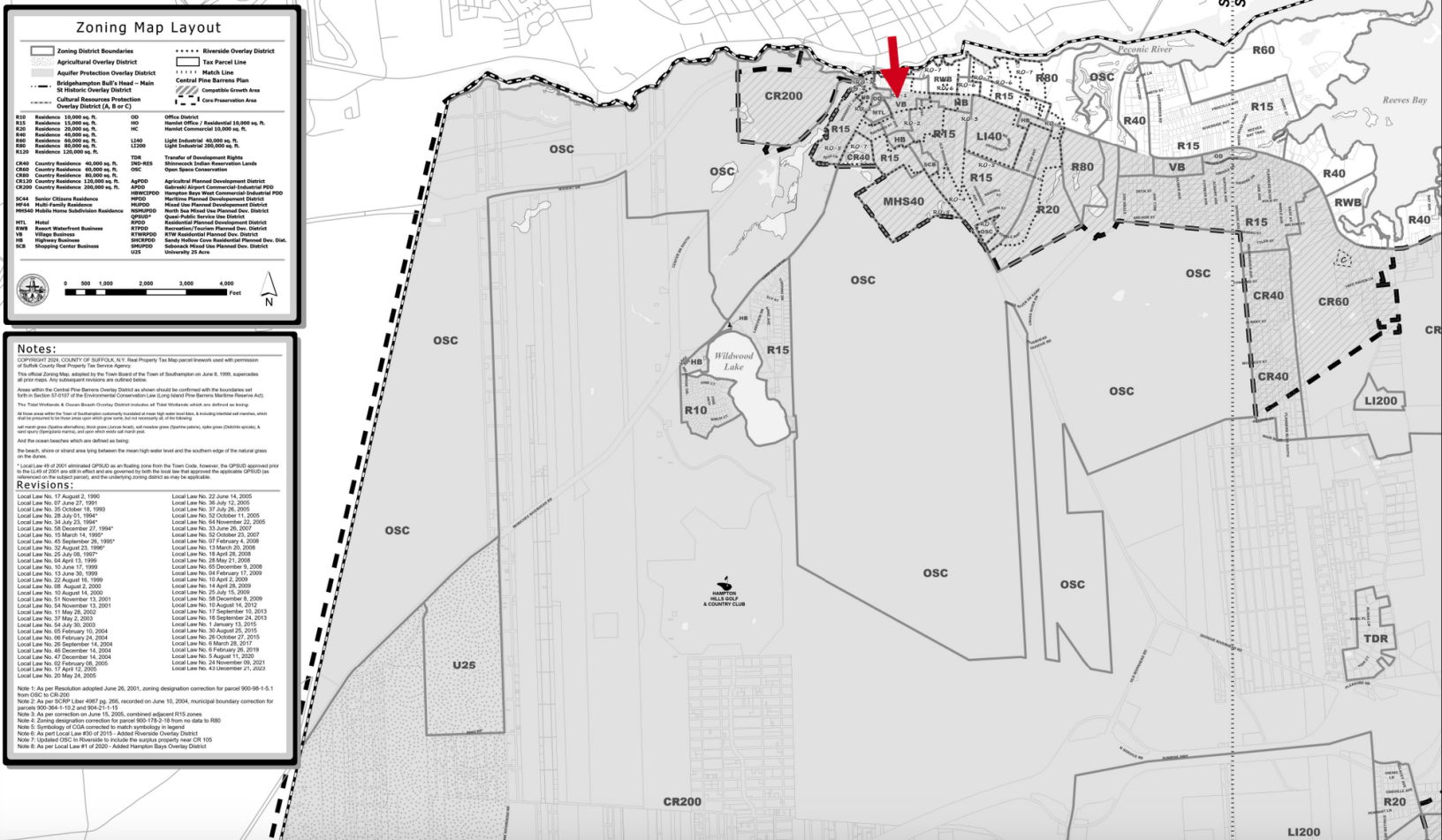
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# Town of Southampton Zoning Map

## 107 Flanders Rd, Riverhead, NY 11901

# Town of Southampton Zoning Map



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# Location Map of the Property For Lease

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# Retailer Map

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JUST MINUTES FROM OLD COUNTRY ROAD RETAIL HUB + HUNDREDS OF NATIONAL RETAILERS + RESTAURANTS SITUATED STEPS AWAY FROM DOWNTOWN RIVERHEAD + THE PECONIC RIVERFRONT PARK BOARDWALK



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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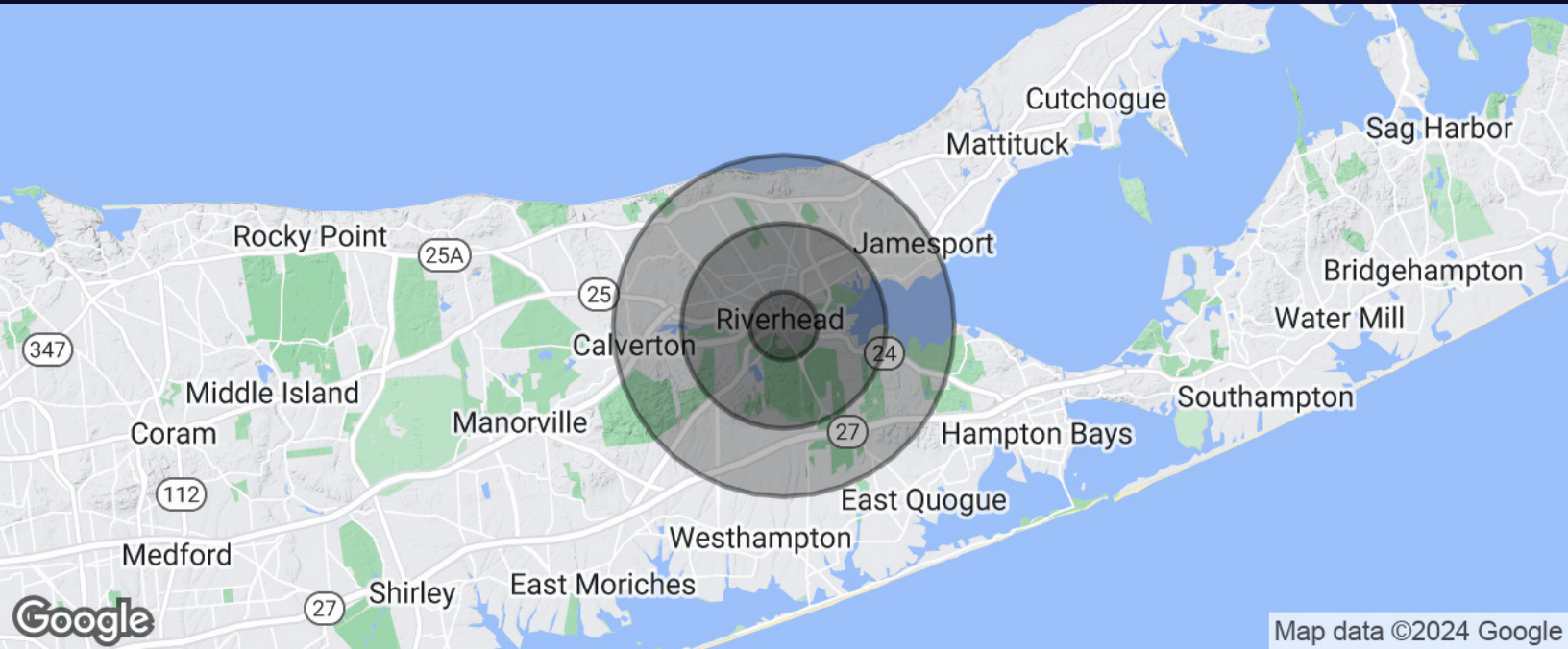
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# Demographics Map & Report

## 107 Flanders Rd, Riverhead, NY 11901



Map data ©2024 Google

Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,327	25,985	36,456
<b>Average Age</b>	38	42	43
<b>Average Age (Male)</b>	37	41	42
<b>Average Age (Female)</b>	39	44	45

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,308	8,977	12,945
<b># of Persons per HH</b>	3.2	2.9	2.8
<b>Average HH Income</b>	\$108,178	\$101,701	\$109,305
<b>Average House Value</b>	\$417,584	\$474,949	\$532,995

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### Professional Background

As a Licensed Associate Real Estate Broker with Douglas Elliman Commercial Steven works with Sellers, Buyers, Landlords, Tenants and Investors to help them with their Real Estate needs. For the past 12 years with DE he has offered clients comprehensive brokerage services as well as extensive resources that include National & Global Relocation, Property Management, Title Insurance, Mortgage Assistance, and the Best Marketing in the Industry. Born and Raised on Long Island Steven has knowledge of multiple areas in Manhattan, Brooklyn, Queens, Nassau and Suffolk County where he currently resides in Patchogue. He helps his clients reach their goals with expert service, skilled negotiation, and dedication to their needs. Steven is a longtime sales and management professional who understands the art of customer service, and has received glowing accolades for the quality he delivers to clients.

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### Professional Background

Vince Gebbia is a Licensed Real Estate Salesperson with Douglas Elliman's Commercial Division. A graduate of Sachem High School and a lifelong resident of Long Island, Vince started his career in Real Estate in 2003.

Vince is the founder and Chief Investment Officer of VTG Advisory Group and has participated in over 400 Investment Property Transactions in his 25-year career as a Real Estate investment advisor. He has been involved in numerous joint venture development transactions in the US and emerging Latin American markets. He has extensive experience in management for commercial and residential construction and has founded multiple startups that resulted I high yield liquidity exit events.

As an entrepreneur who has created numerous brands and businesses from the ground up, Vince is able to guide his clients through every step of their transactions with professionalism and expertise. He is currently the founder and CEO of Big Cat Bikes USA, an electric bicycle company with locations across the country including Long Island and Florida. He is also a Board member for the Business Improvement District of Patchogue Village NY

Vince resides in Patchogue Village and is an active member of the community and is involved in charitable work across various causes.

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