

# OFFERING MEMORANDUM

445 Main St | Center Moriches, New York 11934

**FOR SALE**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)



# EXECUTIVE SUMMARY



445 Main St | Center Moriches, New York 11934

Building Size:	2,937 SF	Lot Size:	0.37 Acres
Available SF:	71 Feet	Parking:	20 Spaces
Traffic Counts:	14,500 SF	Zoning:	J Business
Annual Taxes:	\$22,209.00	Sale Price:	\$975,000.00

Please contact listing broker for price and more information.

## OWNER MOTIVATED!

Exceptional opportunity to acquire a freestanding, fully renovated turnkey medical or professional office building in the heart of Center Moriches. This 2,947-square-foot property is prominently positioned on Main Street, one of Brookhaven’s most active commercial corridors, offering excellent visibility and accessibility.

Situated on a 0.37-acre lot, the building provides parking for up to 20 vehicles and features 71 feet of high-exposure street frontage. Zoned J Business, the property supports a wide range of professional and medical uses. A partial leaseback opportunity may be available, and additional land at the rear could allow for future building expansion.

Inside, the main level has been thoughtfully renovated and meticulously maintained. It includes a spacious professional waiting area, a central reception and administrative workspace, multiple exam or treatment rooms, two private executive offices, one with its own private bath, a conference room, break area and an additional two bathrooms, one of which is ADA-compliant. The finished basement, accessible via exterior or interior entrance, houses a lab, billing area, and a full bathroom with shower, plus utility area and ample storage. Building features include security system and built in fire alarm.

The location offers significant advantages, surrounded by a vibrant mix of local businesses and national retailers, with close proximity to major highways ensuring seamless regional access.

This property offers rare turnkey readiness, flexible use potential, and prime positioning for medical professionals, service providers, or investors seeking a quality asset in a high-demand location.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com



# COMPLETE HIGHLIGHTS

445 Main St | Center Moriches, New York 11934



## Property Highlights

- **Prominent Location:** 71 feet of street frontage on heavily trafficked Main Street in Center Moriches, offering exceptional visibility and strategic positioning.
- **Turnkey Interior:** Immaculately renovated building featuring a spacious waiting area, two private executive offices, multiple exam/patient rooms, a conference room, a breakroom, and four restrooms-one of which is ADA compliant. Built in Fire Alarm & Security System
- **Fully Finished Lower Level:** Basement with exterior entrance includes ample storage, a billing area, lab, and a full bathroom with shower.
- **Generous Lot Size:** Situated on a 0.37-acre parcel with on-site parking for up to 20 vehicles, ensuring convenient access for staff and clients. May offer potential for building expansion with additional land at the rear.
- **Flexible Zoning:** Zoned J in the Town of Brookhaven, supporting a wide range of medical and professional uses.
- **Partial Leaseback Opportunity May Be Available**

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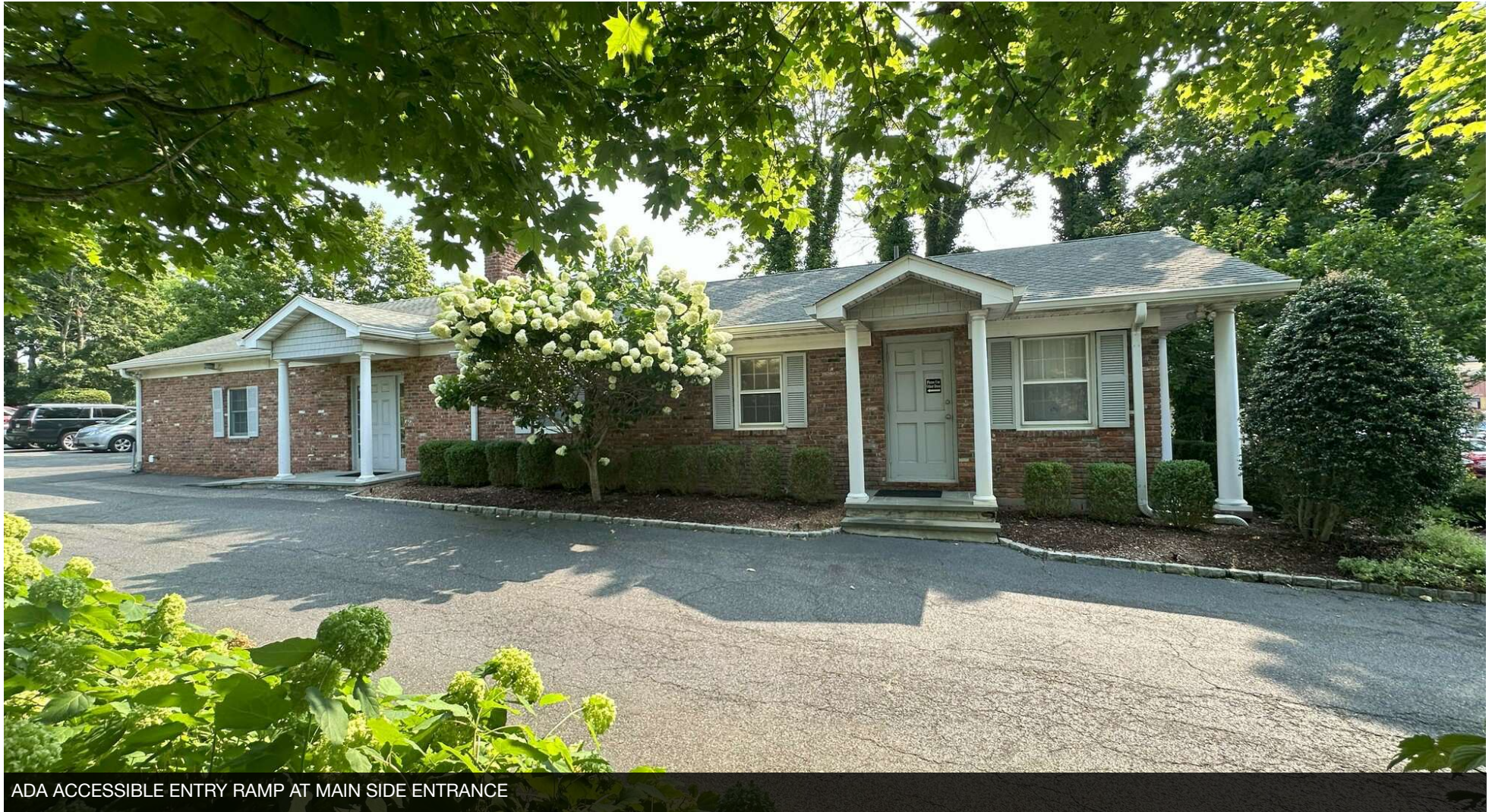
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# EXTERIOR SIDE VIEW

445 Main St | Center Moriches, New York 11934



ADA ACCESSIBLE ENTRY RAMP AT MAIN SIDE ENTRANCE

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# EXTERIOR PHOTOS

445 Main St | Center Moriches, New York 11934



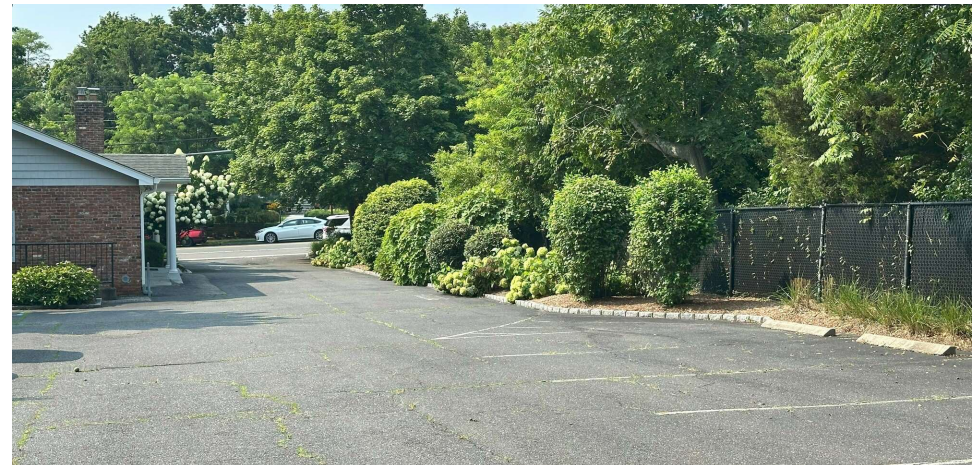
HIGHLY VISIBLE LOCATION WITH 71 FEET OF FRONTAGE



PROMINENT MARQUEE SIGNAGE TO WELCOME CLIENTS



AMPLE PARKING IN REAR LOT WITH POTENTIAL FOR ADDITIONAL DEVELOPMENT



+/- 20 DEDICATED PARKING SPACES

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# INTERIOR PHOTOS

445 Main St | Center Moriches, New York 11934



INVITING VESTIBULE WITH COAT RACKS



LARGE WAITING ROOM OFFERS AMPLE SPACE



BRIGHT AND MODERN INTERIOR



LARGE BUILT-IN RECEPTION AREA



AMPLE ADMINISTRATIVE/RECEPTION WORKSPACE



LUXURY VINYL PLANK FLOORING

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# INTERIOR PHOTOS

445 Main St | Center Moriches, New York 11934



LARGE EXECUTIVE SUITE WITH PRIVATE BATH



BRIGHTLY LIT EXAM SPACES



CABINETRY AND SINKS IN MOST EXAM ROOMS



WAINSCOTTING AND HIGH-END MOLDINGS



RENOVATED BATHROOM FOR STAFF OR GUESTS



ADA COMPLIANT BATHROOM

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# FLOOR PLANS | FIRST FLOOR

445 Main St | Center Moriches, New York 11934



Floor Plan First Floor

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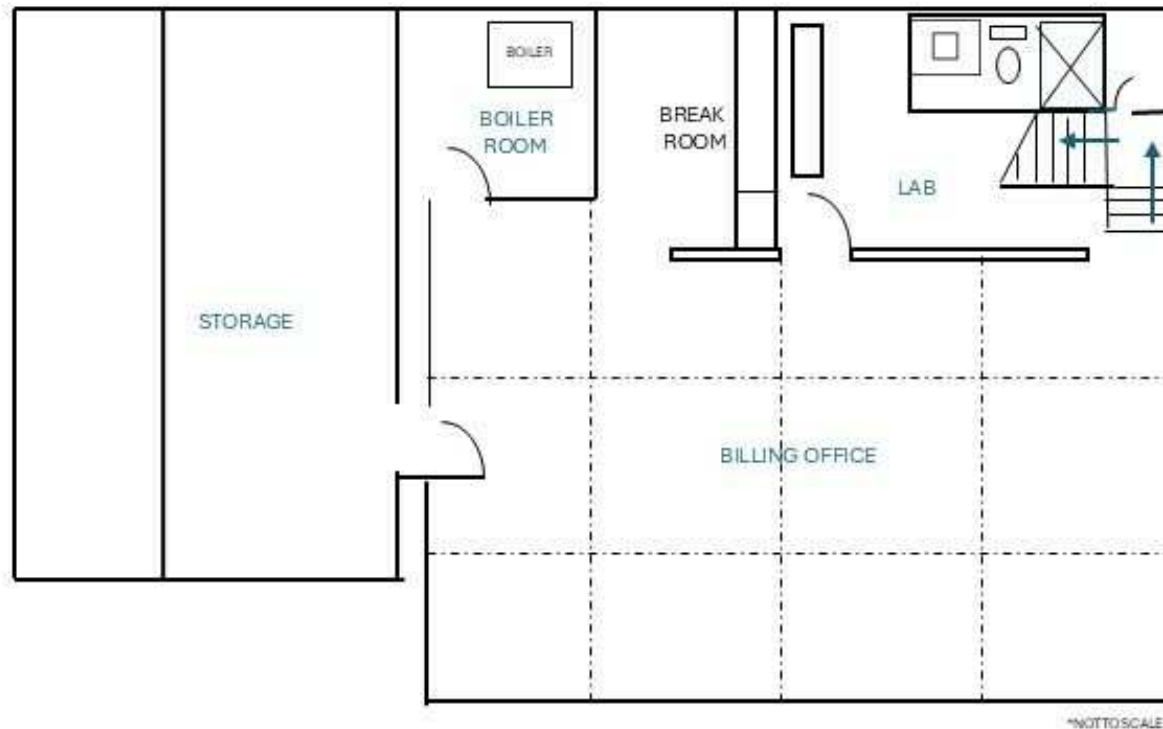
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# FLOOR PLANS | BASEMENT

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Floor Plan Basement

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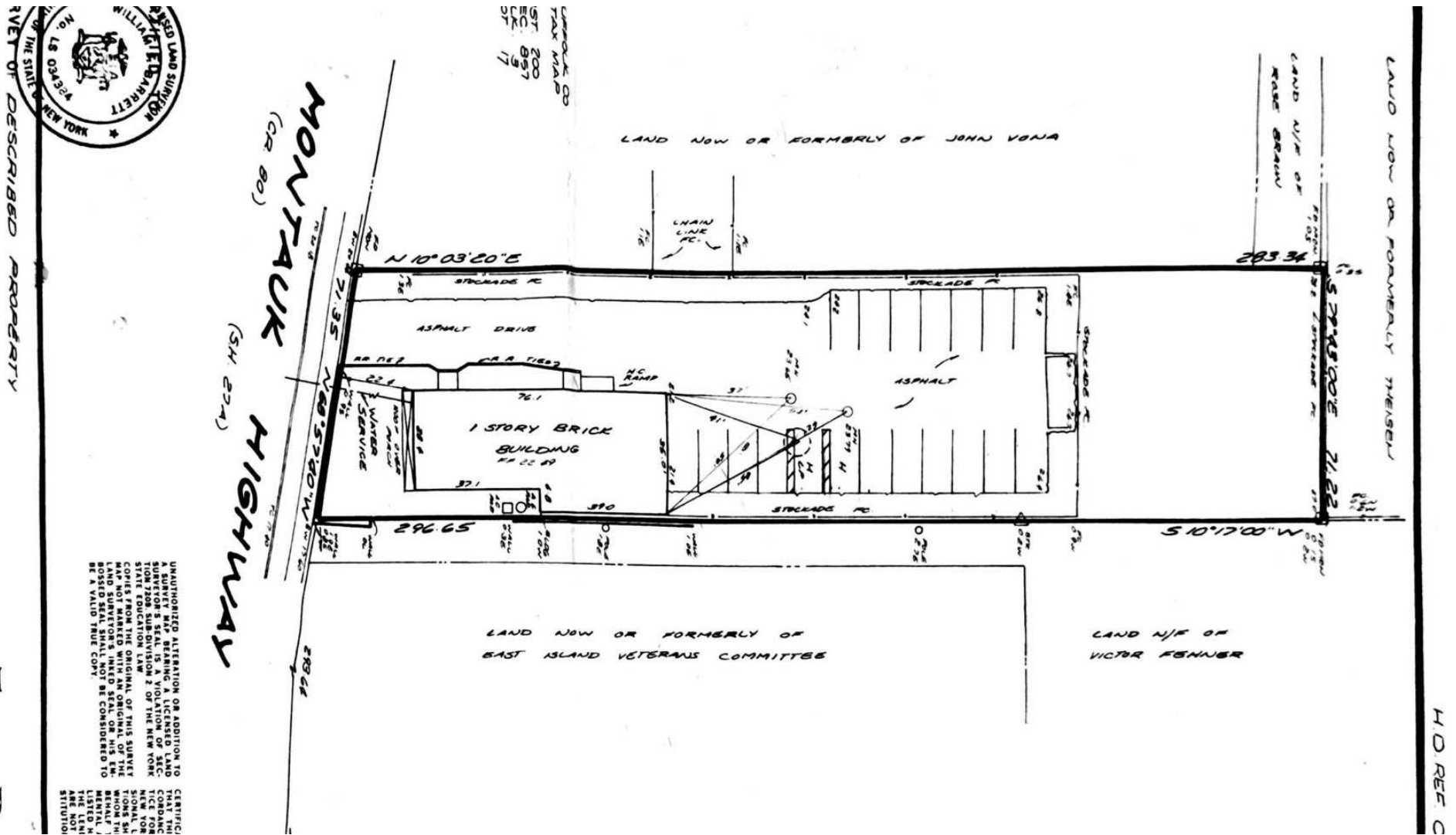
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# PROPERTY SURVEY



445 Main St | Center Moriches, New York 11934



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# AERIAL VIEW OF PROPERTY

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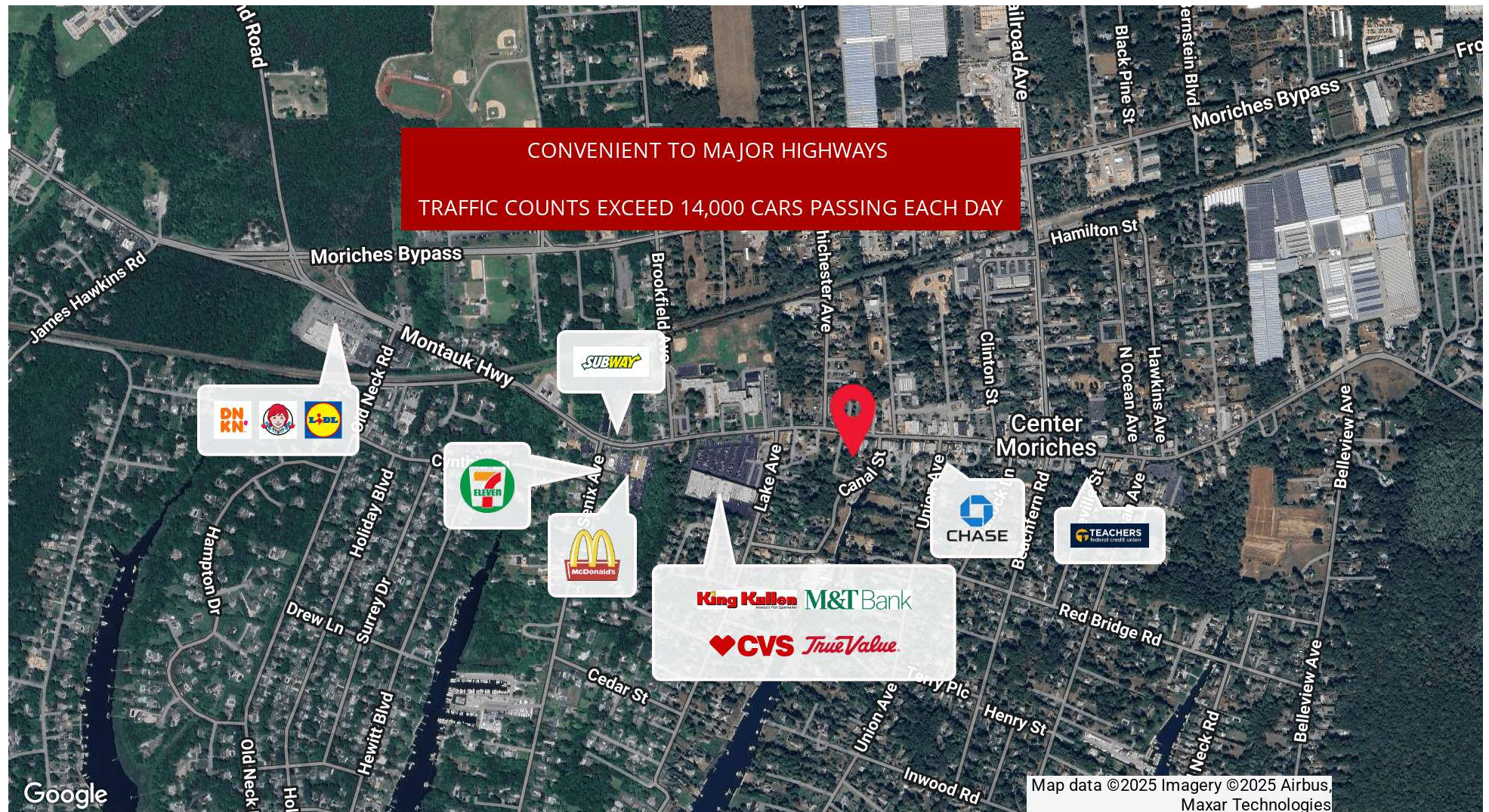
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## RETAILER MAP



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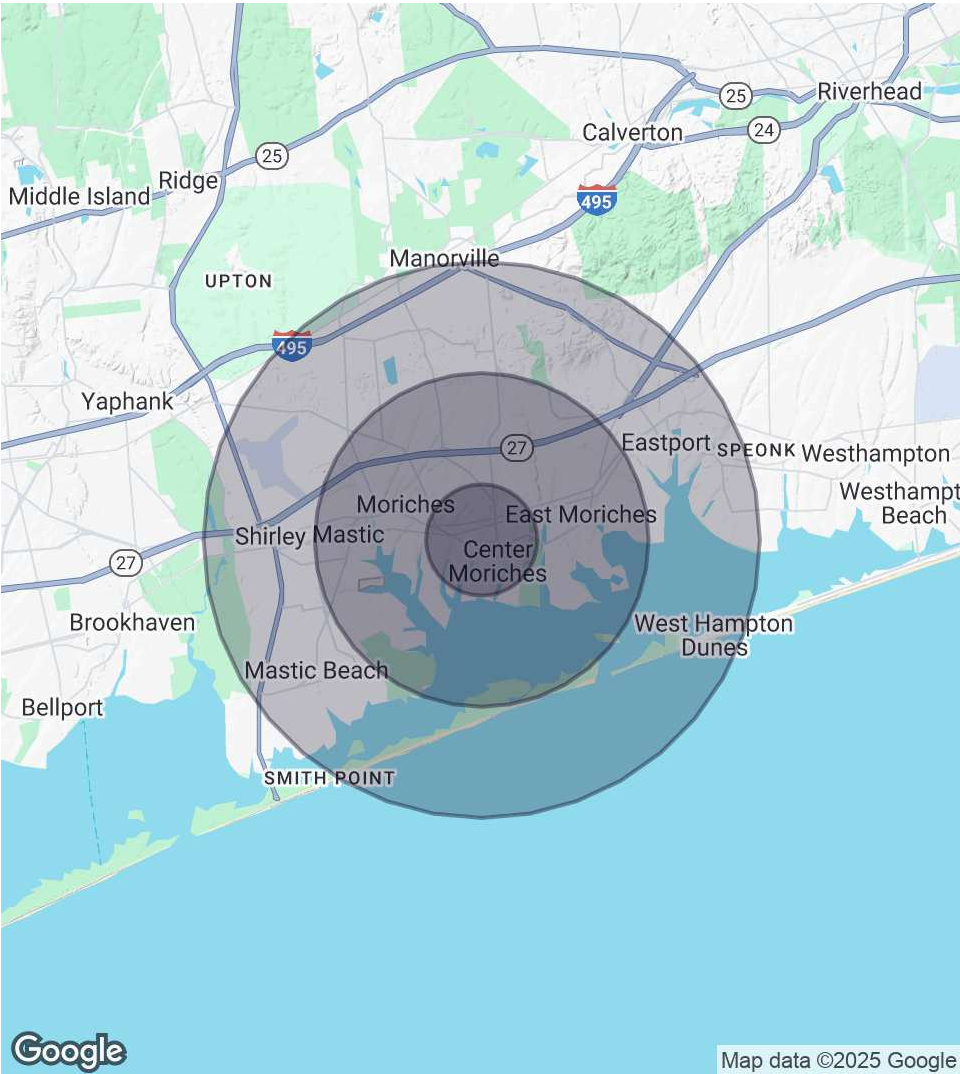
President | Commercial Division

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# DEMOGRAPHICS MAP & REPORT

445 Main St | Center Moriches, New York 11934



### 1 Mile Radius

**Population**  
5,194  
**Households**  
1,824  
**Average HH Income**  
\$174,064

### 3 Miles Radius

**Population**  
36,135  
**Households**  
12,402  
**Average HH Income**  
\$140,636

### 5 Miles Radius

**Population**  
78,154  
**Households**  
26,421  
**Average HH Income**  
\$143,804

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## Michael G. Murphy

President | Commercial Division

michael.murphy@elliman.com

Direct: 631.858.2460 | Cell: 631.834.2626

## Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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## **We Are Commercial Real Estate**

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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.