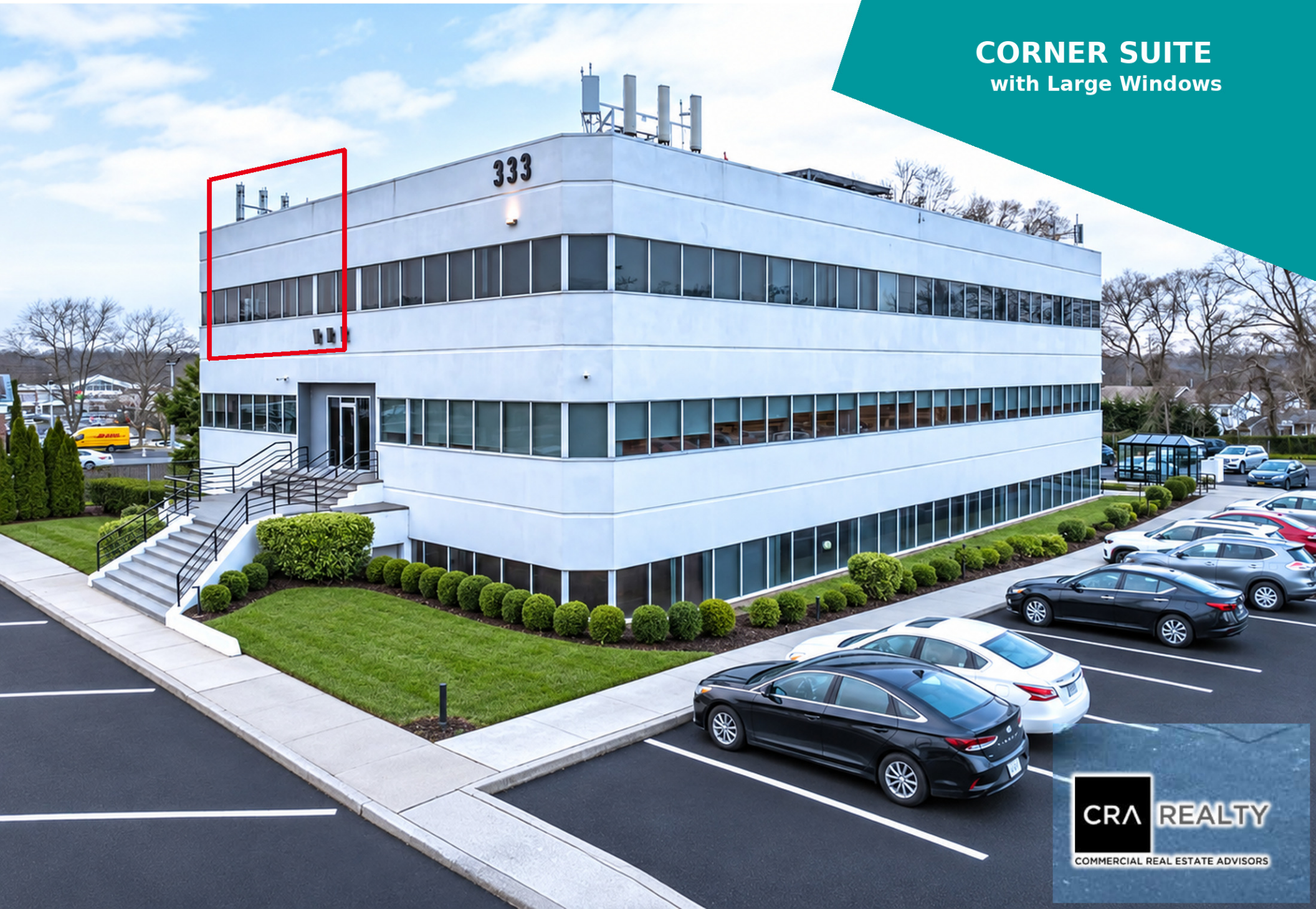


FOR SALE OR LEASE

PREMIER MEDICAL

333 Route 25A | Rocky Point, NY 11778

CORNER SUITE
with Large Windows



CRA REALTY
COMMERCIAL REAL ESTATE ADVISORS



42.8 Est. Median
Age (2025)

\$153,427 Avg.
HH Income (2025)

*within a 3-Mile Radius

±3,233 RSF
Available: Suite 240

\$30 NNN
Lease Price Rate

\$869,900
Sale Price

\$2,559.67
Monthly CAM Expense

\$16,067.97 (2025/2026)
Annual Real Estate Taxes

\$90.87M Health Care
Expenditures (2025)



6.2 Miles | 13 Min. Drive



8.3 Miles | 13 Min. Drive



15.3 Miles | 27 Min. Drive

Suite Highlights

- » Prominent corner suite featuring expansive window lines and abundant natural light.
- » Existing physical therapy build-out with a thoughtfully designed, patient-forward floor plan.
- » Dedicated, formal reception area with multiple private offices suitable for providers, administration, or consult rooms.
- » Large 75' x 28' open floor plan, ideal for physical rehabilitation stations, training, or flexible clinical use.
- » Available June 2026, allowing for near-term planning.

Location Highlights

- » Abundant on-site parking with 74 total spaces (1.85 spaces per 1,000 SF).
- » Tenant-controlled HVAC for individualized comfort and operational efficiency.
- » Excellent visibility and direct access from Route 25A, ensuring convenience for both patients and staff.
- » Strategically located with close proximity to William Floyd Parkway and Patchogue–Mount Sinai Road, offering convenient regional access.

Suite Photos



Site Plan

±3,233 RSF

Available: Suite 240

\$30 NNN

Lease Price Rate

\$869,900

Sale Price

Monthly CAM Expense

\$16,067.97 (2025/2026)

Annual Real Estate Taxes



N. County Rd.



38,145 VPD



25A

Floor Plan

±3,233 RSF

Available: Suite 240

\$30 NNN

Lease Price Rate

±3,233 RSF

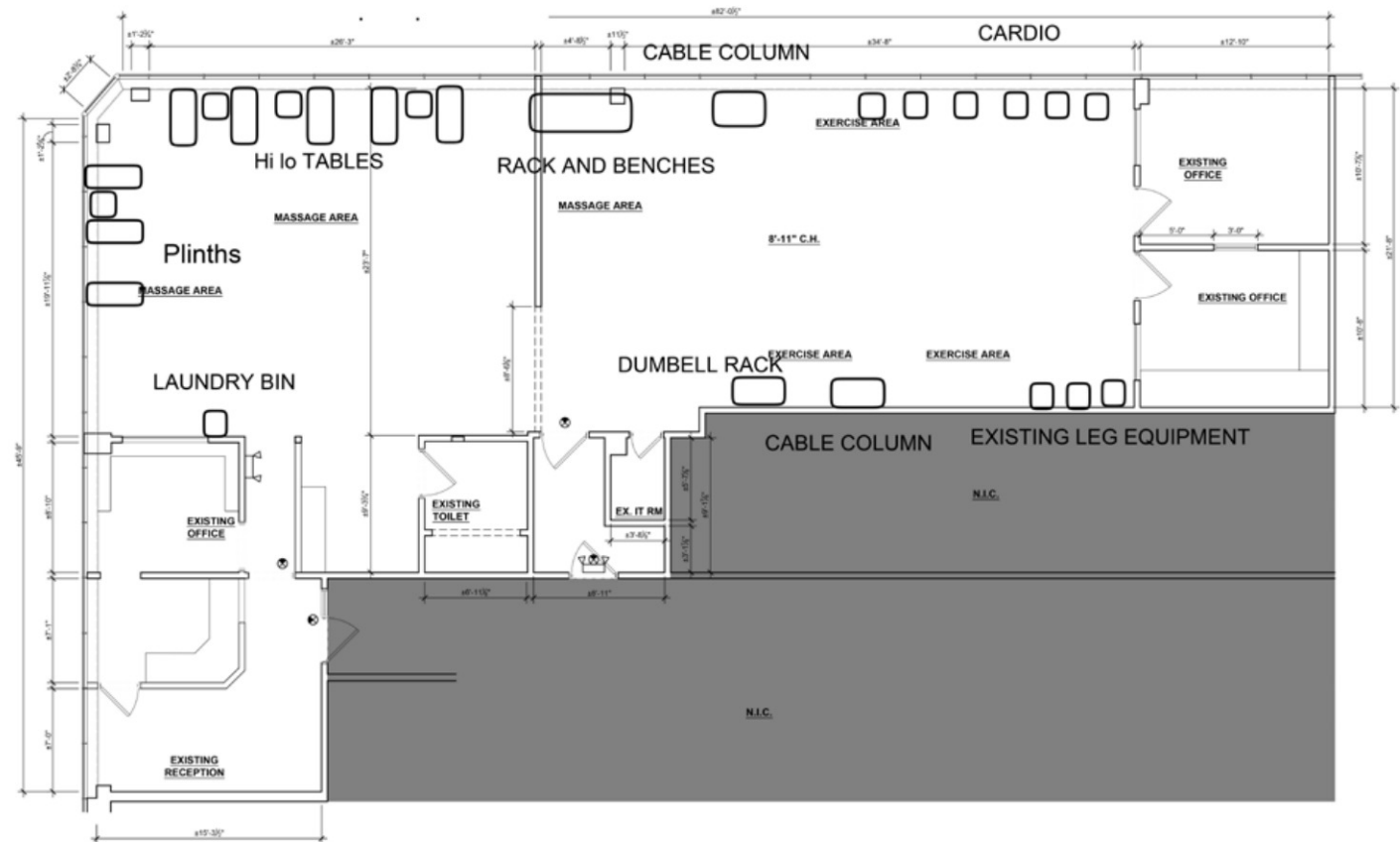
\$869,900

Sale Price

Monthly CAM Expense

\$16,067.97 (2025/2026)

Annual Real Estate Taxes



The Trade Area

Multi-Family (112 Units | Built 2016)

Multi-Family (44 Units | Built 2021)

Senior Living (43 Units | Built 2017)

Senior Living (92 Units | Built 2021)

Multi-Family (74 Units | Built 2017)

Pine Hill Woods (New Single-Family Development)

One North Mixed-Use (35 Units | Built 2024)

Multi-Family (225 Units | Built 2019)

Mt. Sinai Mixed-Use (140 Units | Built 2025)

Port Jefferson Commons Mixed-Use (53 Units | Built 2025)

Senior Living (170 Units | Built 2022)

Senior Living (140 Units)

Senior Living (143 Units)

Senior Living (244 Units | Built 2020)

Multi-Family (200 Units | Built 2022)

Multi-Family (225 Units | Built 2019)

Multi-Family (74 Units | Built 2026)

Multi-Family (126 Units | Built 2018)

Senior Living (124 Units | Built 2025)

Catholic Health St. Charles Hospital

Mather Hospital Northwell Health

ALDI

planet fitness

verizon

Domino's

petco

Michaels

KOHL'S

CHASE

ME Massage Envy

HomeGoods

DOLLAR TREE

MATTRESS FIRM

Five Guys

Amazon Fresh

Uncle Giuseppe's Marketplace

ACE Hardware

PETSMART

Walmart

B's

ShopRite

Wren Kitchens

ULTA Beauty

Burlington

five BELOW

LIDL

OLLIE'S

planet fitness

DOLLAR TREE

Target

Five Guys

Guitar Center

The Home Depot

Family Dollar

Firestone

Advance Auto Parts

Rainbow

Trade Area Demographics

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	5,588	34,903	84,112
2025 Est. Median Age	39.6	42.8	44.3
2025 Estimated Households	1,894	12,571	31,385
2030 Projected Households	1,881	12,531	31,224
2025 Median Home Value	\$456,577	\$506,395	\$504,792
2025 Median Rent	\$1,955	\$1,947	\$1,866

Population & Households

2025 Est. Average Household Income	\$161,938	\$153,427	\$147,974
2025 Est. Median Household Income	\$133,338	\$136,636	\$128,579
2025 Est. Total Businesses	324	1,212	2,509
2025 Est. Total Employees	2,105	7,097	14,597

Businesses/Employees

	Stony Brook	Setauket-East Setauket	Port Jefferson Station
2025 Est. Total Household Expenditure	\$267.35 M	\$1.75 B	\$4.18 B
2025 Est. Apparel	\$4.83 M	\$31.06 M	\$74.24 M
2025 Est. Entertainment	\$14.88 M	\$95.66 M	\$228.71 M
2025 Est. Food, Beverages, Tobacco	\$29.67 M	\$188.04 M	\$451.87 M
2025 Est. Health Care	\$13.54 M	\$90.87 M	\$226.72 M
2025 Est. Household Furnishings and Equ	\$7.02 M	\$45.32 M	\$108.21 M

Household Expenditures

