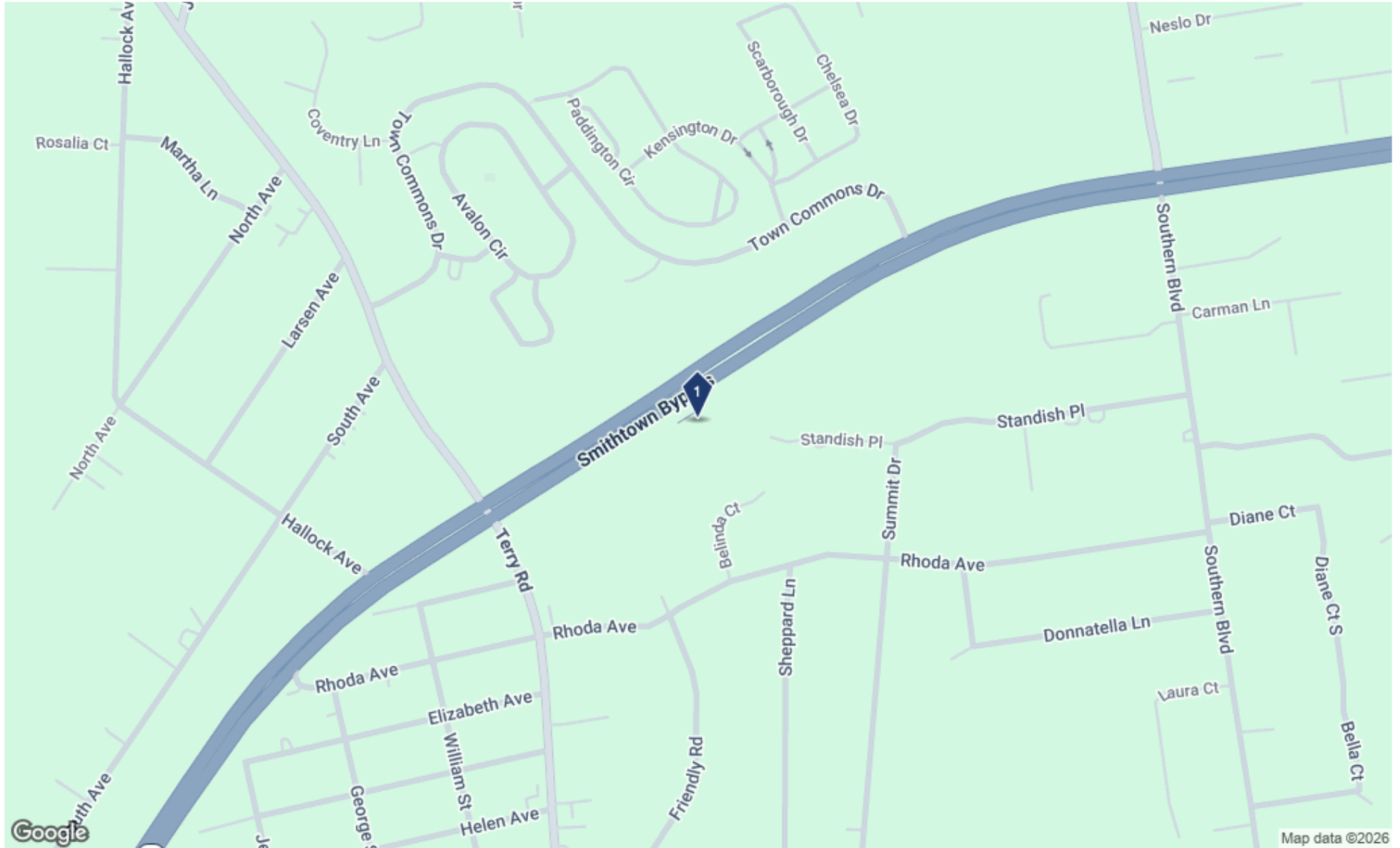


Property Map Overview





725 Smithtown Byp

Smithtown, New York 11787 (Suffolk County) - Central Suffolk Submarket



Retail

Property Summary

GLA	3,847 SF
Built	1971
Tenancy	Single
Asking Rent	Withheld
Frontage	96' on Smithtown Byp
Parking Spaces	57 Surface Spaces



Property Details

Land Area	1.14 AC (49,658 SF)	Parcel	0800-106-00-05-00-032-006
Building FAR	0.08		

Amenities

- Signage

Previous Sale

Sale Date	10/6/2014	Sale Type	Owner User
Sale Price	\$2,100,000	Comp Status	Research Complete
Comp ID	3159212		

Transportation

Parking Details	57 Surface Spaces
Traffic Volume	52,686 on Town Commons Dr (2023); 12,714 on Elizabeth Ave (2025); 51,530 on Hallock Ave (2025); 44,867 on Smithtown Byp (2025); 14,604 on Elizabeth Ave (2024); 10,740 on Larsen Ave (2023); 10,702 on Larsen Ave (2025); 84 on Fairview St (2025); 50,014 on Smithtown Byp (2025); 18,024 on Lindner Pl (2024)
Frontage	96' on Smithtown Byp
Commuter Rail	St James Station 7 min drive
	Smithtown Station 7 min drive
Airport	Long Island MacArthur 17 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
T Carltons Spa & Salon	1	-	-	Aug 2019	-

Showing 1 of 1 Tenants





725 Smithtown Byp

Smithtown, New York 11787 (Suffolk County) - Central Suffolk Submarket



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	725 Route 347 Llc	East Patchogue, NY 11772	-
True Owner	Long Island Neuroscience Specialist	East Patchogue, NY 11772	(631) 475-5511

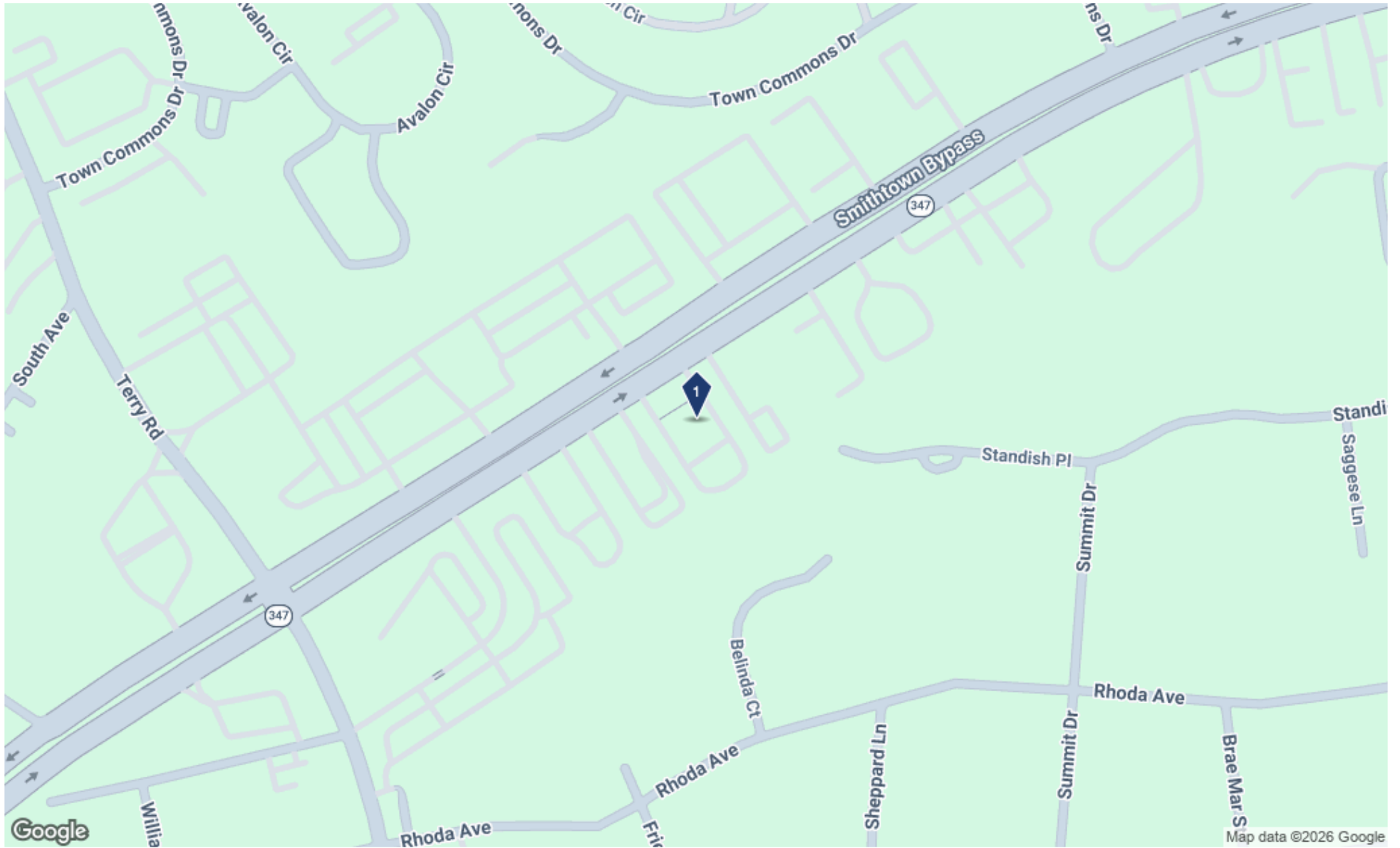


725 Smithtown Byp

Smithtown, New York 11787 (Suffolk County) - Central Suffolk Submarket



Retail



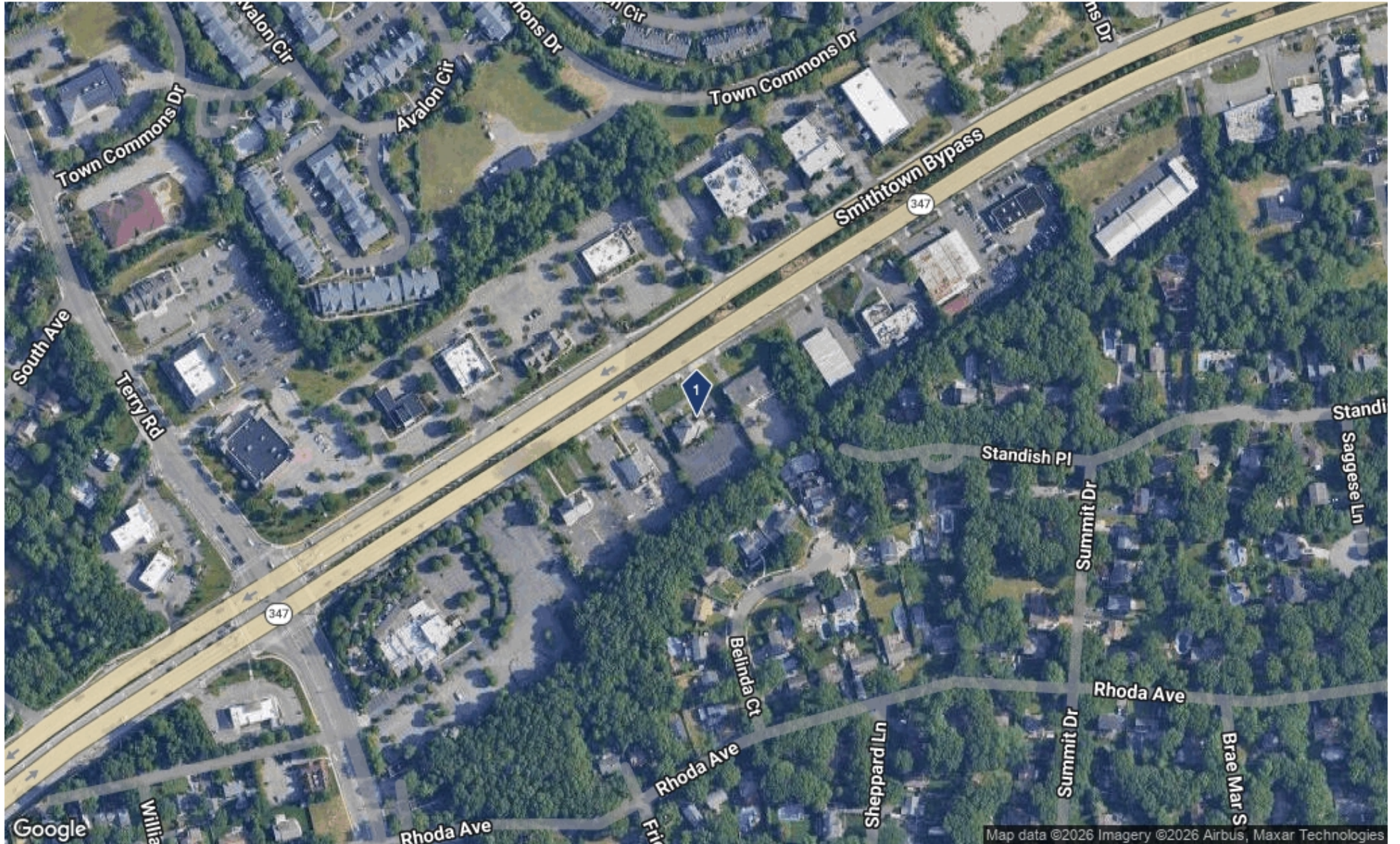
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725 Smithtown Byp

Smithtown, New York 11787 (Suffolk County) - Central Suffolk Submarket



Retail



Daytime Employment Report

1 Mile Radius

725 Smithtown Byp, Smithtown, NY 11787

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,847 SF**
 Year Built: **1971**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	884	5,893	7
Retail & Wholesale Trade	89	1,284	14
Hospitality & Food Service	32	428	13
Real Estate, Renting, Leasing	17	67	4
Finance & Insurance	44	206	5
Information	11	107	10
Scientific & Technology Services	79	388	5
Management of Companies	1	3	3
Health Care & Social Assistance	424	1,844	4
Educational Services	14	290	21
Public Administration & Sales	3	43	14
Arts, Entertainment, Recreation	14	157	11
Utilities & Waste Management	28	150	5
Construction	44	431	10
Manufacturing	18	115	6
Agriculture, Mining, Fishing	0	0	0
Other Services	66	380	6

Demographic Detail Report

725 Smithtown Byp, Smithtown, NY 11787

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,847 SF**
 Year Built: **1971**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	8,368	77,993	203,603
2025 Estimate	8,410	78,190	204,954
2020 Census	8,562	78,728	209,299
Growth 2025 - 2030	-0.50%	-0.25%	-0.66%
Growth 2020 - 2025	-1.78%	-0.68%	-2.08%
2025 Population by Age			
	8,410	78,190	204,954
Age 0 - 4	425 5.05%	3,968 5.07%	11,113 5.42%
Age 5 - 9	420 4.99%	3,914 5.01%	10,838 5.29%
Age 10 - 14	468 5.56%	4,303 5.50%	11,533 5.63%
Age 15 - 19	532 6.33%	4,699 6.01%	12,894 6.29%
Age 20 - 24	553 6.58%	4,913 6.28%	13,964 6.81%
Age 25 - 29	507 6.03%	4,732 6.05%	13,618 6.64%
Age 30 - 34	471 5.60%	4,479 5.73%	12,817 6.25%
Age 35 - 39	454 5.40%	4,248 5.43%	11,947 5.83%
Age 40 - 44	462 5.49%	4,387 5.61%	11,973 5.84%
Age 45 - 49	505 6.00%	4,667 5.97%	12,173 5.94%
Age 50 - 54	582 6.92%	5,237 6.70%	13,246 6.46%
Age 55 - 59	644 7.66%	5,904 7.55%	14,675 7.16%
Age 60 - 64	622 7.40%	5,863 7.50%	14,497 7.07%
Age 65 - 69	500 5.95%	4,811 6.15%	11,898 5.81%
Age 70 - 74	416 4.95%	3,949 5.05%	9,579 4.67%
Age 75 - 79	349 4.15%	3,266 4.18%	7,639 3.73%
Age 80 - 84	251 2.98%	2,359 3.02%	5,323 2.60%
Age 85+	250 2.97%	2,493 3.19%	5,227 2.55%
Age 65+	1,766 21.00%	16,878 21.59%	39,666 19.35%
Median Age	44.10	44.40	41.60
Average Age	42.60	42.90	41.30

Demographic Detail Report

725 Smithtown Byp, Smithtown, NY 11787

Radius	1 Mile	3 Mile	5 Mile
2025 Population By Race	8,410	78,190	204,954
White	6,699 79.66%	60,932 77.93%	138,333 67.49%
Black	154 1.83%	1,949 2.49%	11,700 5.71%
Am. Indian & Alaskan	7 0.08%	75 0.10%	389 0.19%
Asian	534 6.35%	4,975 6.36%	14,317 6.99%
Hawaiian & Pacific Island	0 0.00%	5 0.01%	22 0.01%
Other	1,016 12.08%	10,254 13.11%	40,193 19.61%
Population by Hispanic Origin	8,410	78,190	204,954
Non-Hispanic Origin	7,550 89.77%	68,659 87.81%	164,545 80.28%
Hispanic Origin	860 10.23%	9,531 12.19%	40,409 19.72%
2025 Median Age, Male	42.20	43.00	40.40
2025 Average Age, Male	41.20	41.80	40.30
2025 Median Age, Female	45.80	45.70	42.80
2025 Average Age, Female	43.80	43.90	42.20
2025 Population by Occupation Classification	6,990	65,064	168,896
Civilian Employed	4,592 65.69%	42,137 64.76%	107,062 63.39%
Civilian Unemployed	118 1.69%	1,361 2.09%	4,179 2.47%
Civilian Non-Labor Force	2,278 32.59%	21,556 33.13%	57,611 34.11%
Armed Forces	2 0.03%	10 0.02%	44 0.03%
Households by Marital Status			
Married	1,694	15,895	38,001
Married No Children	990	9,605	22,866
Married w/Children	703	6,290	15,135
2025 Population by Education	6,250	58,526	151,293
Some High School, No Diploma	197 3.15%	2,652 4.53%	10,599 7.01%
High School Grad (Incl Equivalency)	1,228 19.65%	13,454 22.99%	36,090 23.85%
Some College, No Degree	1,680 26.88%	14,273 24.39%	37,800 24.98%
Associate Degree	237 3.79%	2,134 3.65%	6,679 4.41%
Bachelor Degree	1,465 23.44%	14,385 24.58%	32,552 21.52%
Advanced Degree	1,443 23.09%	11,628 19.87%	27,573 18.22%

Demographic Detail Report

725 Smithtown Byp, Smithtown, NY 11787						
Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	9,026		80,876		204,694	
Real Estate & Finance	305	3.38%	3,401	4.21%	7,679	3.75%
Professional & Management	3,119	34.56%	26,316	32.54%	62,810	30.68%
Public Administration	264	2.92%	2,312	2.86%	5,440	2.66%
Education & Health	1,460	16.18%	12,908	15.96%	31,866	15.57%
Services	628	6.96%	5,339	6.60%	15,940	7.79%
Information	137	1.52%	995	1.23%	2,409	1.18%
Sales	1,096	12.14%	10,476	12.95%	25,195	12.31%
Transportation	319	3.53%	1,608	1.99%	4,724	2.31%
Retail	505	5.59%	4,546	5.62%	11,714	5.72%
Wholesale	159	1.76%	1,293	1.60%	3,166	1.55%
Manufacturing	374	4.14%	2,968	3.67%	7,767	3.79%
Production	261	2.89%	2,700	3.34%	8,983	4.39%
Construction	154	1.71%	2,717	3.36%	7,720	3.77%
Utilities	140	1.55%	1,901	2.35%	5,424	2.65%
Agriculture & Mining	3	0.03%	75	0.09%	190	0.09%
Farming, Fishing, Forestry	0	0.00%	1	0.00%	39	0.02%
Other Services	102	1.13%	1,320	1.63%	3,628	1.77%
2025 Worker Travel Time to Job	4,210		38,423		98,841	
<30 Minutes	2,408	57.20%	20,539	53.45%	54,142	54.78%
30-60 Minutes	1,000	23.75%	11,360	29.57%	29,353	29.70%
60+ Minutes	802	19.05%	6,524	16.98%	15,346	15.53%
2020 Households by HH Size	2,952		27,424		67,861	
1-Person Households	611	20.70%	5,572	20.32%	13,035	19.21%
2-Person Households	876	29.67%	8,207	29.93%	19,180	28.26%
3-Person Households	519	17.58%	4,864	17.74%	12,246	18.05%
4-Person Households	558	18.90%	5,123	18.68%	12,539	18.48%
5-Person Households	256	8.67%	2,268	8.27%	6,065	8.94%
6-Person Households	85	2.88%	874	3.19%	2,619	3.86%
7 or more Person Households	47	1.59%	516	1.88%	2,177	3.21%
2025 Average Household Size	2.80		2.80		2.90	
Households						
2030 Projection	2,825		26,711		64,899	
2025 Estimate	2,849		26,851		65,473	
2020 Census	2,952		27,425		67,861	
Growth 2025 - 2030	-0.84%		-0.52%		-0.88%	
Growth 2020 - 2025	-3.49%		-2.09%		-3.52%	

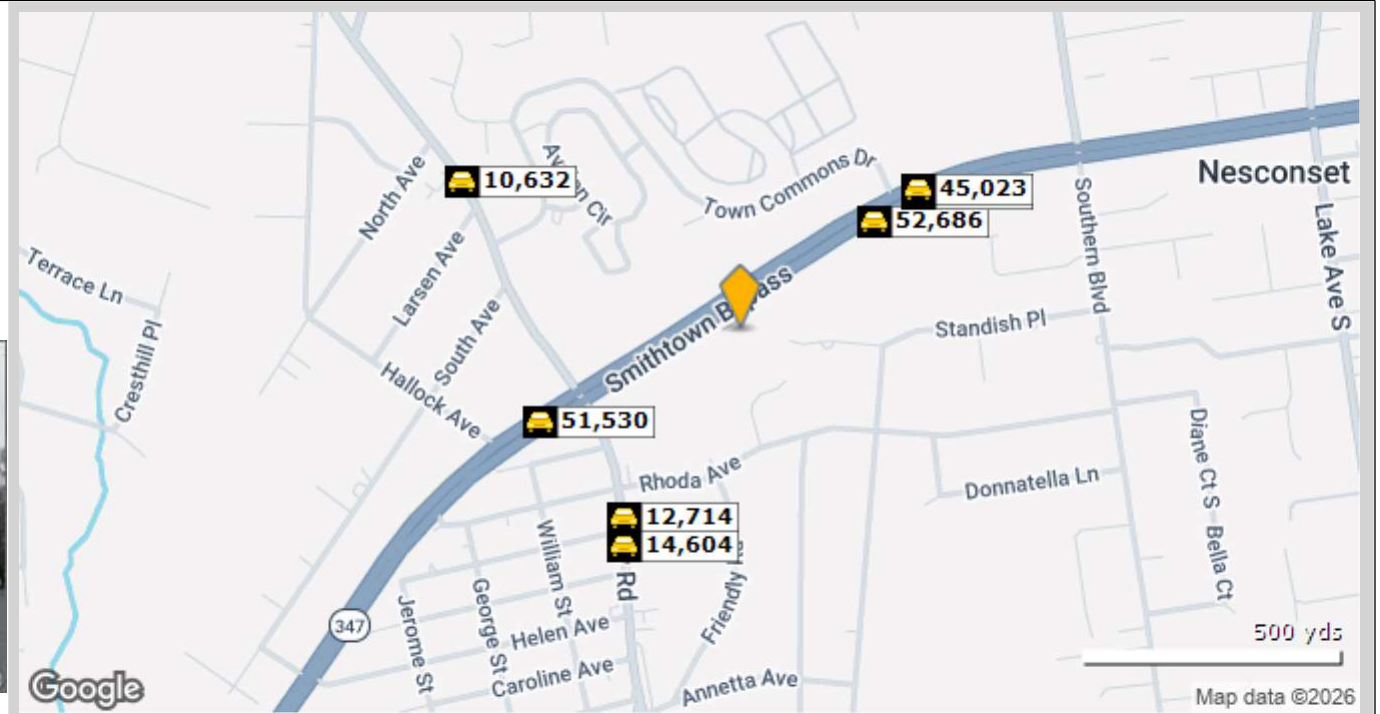
Demographic Detail Report

725 Smithtown Byp, Smithtown, NY 11787						
Radius	1 Mile		3 Mile		5 Mile	
2025 Households by HH Income	2,848		26,850		65,474	
<\$25,000	354	12.43%	2,098	7.81%	4,969	7.59%
\$25,000 - \$50,000	153	5.37%	2,247	8.37%	5,549	8.48%
\$50,000 - \$75,000	226	7.94%	2,295	8.55%	6,579	10.05%
\$75,000 - \$100,000	198	6.95%	2,747	10.23%	6,771	10.34%
\$100,000 - \$125,000	301	10.57%	2,883	10.74%	6,992	10.68%
\$125,000 - \$150,000	381	13.38%	2,993	11.15%	7,135	10.90%
\$150,000 - \$200,000	340	11.94%	3,890	14.49%	9,855	15.05%
\$200,000+	895	31.43%	7,697	28.67%	17,624	26.92%
2025 Avg Household Income	\$162,500		\$160,049		\$156,293	
2025 Med Household Income	\$137,598		\$134,647		\$131,576	
2025 Occupied Housing	2,849		26,852		65,472	
Owner Occupied	2,329	81.75%	22,743	84.70%	53,537	81.77%
Renter Occupied	520	18.25%	4,109	15.30%	11,935	18.23%
2020 Housing Units	3,116		29,288		71,360	
1 Unit	2,695	86.49%	25,414	86.77%	62,345	87.37%
2 - 4 Units	208	6.68%	1,287	4.39%	2,751	3.86%
5 - 19 Units	86	2.76%	1,945	6.64%	4,251	5.96%
20+ Units	127	4.08%	642	2.19%	2,013	2.82%
2025 Housing Value	2,330		22,743		53,536	
<\$100,000	33	1.42%	369	1.62%	1,174	2.19%
\$100,000 - \$200,000	8	0.34%	74	0.33%	289	0.54%
\$200,000 - \$300,000	8	0.34%	450	1.98%	1,101	2.06%
\$300,000 - \$400,000	34	1.46%	1,034	4.55%	3,622	6.77%
\$400,000 - \$500,000	237	10.17%	3,318	14.59%	10,343	19.32%
\$500,000 - \$1,000,000	1,882	80.77%	16,357	71.92%	34,866	65.13%
\$1,000,000+	128	5.49%	1,141	5.02%	2,141	4.00%
2025 Median Home Value	\$724,495		\$687,274		\$646,833	
2025 Housing Units by Yr Built	3,115		29,338		71,618	
Built 2010+	84	2.70%	1,569	5.35%	3,319	4.63%
Built 2000 - 2010	403	12.94%	1,839	6.27%	3,845	5.37%
Built 1990 - 1999	461	14.80%	2,304	7.85%	5,190	7.25%
Built 1980 - 1989	274	8.80%	2,539	8.65%	6,315	8.82%
Built 1970 - 1979	489	15.70%	6,373	21.72%	14,661	20.47%
Built 1960 - 1969	730	23.43%	8,316	28.35%	21,237	29.65%
Built 1950 - 1959	419	13.45%	3,707	12.64%	10,889	15.20%
Built <1949	255	8.19%	2,691	9.17%	6,162	8.60%
2025 Median Year Built	1972		1969		1968	

Traffic Count Report

725 Smithtown Byp, Smithtown, NY 11787

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,847 SF**
 Year Built: **1971**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Nesconset Highway	Town Commons Dr	0.04 NE	2023	52,686	AADT	.20
2	Terry Road	Elizabeth Ave	0.02 N	2025	12,714	MPSI	.24
3	Smithtown Byp	Hallock Ave	0.05 SW	2024	51,716	MPSI	.24
4	Smithtown Byp	Hallock Ave	0.05 SW	2025	51,530	MPSI	.24
5	Highway Pl	Smithtown Byp	0.01 N	2024	45,225	MPSI	.26
6	Highway Pl	Smithtown Byp	0.01 N	2025	44,867	MPSI	.26
7	Highway Pl	Smithtown Byp	0.01 N	2024	45,023	MPSI	.26
8	Terry Rd	Elizabeth Ave	0.02 N	2022	14,355	MPSI	.27
9	Terry Rd	Elizabeth Ave	0.02 N	2024	14,604	MPSI	.27
10	Terry Rd	Larsen Ave	0.03 SE	2020	10,632	MPSI	.35