



OFFICE OR RETAIL SPACE | FOR LEASE

1787-1797 Middle Country Road Centereach, NY



Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	11,000 SF
Available SF:	2,000 - 6,000 SF
Lot Size:	1.46 Acres
# of Units Avail.:	2
Zoning:	Medical
Traffic Count:	41,980

Property Overview

Incredible Opportunity To Lease Up To 6000 SF Of Medical Office | Professional Office | Retail Space Strategically Located On Heavily Traveled Middle Country Road In The Heart Of Centereach. Two Units Available Are Both Approved And Zoned For Medical Office Use. Ample Parking Available For 80+/- Vehicles In Large Lot. Highly Visible Property With 160 Feet Of Frontage And Two Curb Cuts With 41,000 Vehicles Passing Per Day. Both Units Are Empty Shells And Are Completely Ready To Be Built Out. Each Feature Brand New Central Air And Central Heat. Landlord Is Willing To Negotiate 3 + Months For The Tenant To Build Out. Ideal For Medical, Dental Or Any Professional Office Use. Unit 1787 C Is 2000 Sf And Unit 1797 Is A 4000 Sf End Cap. Surrounded By National Retailers And Less Than 1/3 Mile To Nicholls Road And In Close Proximity To Stony Brook University. OWNER IS MOTIVATED AND WILL ENTERTAIN ALL USE INCLUDING RETAIL, OFFICE AND MEDICAL OFFICE.

Property Highlights

- Zoned For Medical Use
- May Be Used for Any Professional Office or Retail Use
- Ample Parking for 80 vehicles
- Highly Visible Location
- Traffic Counts Exceed 41,000 vehicles per day

For More Information:

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UP TO 6000 SF AVAILABLE FOR LEASE

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1787 C Middle Country Rd, Centereach, NY

1787 C Middle Country Rd, Centereach, NY
TOTAL AREA: 2021.81 sq ft - LIVING AREA: 2021.81 sq ft - FLOORS: 1 - ROOMS: 1

▼ Ground Floor

TOTAL AREA: 2021.81 sq ft - LIVING AREA: 2021.81 sq ft - ROOMS: 1

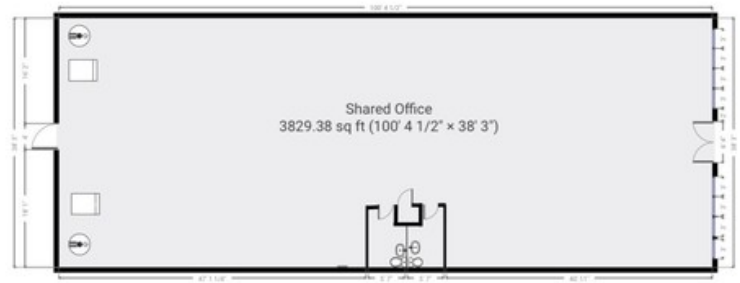


1797 Middle Country Rd, Centereach, NY

1797 Middle Country Rd, Centereach, NY
TOTAL AREA: 4069.20 sq ft - LIVING AREA: 4069.20 sq ft - FLOORS: 1 - ROOMS: 4

▼ Ground Floor

TOTAL AREA: 4069.20 sq ft - LIVING AREA: 4069.20 sq ft - ROOMS: 4



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 6,000 SF	Lease Rate:	\$16.00 PSF NNN

Available Spaces

Suite	Status	Size (SF)	Lease Type	Lease Rate
Suite 1787 C	Available	2,000 SF	NNN	\$16.00 SF/yr
Suite 1797- End Cap	Available	4,000 SF	NNN	\$16.00 SF/yr

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National Retailer Map

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Exclusive Listing Brokers

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