

1,812 SF RETAIL/RESTAURANT

6-10 East Main Street | Smithtown, New York 11787

FOR LEASE



Commercial



EXECUTIVE SUMMARY

6-10 East Main Street | Smithtown, New York 11787

Building Size:	1,812 SF	Lot Size:	0.28 Acres
# of Seats (Restaurant):	32	Parking:	+/- 15 Spaces
Frontage:	120 Feet	Zoning:	Commercial Business (CB)
Annual Taxes:	+/- \$14,000.00	Lease Rate:	\$10,000 per month (NNN)

Property Description

INCREDIBLE LOCATION! Now available for lease, this 1,812 SF Freestanding Retail/Restaurant Building is strategically located on highly visible and heavily traveled East Main Street in the heart of the Village of Smithtown. Zoned Commercial Business, this property offers unlimited possibilities for a restaurant with up to 32 seats, office or any retail use. Adjacent to the very busy Village Commons and directly next door to the popular Smithtown Center for the Performing Arts. This site is surrounded by local and national retailers. Minutes to heavily traveled Route 347, and convenient to Route 454 which offers quick access to the Northern State Parkway. Excellent demographics and a rare opportunity to move into a brand-new space.

Next Property Highlights

- Highly Visible Corner Location
- Tremendous Traffic Counts- Over 25K Cars Pass Per Day
- Brand New Retail, Restaurant or Office Building with Ample Parking

Exclusively represented by:

Michael G. Murphy

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

EAST MAIN (MAIN STREET)

STREET

COORDINATE RE-PAVING
WITH THEATER

BLACK ESTATE FENCE
32' LINEAR FT. -
ALL PROP. TABLES &
FENCING DETAILS SUBJECT
TO TOWN APPROVAL

REMOVE 4 EXIST BRADFORD
PEARS & REPLANT 4 PIN OAKS
(3.5" CAL. MIN.) IN 4' x 4' TREE BOX

REMOVE &
RECONSTRUCT
PLANTER W/ PLAQUE
& NEW LANDSCAPING

pedestrian
traffic signal
stanchion

NEW STAMPED
CONCRETE -
RUNNING BOND
BRICK RED

EXIST SIDEWALK
TO REMAIN

APPLICANT TO
REPLACE SNOW
STRIP & CONC
SIDEWALK AS
DIRECTED BY TOWN

2' - SNOW STRIP
(STAMPED CONC.)
4' - CONC. SIDEWALK

STREET
TREES
30' O.C.

SUBSTITUTE PRIOR
APPROVED TREE
SPECIE WITH
PIN OAK

NOTE
REPLA
CRACI
AND A
THE TO
HIGHW

NOTE:
THERE ARE
UTILITIES W
PROPOSED

WALGREENS

SMITHTOWN
THEATER

Subject property

Existing
1,812 +/- S.F.
1 Story
Masonry,
Brick and
Frame
Building
(Slab on
Grade)
FUTURE
32 SEAT
RESTAURANT

OUTDOOR SEATING

PLANT LONDON
PLANETEE

RELOCATE
LIGHT POLE

PAVER AREA CALCULATION

CORNER (TOWN)	= 1,200 SF
THEATER (TOWN)	= 480 SF
Subject property	2,355 SF
Snow Strip ()	250 SF
TOTAL	= 4,285 SF

6 LEYLAND CYPRESS
(6' HT, 6' O.C.) &
DOGWOOD (3" CAL)
PER APPROVED PLAN

EVERGREEN SHRUB
HEDGE PER
APPROVED PLANS

10 E. MAIN STREET
CORNER PAVING CONCEPT PLAN

OCTOBER 24, 2024
SMITHTOWN PLANNING DEPARTMENT

FLOOR PLAN

6-10 East Main Street | Smithtown, New York 11787

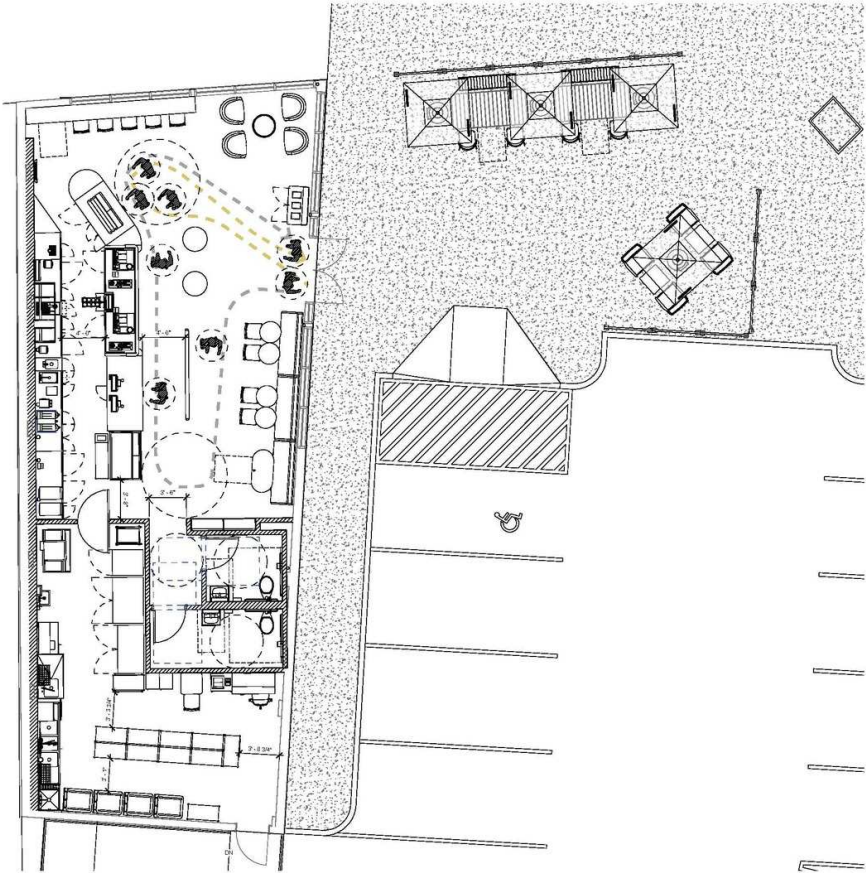
-  MOP QUEUE
-  CUSTOMER QUEUE

Seating
24 Interior Seats
16 Patio Seats

Format type
Cafe

Trade Downs

REFERENCE: PROGRAM ANALYSIS - INTERIOR ENVIRONMENT
SD PROJECT SCORECARD
FLOOR PLAN CHECKLIST



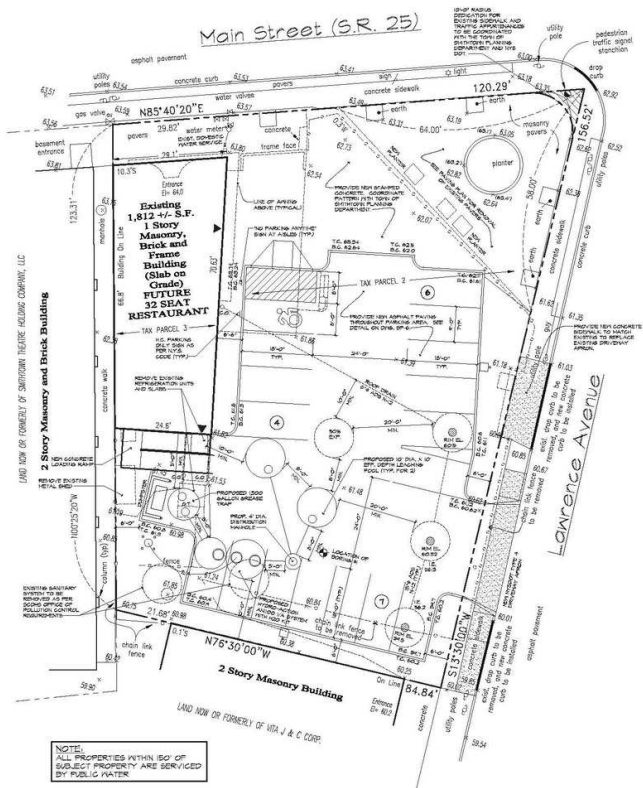
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SITE PLAN

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RETAILER MAP

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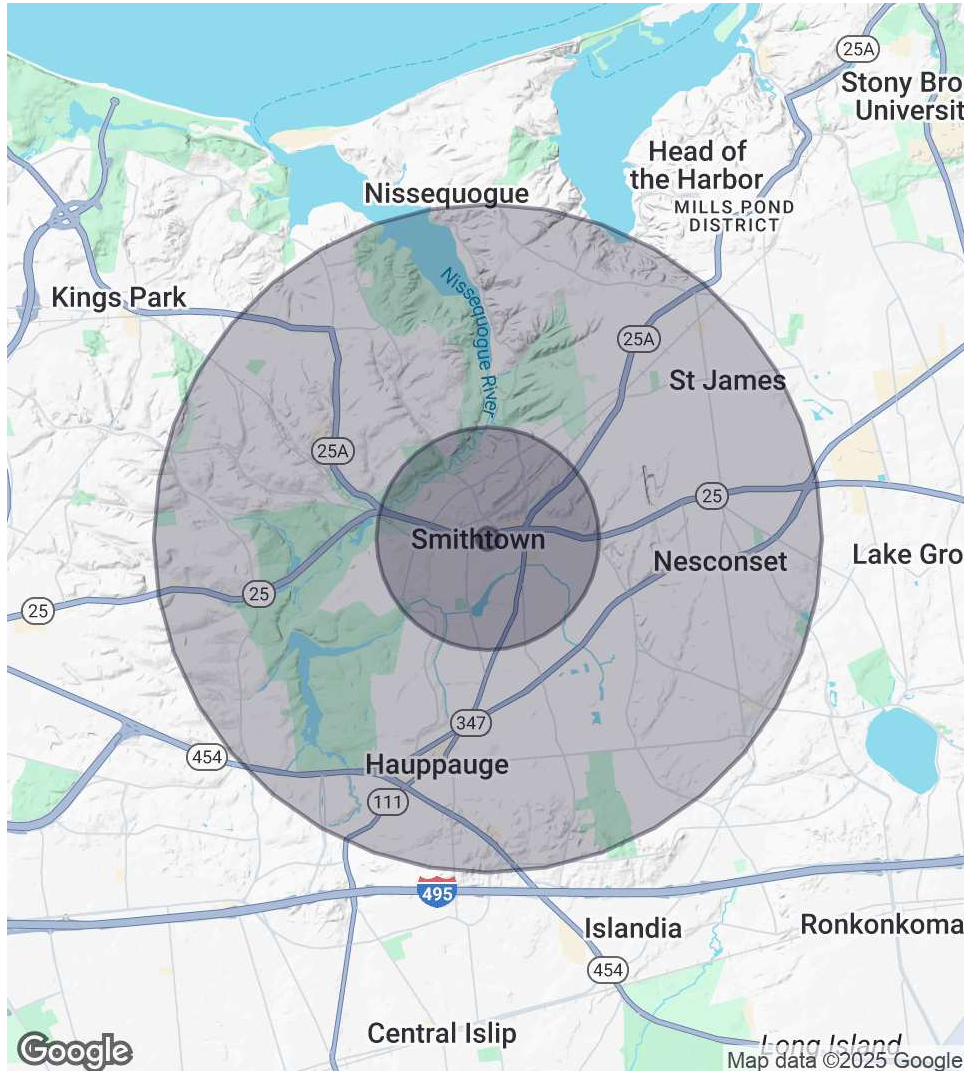
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DEMOGRAPHICS MAP & REPORT

6-10 East Main Street | Smithtown, New York 11787



0.5 Miles Radius

Population

6

Households

2

Average HH Income

\$228,494

1 Mile Radius

Population

6,667

Households

2,280

Average HH Income

\$236,871

3 Miles Radius

Population

65,310

Households

22,364

Average HH Income

\$212,965

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6-10 EAST MAIN STREET, SMITHTOWN



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Professional Background

Michael G. Murphy is the President & Head of Operations 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 involves 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 in excess of 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 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 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.