



Country View Commons

7 Browns Road
Nesconset, New York 11767

Property Highlights

- This established complex which was built in 2009 is home to prominent tenants such as Saf-T-Swim, Kiddie Academy, Pediatric Dental & Orthotics and Pickle N Par Club and supports a diverse range of uses, including medical, office, retail, and sports training facilities.
- Close to retail and dining amenities
- Professionally managed with ample on-site parking
- High ceilings (18-22 feet)
- Located in a high-traffic area, minutes from Smithaven Mall and close to Stony Brook University Hospital and St. Catherine's Hospital
- Zoned L1 (Light Industry)

Offering Summary

Lease Rate:	Negotiable
Building Size:	46,000 SF
Available SF:	6,488 SF
Lot Size:	6.6 Acres

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,331	27,730	67,858
Total Population	9,571	79,552	211,404

For More Information

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Property Description

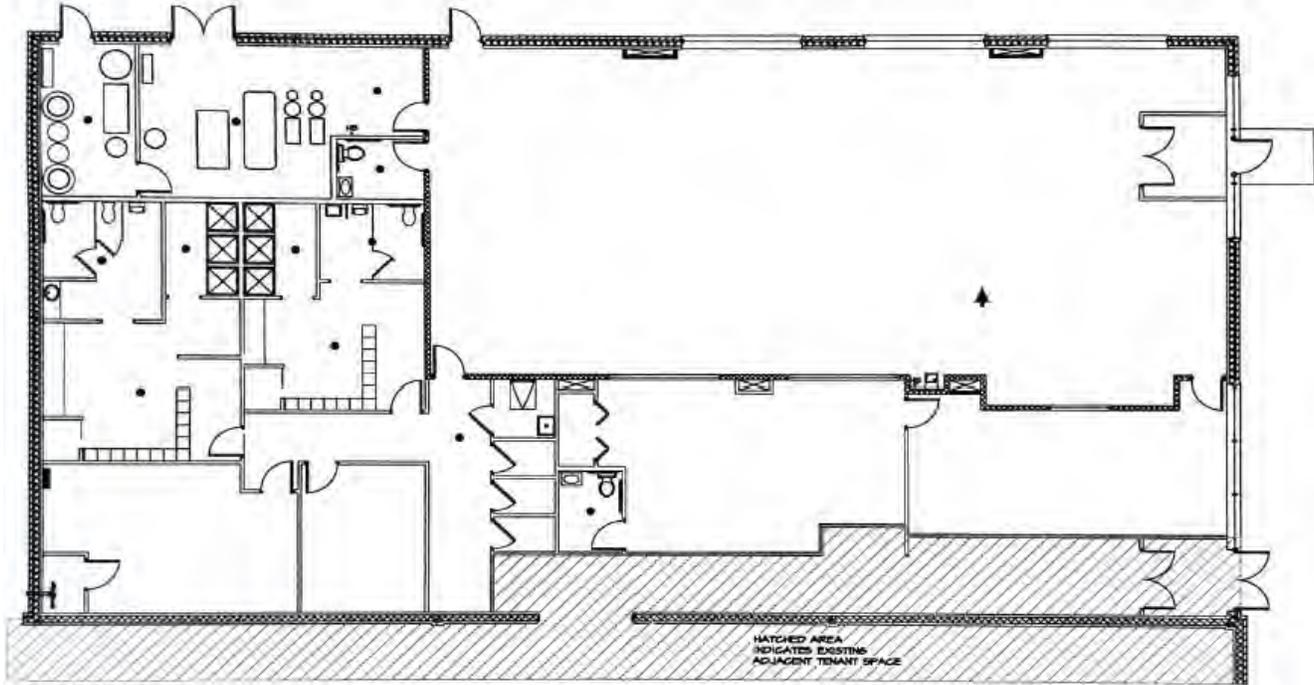
Located in the Country View Commons Office Park which consists of three separate buildings built in 2009 totaling 108,500 square feet. The property is zoned L1 (Light Industry) which permits indoor recreation, medical and non-medical office and other uses. Tenants currently occupying the park consists of Saf-T-Swim, Kiddie Academy, Pediatric Dental & Orthodontics and Pickle N Par Club.

Location Description

Country View Commons is situated in an area that offers a suburban feel with good access to major roadways like Veterans Highway and the Northern State Parkway. Public transportation is readily available, with multiple Suffolk County Transit bus stops in Nesconset and nearby access to the Port Jefferson Long Island Rail Road station via Smithtown, providing connectivity to New York City and other parts of Long Island. Additionally, Long Island MacArthur Airport is located approximately 5.8 miles away, offering further regional and national access.

The property also benefits from its proximity to major academic institutions, including Suffolk County Community College's Ammerman Campus and Stony Brook University as well as health facilities which include St. Catherines Hospital and Stony Brook Hospital. Smithhaven Mall is located within 5 minutes or less than 2 miles northeast.





ENLARGED FLOOR PLAN OF TENANT SPACE
SCALE: 1/8" = 1'-0"



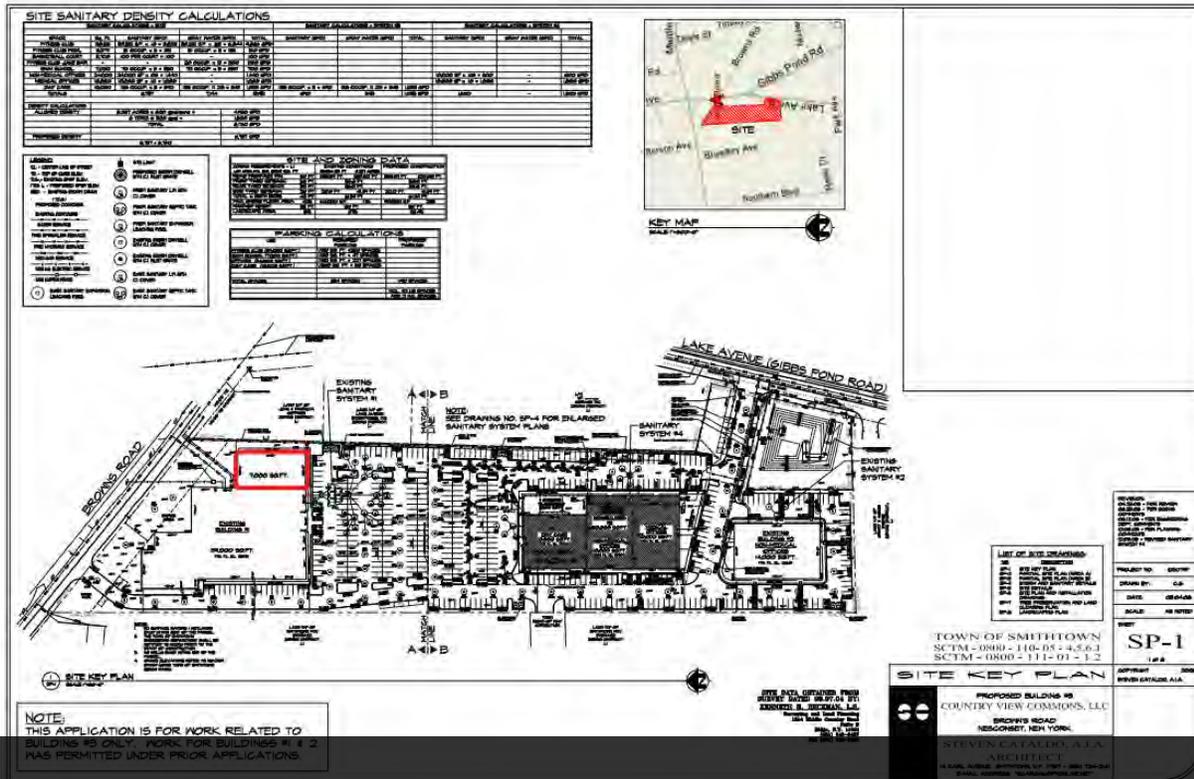
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,488 SF	Lease Rate:	Negotiable

Available Spaces

Suite Tenant Size (SF) Lease Type Lease Rate Description

7 Browns Ave	Available	6,488 SF	NNN	Negotiable	This available space offers a large reception area, built-in pool, large storage room, ladies' and men's locker rooms, changing stalls, and lavatories with showers, as well as two private half baths. Real estate taxes and CAM are approximately a total of \$5.00 per square foot
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Site Plan

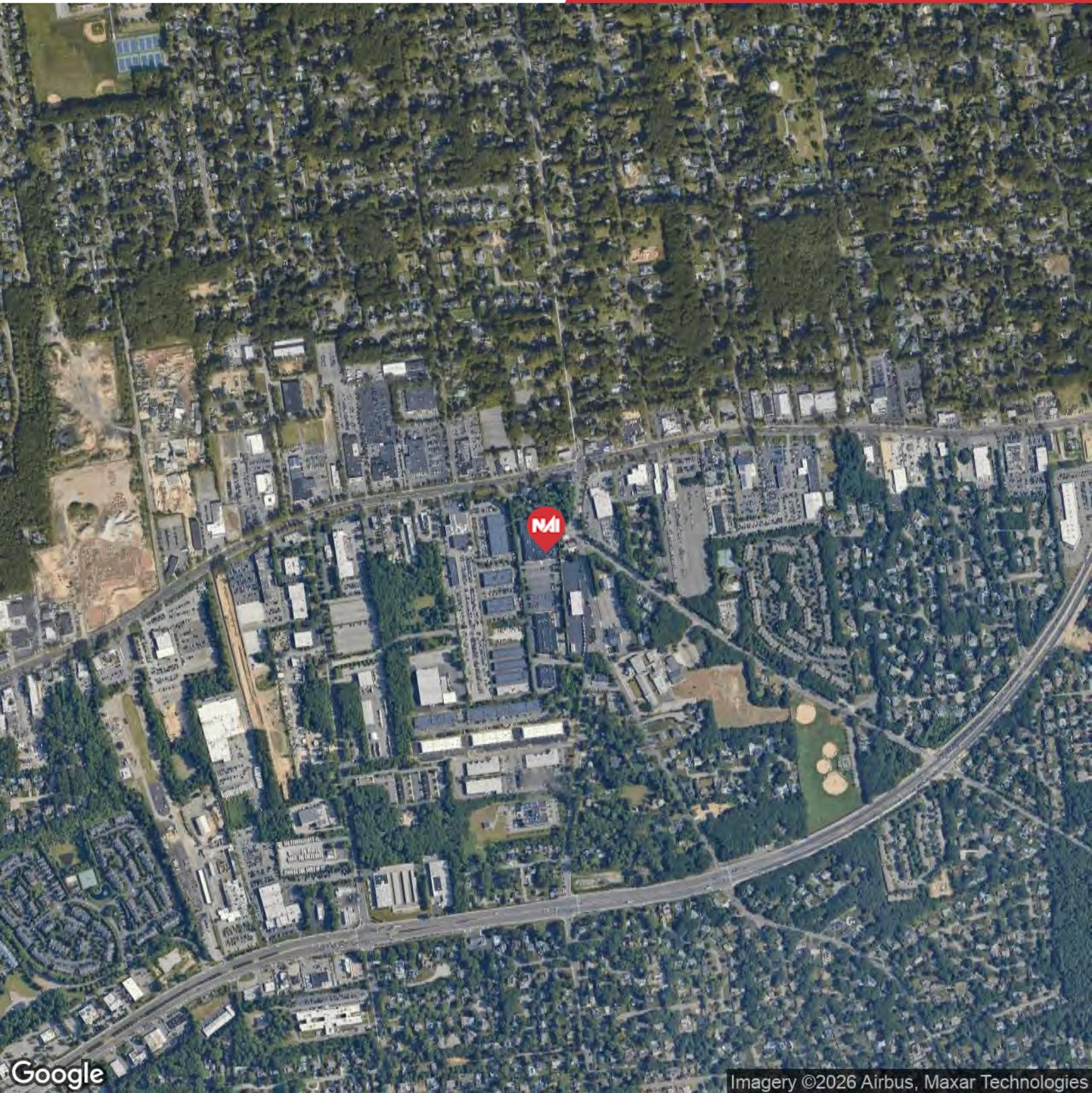
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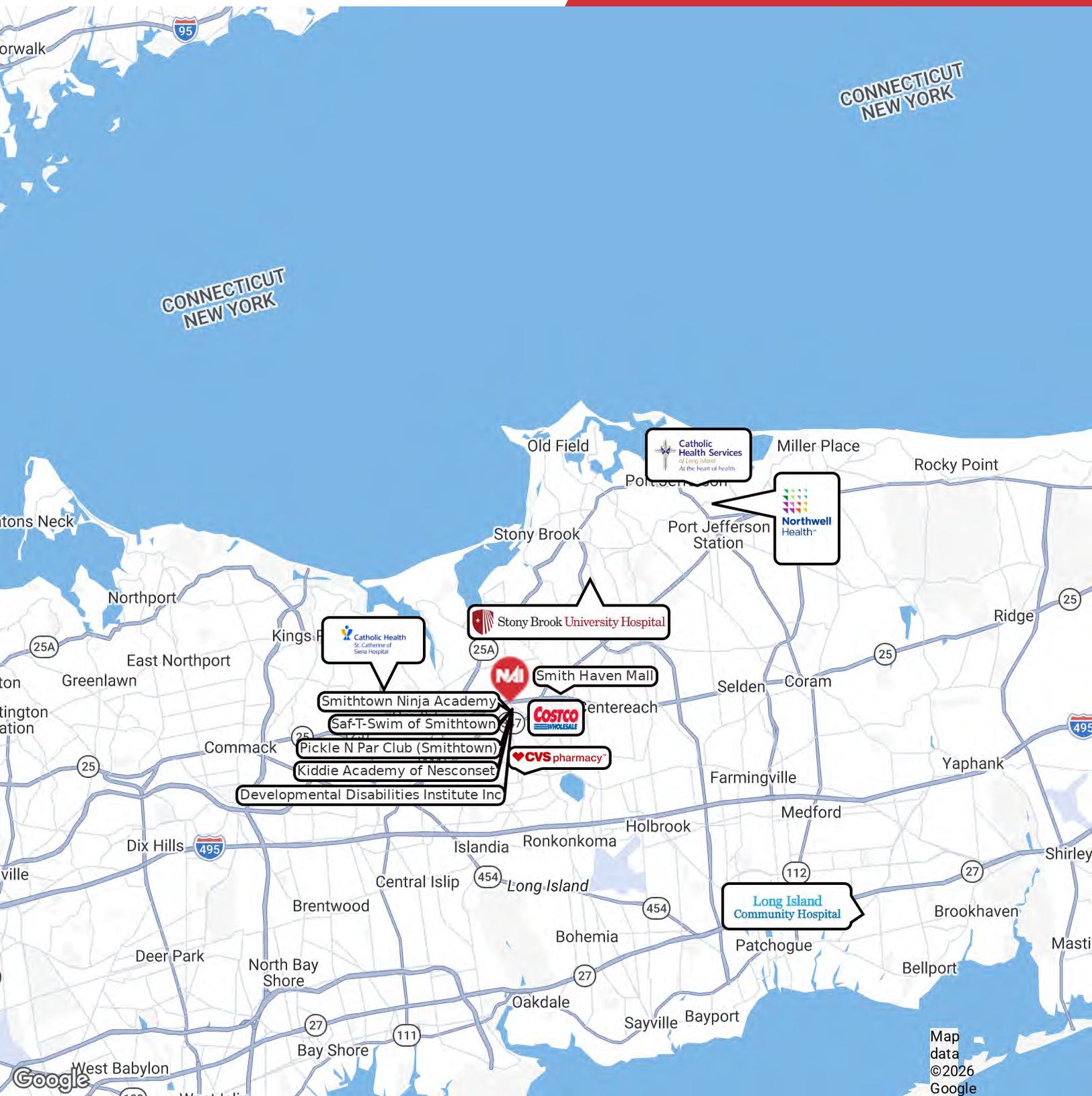


Google

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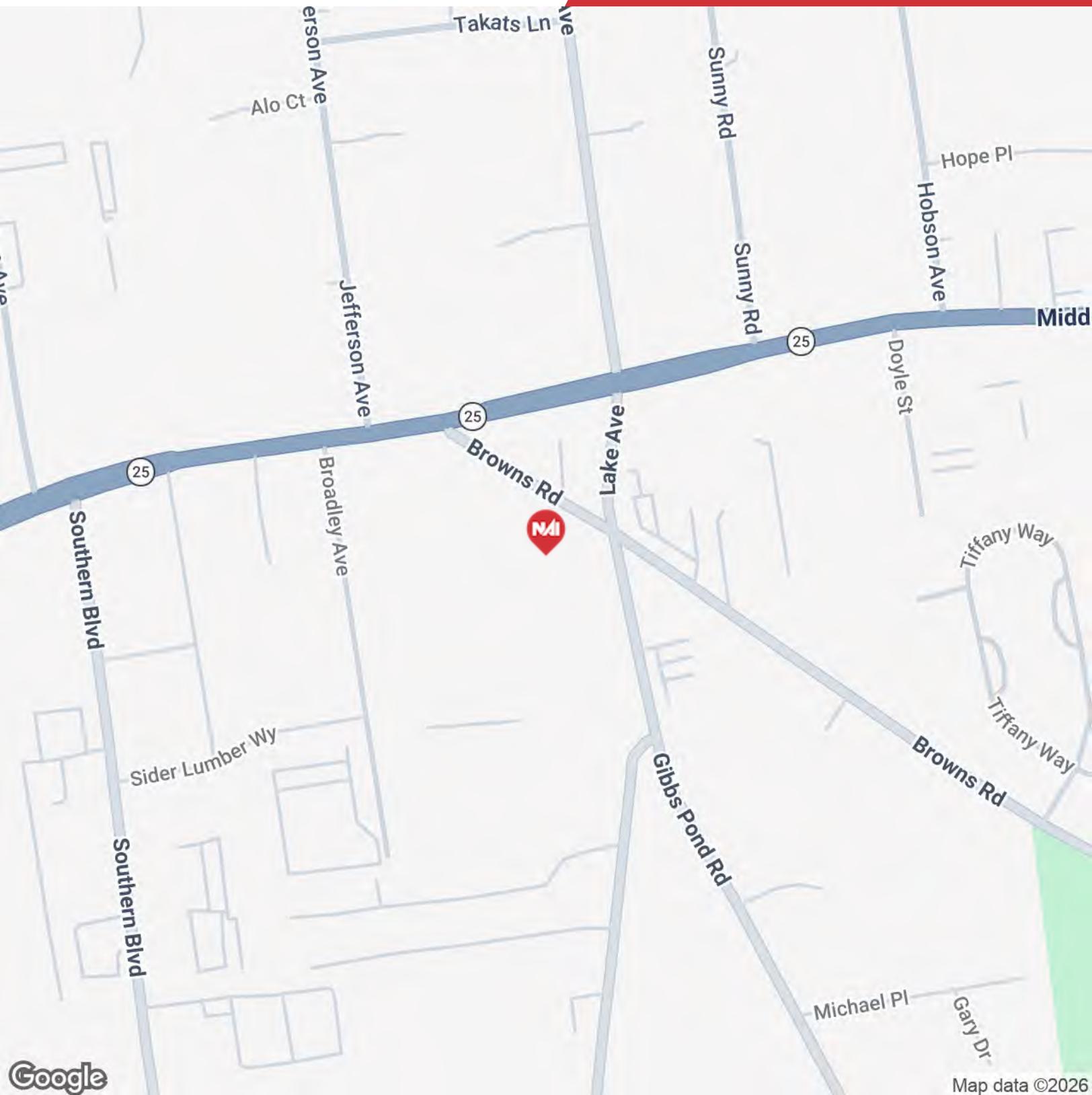
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For Lease

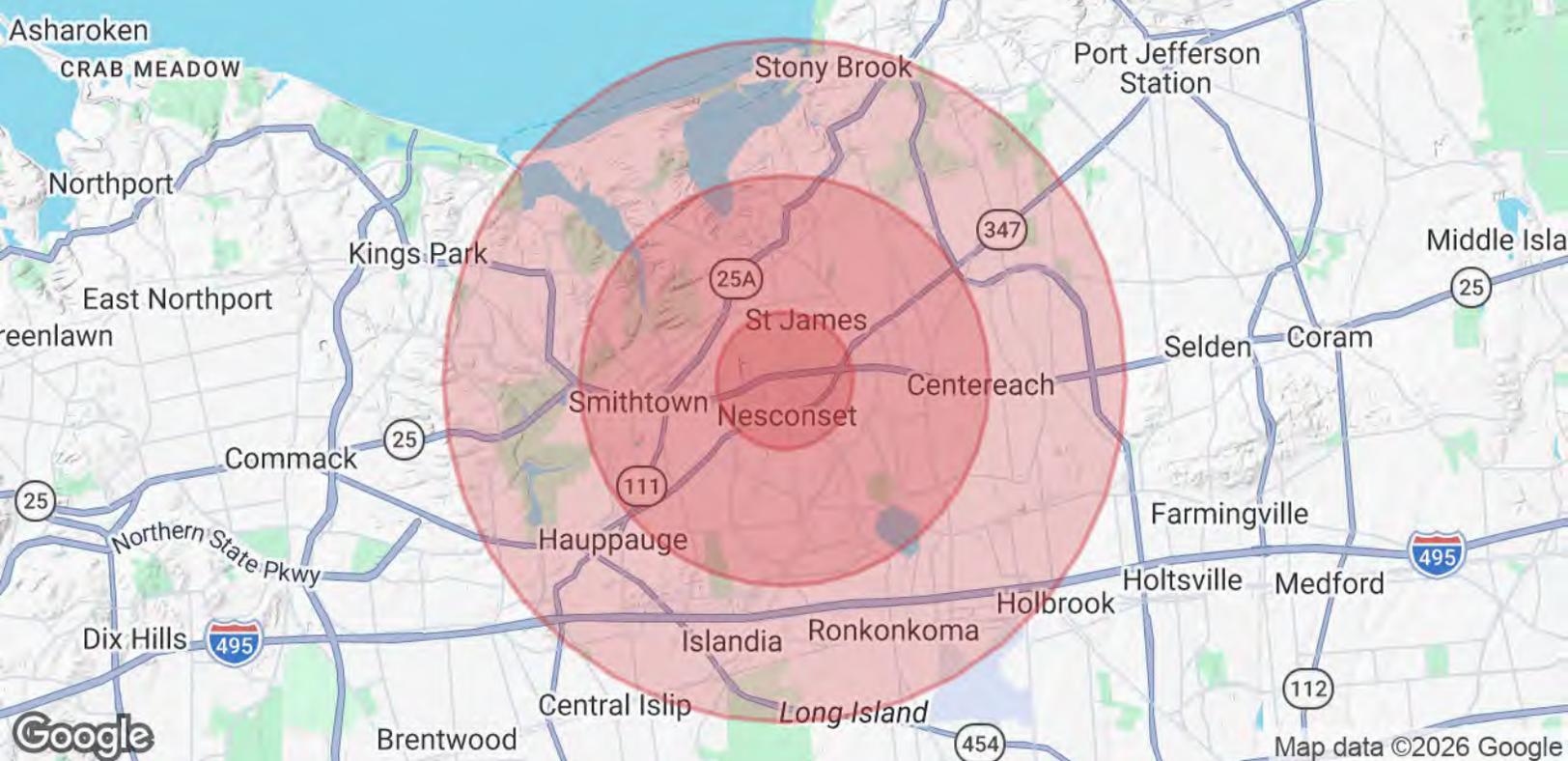
6,488 SF | Negotiable

Retail/Medical Office Space



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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,571	79,552	211,404
Average Age	43	44	42
Average Age (Male)	42	43	41
Average Age (Female)	44	45	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,331	27,730	67,858
# of Persons per HH	2.9	2.9	3.1
Average HH Income	\$205,953	\$193,792	\$181,395
Average House Value	\$708,197	\$680,685	\$634,073

Demographics data derived from AlphaMap