



1 West Main

1 West Main Street
Smithtown, New York 11787

Property Highlights

- Prime corner on West Main and Bank Avenue
- Abundant private parking in rear
- High visibility
- Short walk to LIRR Train Station
- Full basement (not incl. in SF)

Property Overview

Former TFCU Bank Branch for lease on a prominent corner in the central business district of Smithtown. Excellent off-street parking in large private lot immediately behind the building. Ample on-street parking as well.

Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	9,700 SF
Available SF:	4,850 SF
Lot Size:	0.34 Acres

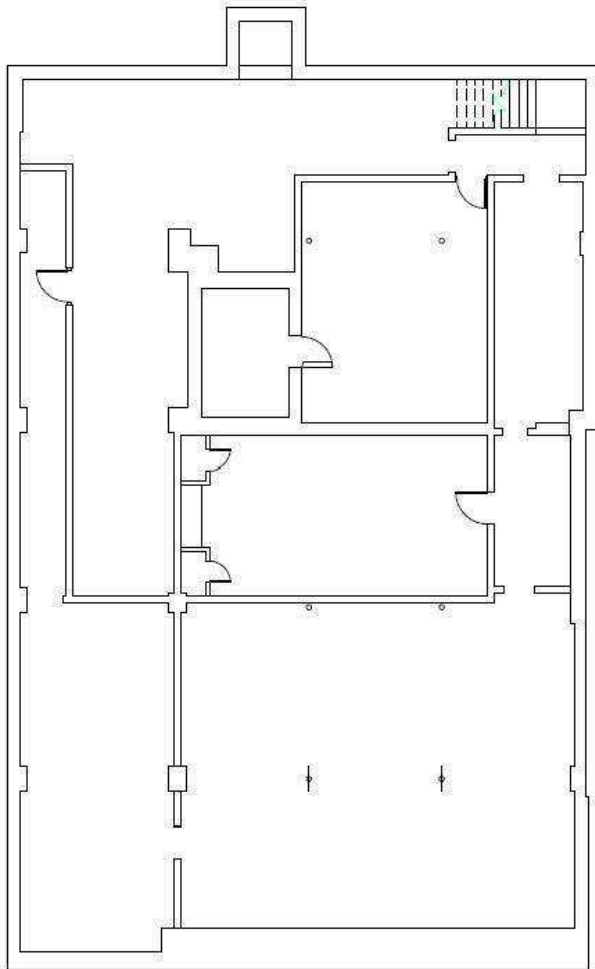
For More Information

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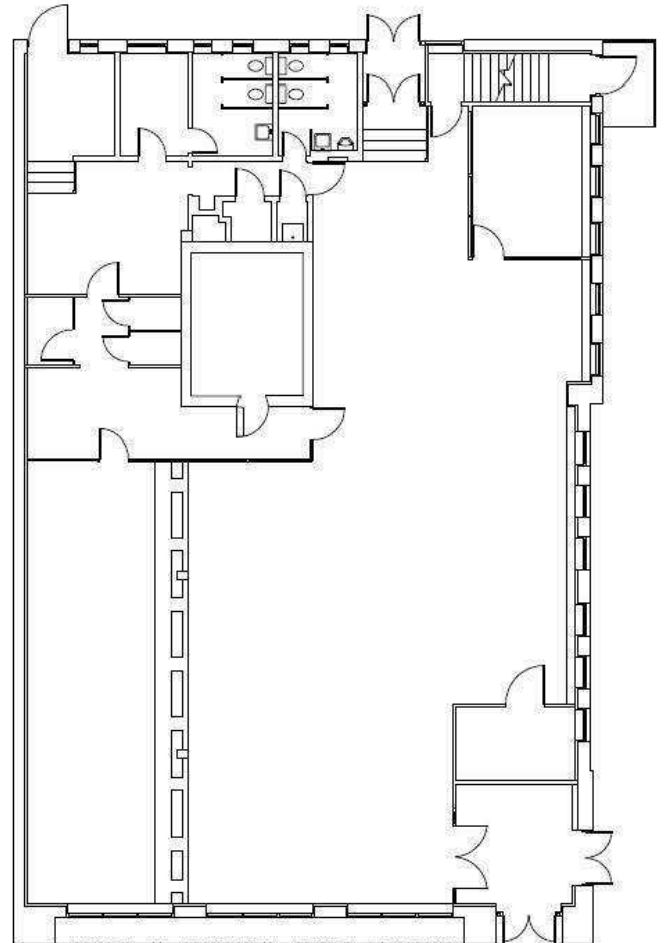
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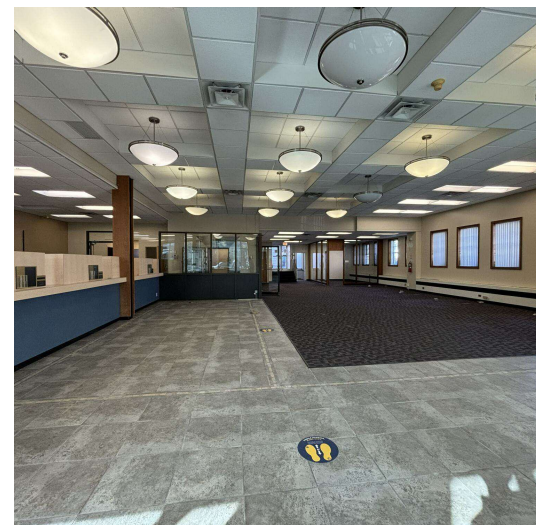
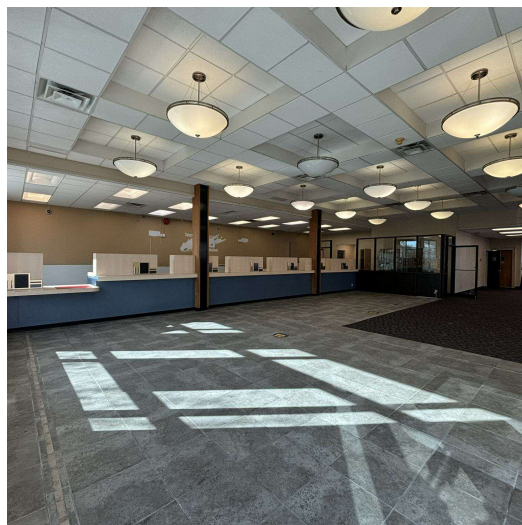
BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"



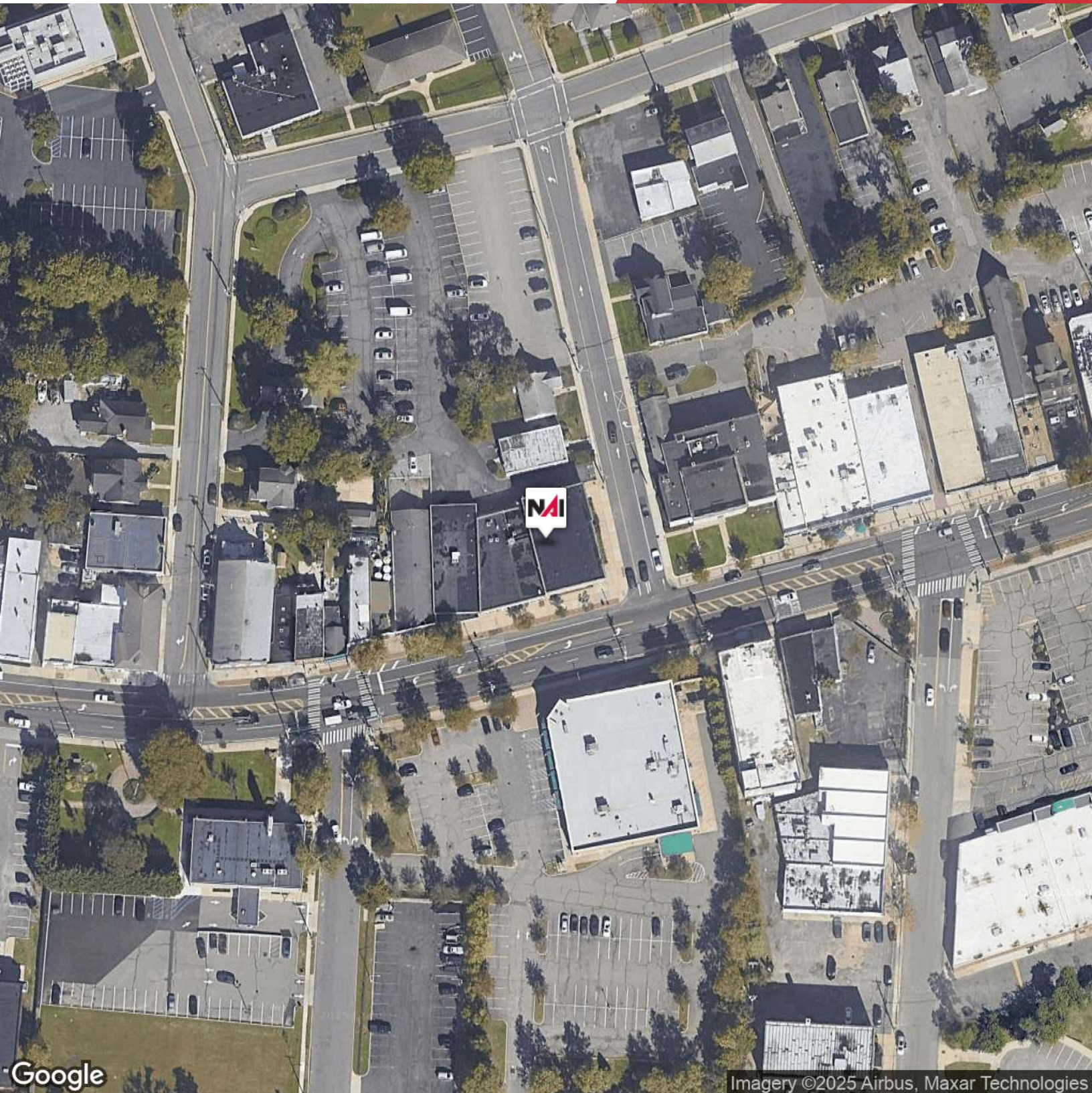
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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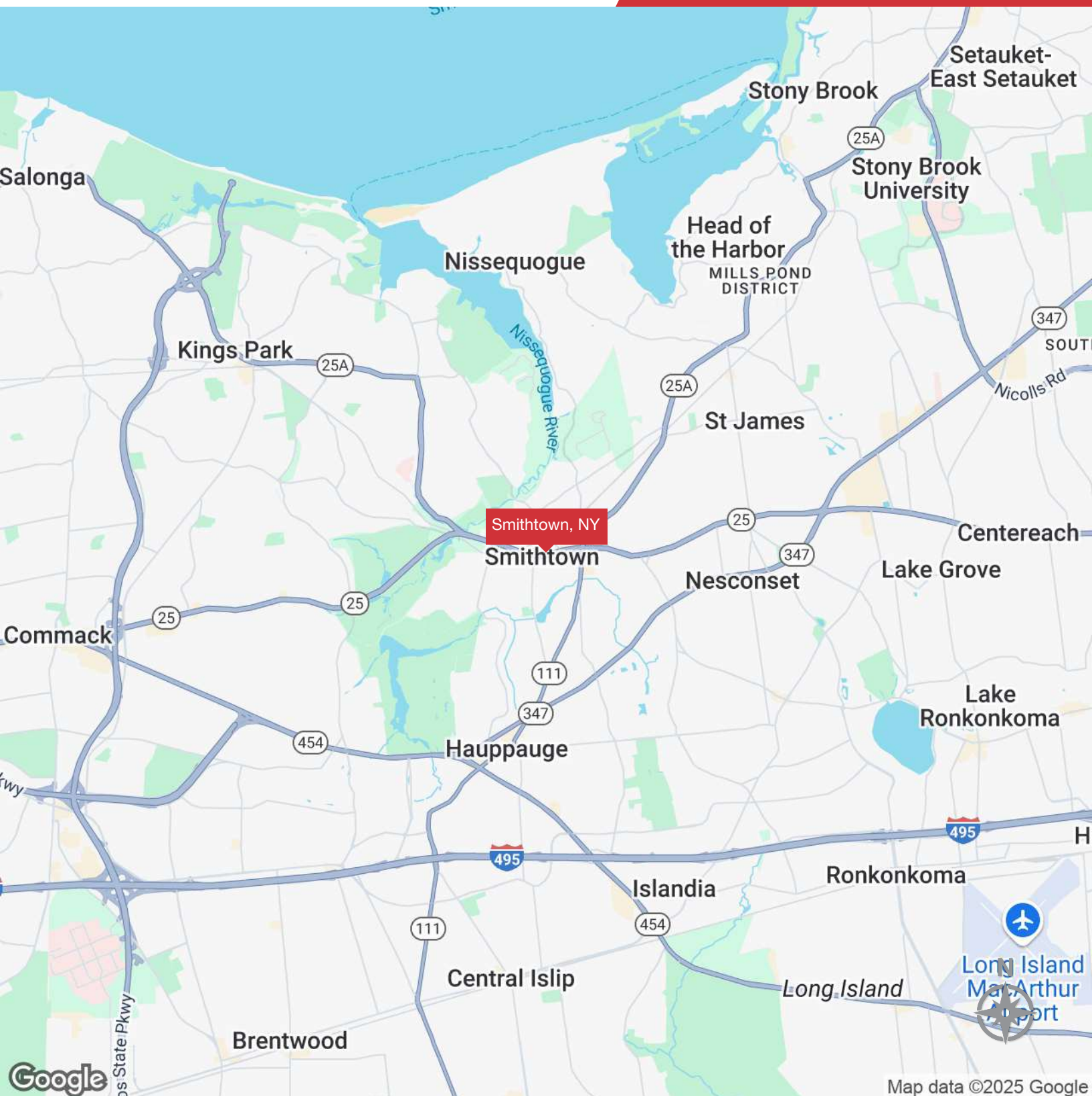
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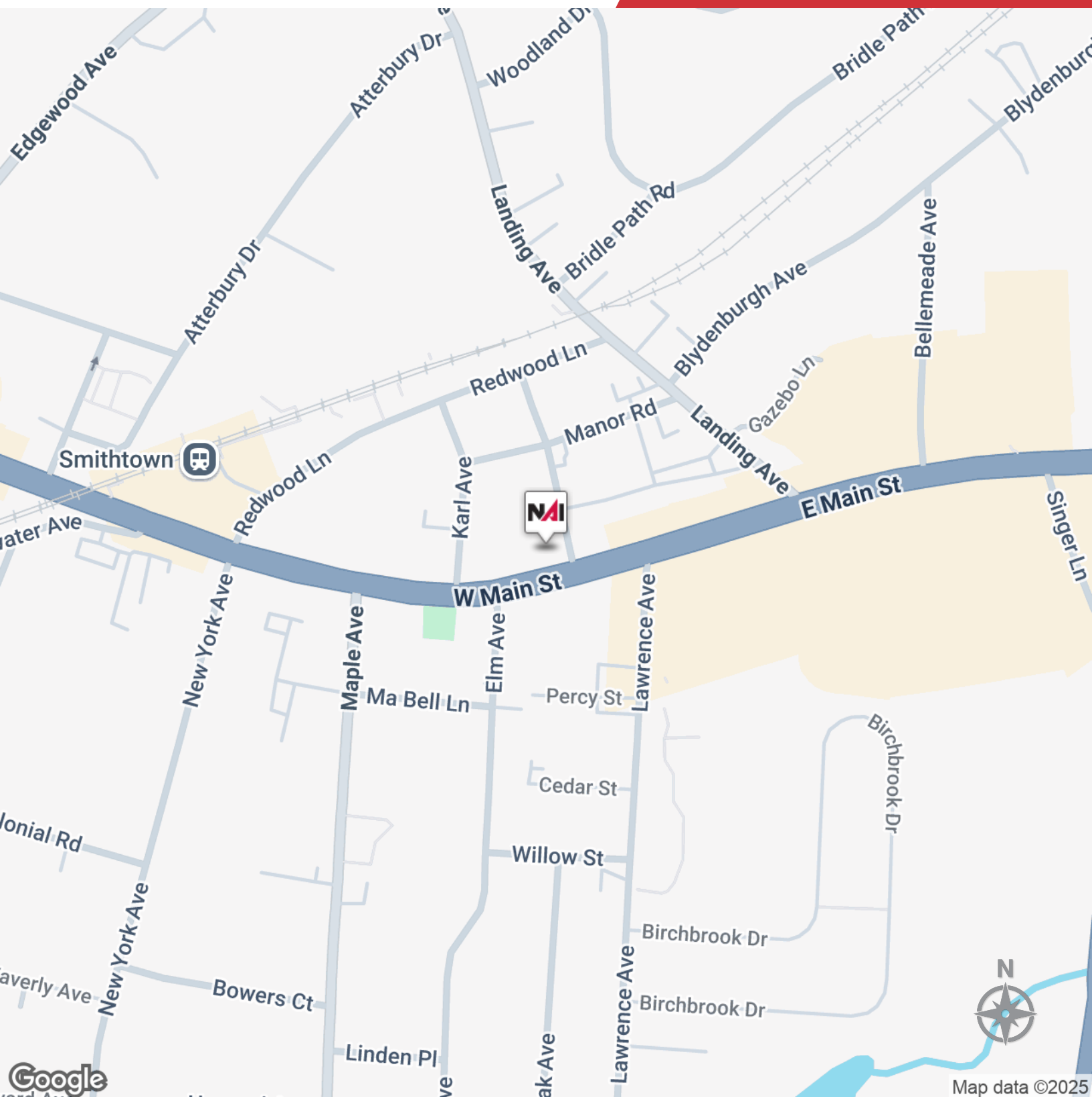
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For Lease

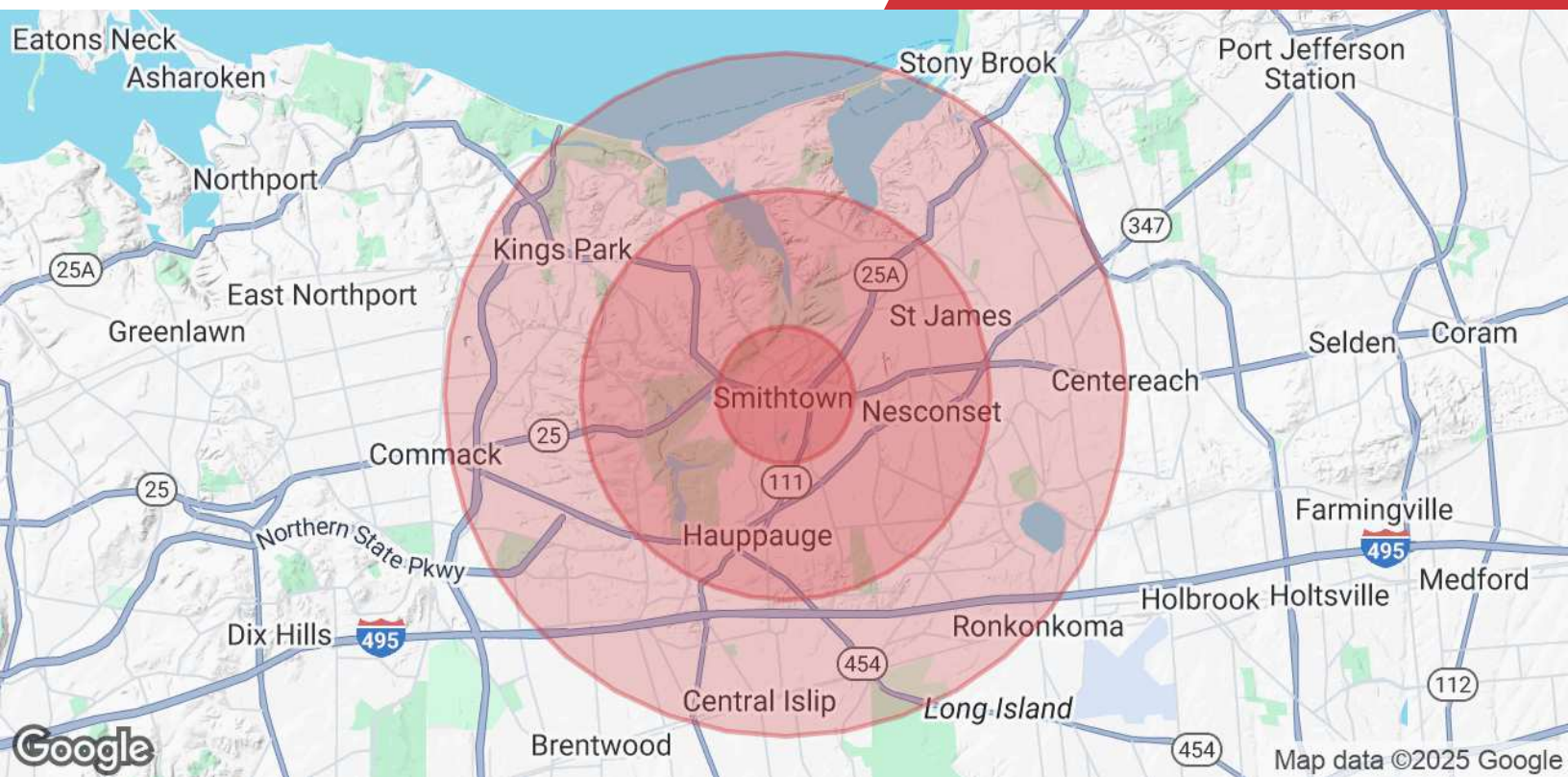
4,850 SF | \$25.00 SF/yr

Retail Space



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Population

	1 Mile	3 Miles	5 Miles
Total Population	6,465	64,906	190,031
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	44	45	44

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,207	22,207	62,152
# of Persons per HH	2.9	2.9	3.1
Average HH Income	\$237,772	\$214,154	\$187,929
Average House Value	\$770,280	\$736,595	\$654,101

Demographics data derived from AlphaMap