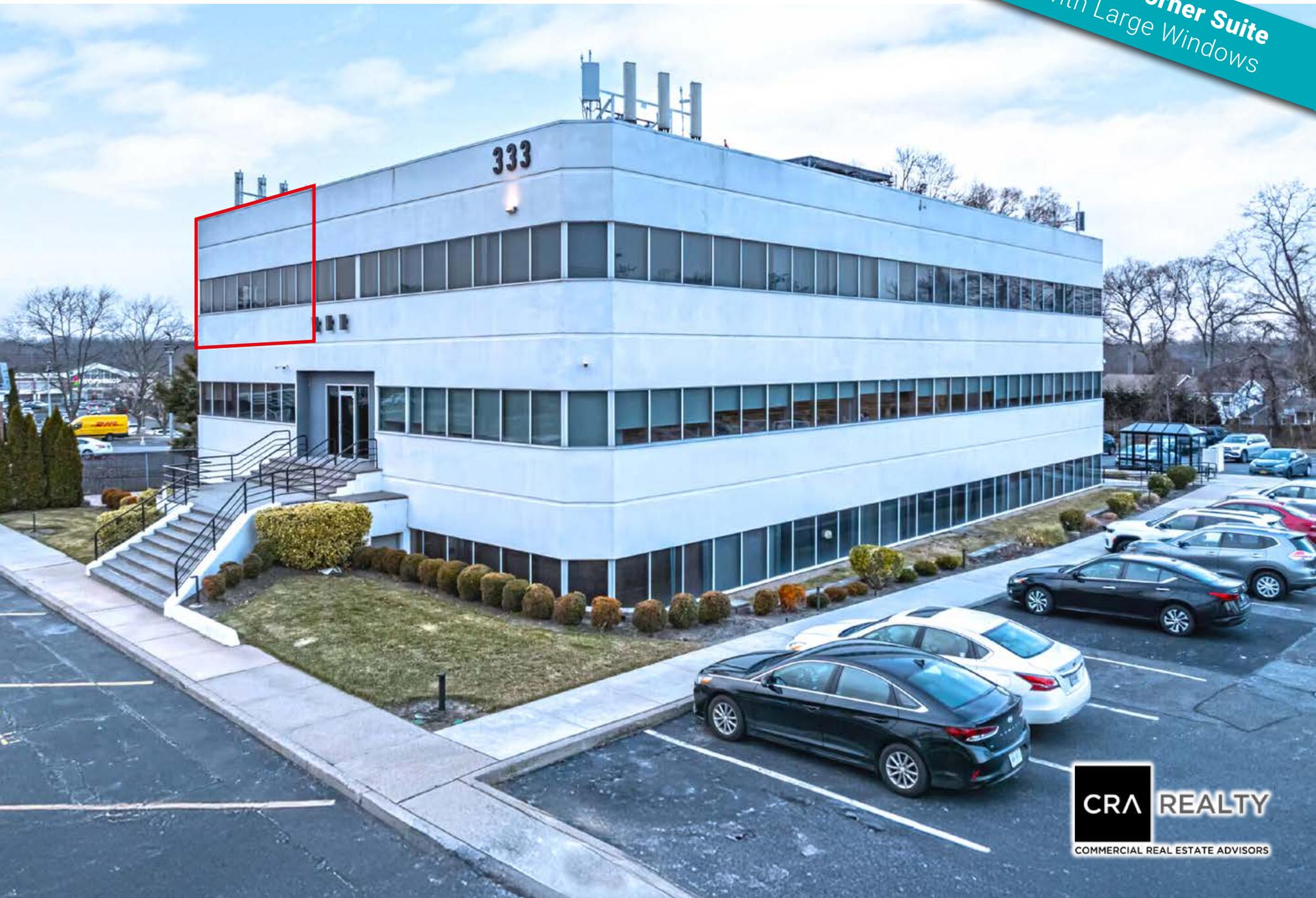


**FOR LEASE
OR SALE** | Premier Medical–Professional Office Condominium
333 Route 25A | Rocky Point, NY 11778

Corner Suite
with Large Windows



CRA REALTY
COMMERCIAL REAL ESTATE ADVISORS



±3,233 RSF
Available: Suite 240

\$30 NNN
Lease Price Rate

\$969,900
Sale Price

\$2,559.67
Monthly CAM Expense

\$16,067.97 (2025/2026)
Annual Real Estate Taxes



6.2 Miles | 13 Min. Drive



8.3 Miles | 13 Min. Drive



15.3 Miles | 27 Min. Drive

 **42.8** Est. Median Age (2025)

 **\$153,427** Avg. HH Income (2025)

*within a 3-Mile Radius

 **\$90.87M** Health Care Expenditures (2025)

Suite Highlights

- » Prominent corner suite featuring expansive window lines and abundant natural light.
- » Existing physical therapy build-out with a thoughtfully designed, patient-forward floor plan.
- » Dedicated, formal reception area with multiple private offices suitable for providers, administration, or consult rooms.
- » Large 75' x 28' open floor plan, ideal for physical rehabilitation stations, training, or flexible clinical use.
- » Available June 2026, allowing for near-term planning.

Location Highlights

- » Abundant on-site parking with 74 total spaces (1.85 spaces per 1,000 SF).
- » Tenant-controlled HVAC for individualized comfort and operational efficiency.
- » Excellent visibility and direct access from Route 25A, ensuring convenience for both patients and staff.
- » Strategically located with close proximity to William Floyd Parkway and Patchogue–Mount Sinai Road, offering convenient regional access.

Suite Photos



Site Plan

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N. County Rd.



38,145 VPD



25A

Floor Plan

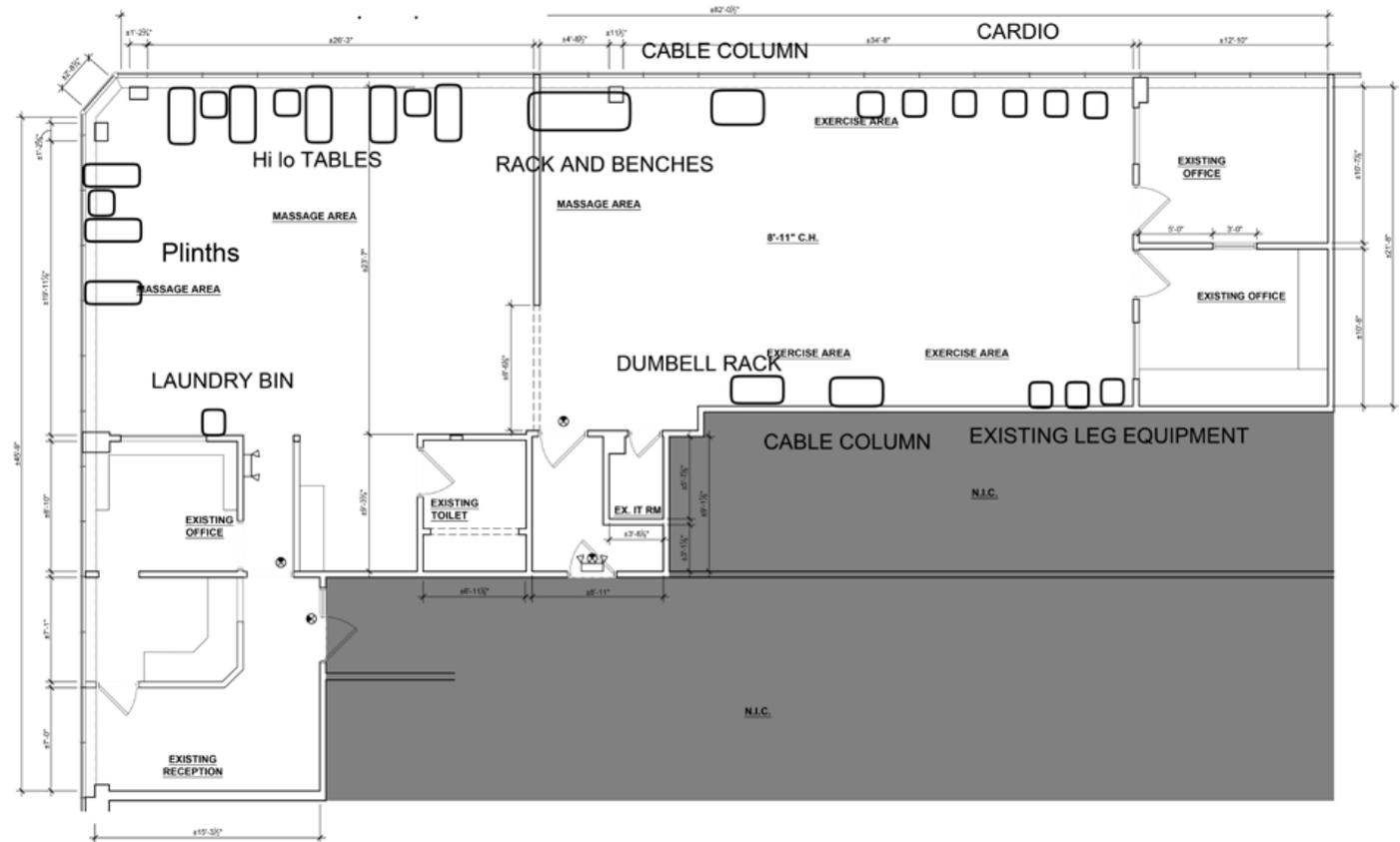
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The Trade Area



Trade Area Demographics

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	5,588	34,903	84,112
2025 Est. Median Age	39.6	42.8	44.3
2025 Estimated Households	1,894	12,571	31,385
2030 Projected Households	1,881	12,531	31,224
2025 Median Home Value	\$456,577	\$506,395	\$504,792
2025 Median Rent	\$1,955	\$1,947	\$1,866

Population & Households

2025 Est. Average Household Income	\$161,938	\$153,427	\$147,974
2025 Est. Median Household Income	\$133,338	\$136,636	\$128,579
2025 Est. Total Businesses	324	1,212	2,509
2025 Est. Total Employees	2,105	7,097	14,597

Businesses/Employees

	Stony Brook	Setauket-East Setauket	Port Jefferson Station
2025 Est. Total Household Expenditure	\$267.35 M	\$1.75 B	\$4.18 B
2025 Est. Apparel	\$4.83 M	\$31.06 M	\$74.24 M
2025 Est. Entertainment	\$14.88 M	\$95.66 M	\$228.71 M
2025 Est. Food, Beverages, Tobacco	\$29.67 M	\$188.04 M	\$451.87 M
2025 Est. Health Care	\$13.54 M	\$90.87 M	\$226.72 M
2025 Est. Household Furnishings and Equ	\$7.02 M	\$45.32 M	\$108.21 M

Household Expenditures

