

# FOR SALE / FOR LEASE

725 Smithtown Bypass

Smithtown, NY 11787

**± 7,600 SF AVAILABLE**

**(3,847 SF Ground Floor + Full Usable Lower Level)**

**ALL USES ACCEPTABLE**

**FREESTANDING RENOVATED BUILDING, GREAT**

**VISIBILITY, ACCESS & PARKING.**

**CONTACT US:**



**BRUCE POLLACK**  
**(516) 382-2220**  
**DAVID GELFOND**  
**(718) 810-7678**



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**dg@fdcrealty.com**



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**www.fdcrealty.com**



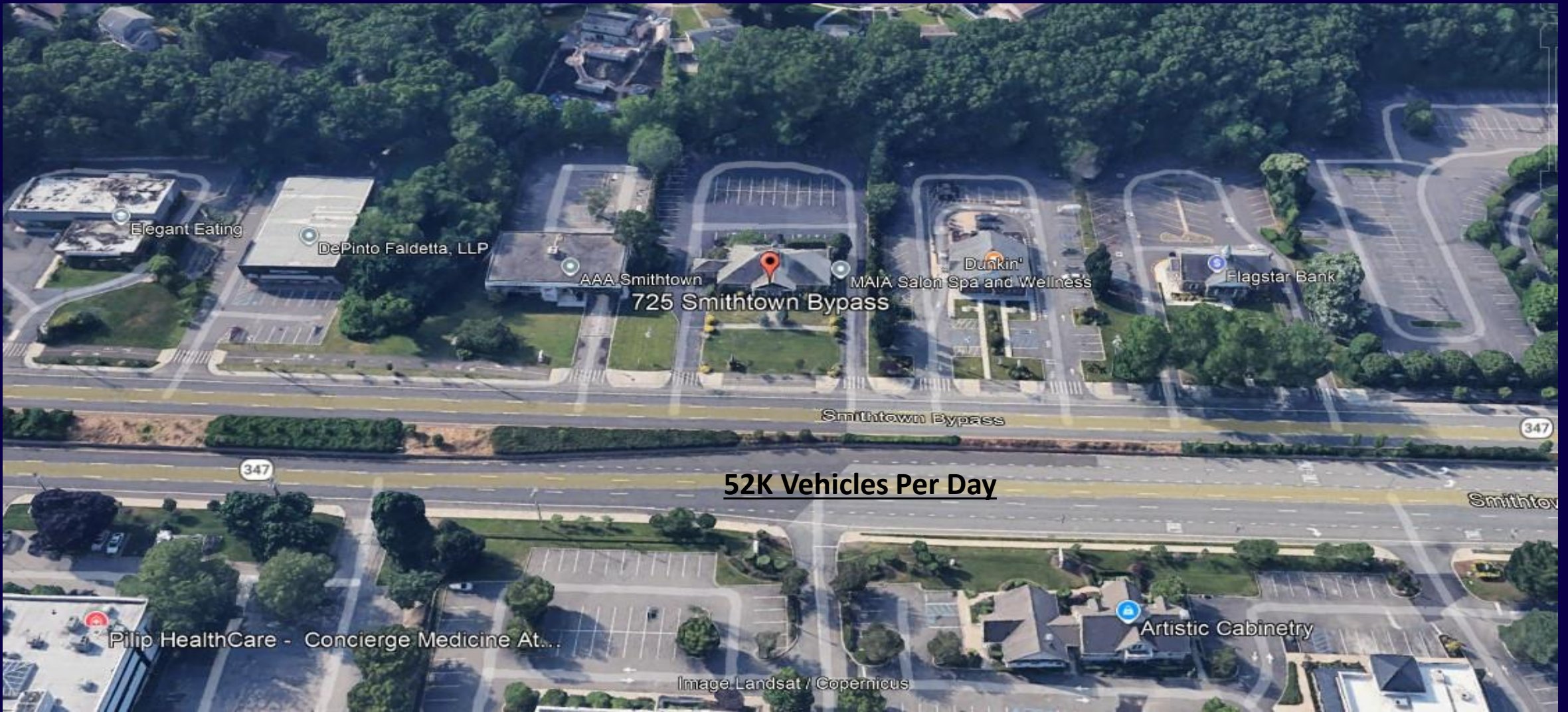
Property Overview: Freestanding Building on 1.14 acres with 57 Car Parking on Highly Travelled Rt. 347 (52K Cars Per Day). Nesconset Hwy. is the main vehicular & business corridor connecting Northern State Pky. to Smithaven Mall & Stony Brook University. This is a turnkey Salon opportunity and/or any other Retail, Professional or Medical use.

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SMITHTOWN, NY 11787**

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**(3,847 SF Ground Floor + Full Usable Lower Level)**



**PARKING FOR 57 CARS**



**52K Vehicles Per Day**

Image Landsat / Copernicus



**FIRST DEVELOPMENT  
CORPORATION**

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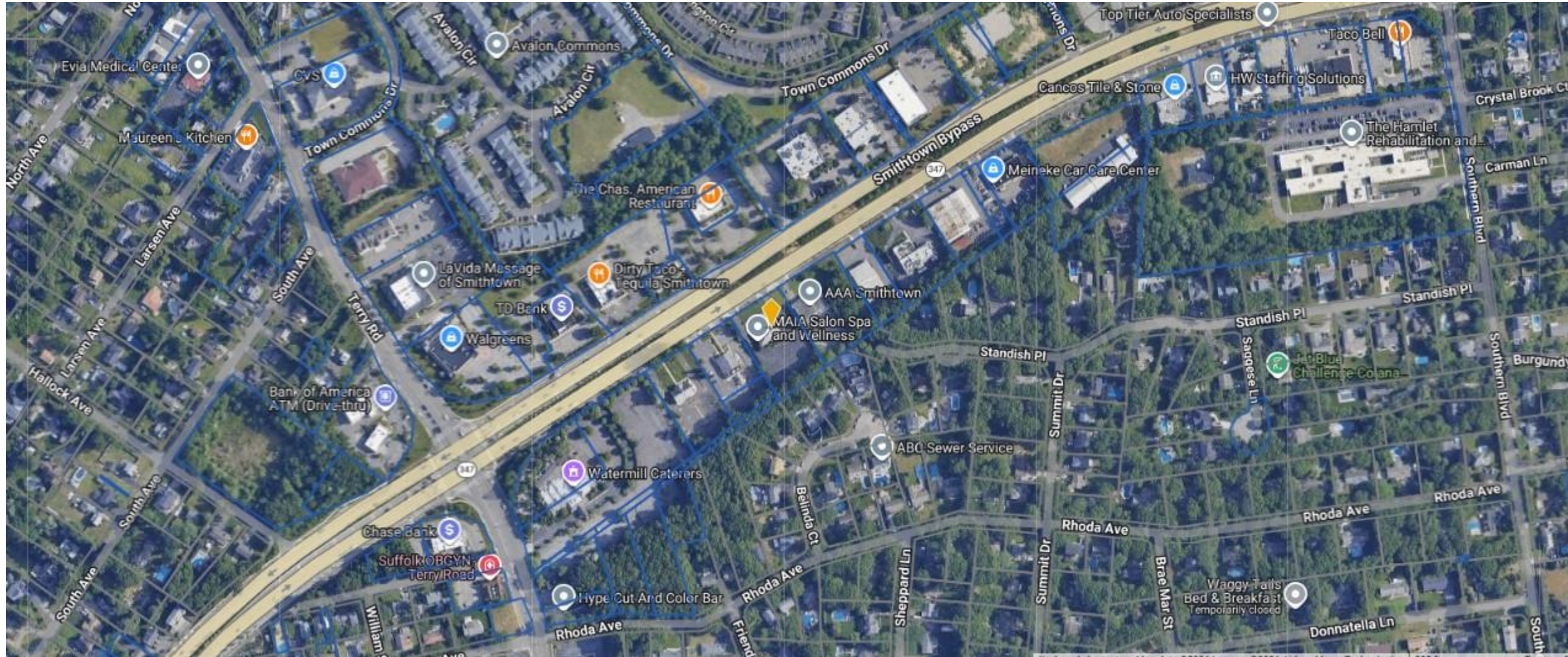


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725 Smithtown Bypass Smithtown, NY 11787

AERIAL VIEW



**725 SMITHTOWN BYPASS, NY 11787**  
**DEMOGRAPHICS: 1, 3 & 5 MILES**

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price rental or other conditions prior sale, lease or financing or withdrawal without notice.

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**Demographic Summary Report**

**725 Smithtown Byp, Smithtown, NY 11787**

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Freestanding**      % Leased: **100%**  
 GLA: **3,847 SF**      Rent/SF/Yr: **-**  
 Year Built: **1971**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2030 Projection	8,368	77,993	203,603
2025 Estimate	8,410	78,190	204,954
2020 Census	8,562	78,728	209,299
Growth 2025 - 2030	-0.50%	-0.25%	-0.66%
Growth 2020 - 2025	-1.78%	-0.68%	-2.08%
<b>2025 Population by Hispanic Origin</b>	860	9,530	40,409
<b>2025 Population</b>	8,410	78,190	204,954
White	6,699 79.66%	60,932 77.93%	138,333 67.49%
Black	154 1.83%	1,949 2.49%	11,700 5.71%
Am. Indian & Alaskan	7 0.08%	75 0.10%	389 0.19%
Asian	534 6.35%	4,975 6.36%	14,317 6.99%
Hawaiian & Pacific Island	0 0.00%	5 0.01%	22 0.01%
Other	1,016 12.08%	10,254 13.11%	40,193 19.61%
U.S. Armed Forces	2	10	44
<b>Households</b>			
2030 Projection	2,825	26,711	64,899
2025 Estimate	2,849	26,851	65,473
2020 Census	2,952	27,425	67,861
Growth 2025 - 2030	-0.84%	-0.52%	-0.88%
Growth 2020 - 2025	-3.49%	-2.09%	-3.52%
Owner Occupied	2,329 81.75%	22,743 84.70%	53,537 81.77%
Renter Occupied	520 18.25%	4,109 15.30%	11,935 18.23%
<b>2025 Households by HH Income</b>			
Income: <\$25,000	354 12.43%	2,098 7.81%	4,969 7.59%
Income: \$25,000 - \$50,000	153 5.37%	2,247 8.37%	5,549 8.48%
Income: \$50,000 - \$75,000	226 7.94%	2,295 8.55%	6,579 10.05%
Income: \$75,000 - \$100,000	198 6.95%	2,747 10.23%	6,771 10.34%
Income: \$100,000 - \$125,000	301 10.57%	2,883 10.74%	6,992 10.68%
Income: \$125,000 - \$150,000	381 13.38%	2,993 11.15%	7,135 10.90%
Income: \$150,000 - \$200,000	340 11.94%	3,890 14.49%	9,855 15.05%
Income: \$200,000+	895 31.43%	7,697 28.67%	17,624 26.92%
<b>2025 Avg Household Income</b>	<b>\$162,500</b>	<b>\$160,049</b>	<b>\$156,293</b>
<b>2025 Med Household Income</b>	<b>\$137,598</b>	<b>\$134,647</b>	<b>\$131,576</b>

