MEDICAL | PROFESSIONAL OFFICE SUITES AVAILABLE FOR LEASE

Courthouse Plaza

267 Carleton Avenue, Central Islip, NY 11722



Douglas Elliman

For More Information:

Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE, 117 SMITHTOWN, NY 11787 631.858.2405 0 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT. IT IS REPRESENTED SUBJECT TO ERRORS, OMISIONS, CHANGES OR WITHDORAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONNOIN IN THE USING SHOULD BE VERINED BY UOUR OWN ATOMENCY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKERS, LEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM PULLY. EQUAL HOUSING OPPORTUNITY.

Medical | Professional Offices For Lease



267 Carleton Avenue Central Islip, NY 11722



Offering Summary		
Lease Rate:	\$22.50 - 24.50 SF/yr (MG; NNN)	
Building Size:	21,300 SF	
Available SF:	2,200 UP TP 7,000 SF	
Lot Size:	0.92 Acres	
# of Avail. Suites:	3	
Year Built:	2007	
Renovated:	2016	
Parking Spaces:	80 +/-	

Property Overview

This 21,300 SF Class A Office Building was designed with modern taste and elegance in 2007. Situated on 0.92 Acres, this property offers ample parking and a meticulously kept landscape. Courthouse Plaza offers some the most affordable high-quality professional and medical office space on Long Island. Amenities include a computerized security system that allows 24/7 access to the building, central air conditioning, a fully finished lower-level storage/archive space and is equipped with sprinklers. Pristine Move in Condition Suites are ideal for any professional or medical office use. Directly across the street from LI Ducks baseball stadium and within walking distance to federal and county courts. Minutes away from Southern State Parkway, Sunrise Highway and other major throughfares and surrounded by local and national retailers. Three Suites Available. Call for more details or private showing.

Property Highlights

- · Walking Distance to Federal & County Courts
- High End Finishes Throughout
- · Minutes Away from Major Thoroughfares & National Retailers
- · Ideal Location across from Duck's Stadium
- Ample Parking in Large Lot, 24/7 Access, CAC, Elevator Building, Storage
- Approved for Medical Office Use

For More Information:

Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTINUED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOLIGLAS ELLIMAN RELASTE COMMERCIAL DIVISION, 550 SMITHTOWN BYRASS STE. 117 SMITHTOWN, NY 1787 83 88 246 9 2020 DOLIGAS ELLIMAN COMMERCIAL OF LI LLC. ALL MATERIAL PRESENTED HERRIN IS INTERNED FOR INFORMATION PURPOSES ONLY WHILE THIS INFORMATION IS BE LIVENT DO BE CORPECT. IT IS REPRESENTED USING STORE STORE OF WITHON ANAL WITHOUT NO STORES ONLY WHILE THIS INFORMATION FOR SEAL ESTORES ONLY WHILE THIS INFORMATION SEE LIVENCES ON WHICH AND AND THE DESTING STORES ONLY WHILE THIS INFORMATION SEE LIVENCES ONLY WHILE THIS INFORMATION SEE LIVENCES ON WHICH AND AND THE DESTING STORES ONLY WHILE THIS INFORMATION SEE LIVENCES ON WHICH AND THE DESTING STORES ON WHICH AND AND THE DESTING STORES ON WHICH AND THE DESTING STORES ON THE DESTING STORES ON THE DESTING STORES ON WHICH AND THE DESTING STORES ON WHICH AND THE DESTING STORES ON THE DESTING STORES Medical | Professional Offices For Lease



267 Carleton Avenue Central Islip, NY 11722



Lease Information

Lease Type:	NNN (Triple Net)	Lease Term:	Negotiable
Total Space:	UP TO 6855 SF	Lease Rate:	Price Upon Request

Available Spaces

Suite	Tenant	Size (SF)	Lease Rate
■ Floor 2 Suite 200	Available	2,106 SF	\$22.50 SF/yr
■ Floor 2 Suite 204	Available	1,946 SF	\$24.50 SF/yr
■ Floor 3 Suite 300	Available	5,758 SF	\$24.50 SF/yr
■ First Floor 7000 SF	Available	7,000 SF	On request

For More Information:

Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

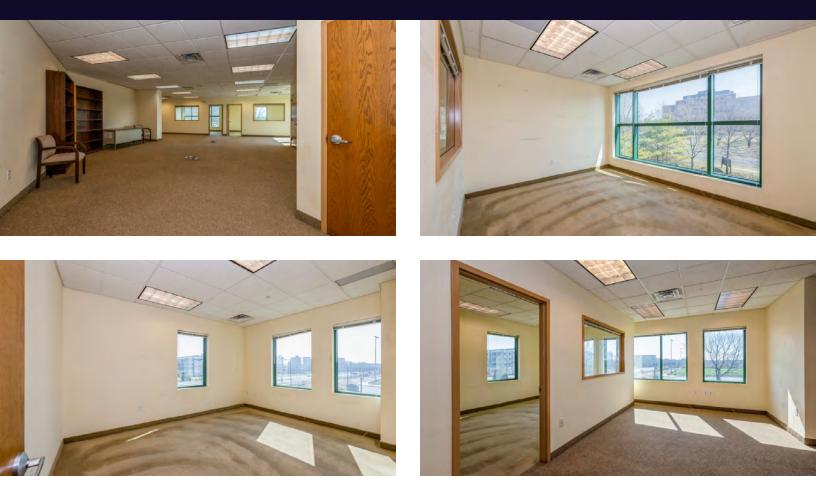
Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SOUARE FOOTAGE, ROOM OCUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFEN, IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFEN. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFEN. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER. PLEASE DISREGARD THIS OFFEN. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER. PLEASE DISREGARD THIS OFFEN. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER. PLEASE DISREGARD THIS OFFEN. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER. PLEASE DISREGARD THIS OFFEN. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER. PLEASE DISREGARD THIS OFFEN. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER. PLEASE DISREGARD THIS OFFEN.







For More Information: Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com

Douglas Elliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 888 2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SOUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT! IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS, NE COORFART WITH THE HULLY EQUAL HOUSING OPPORTUNITY.





Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com

Douglas Elliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 858 2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOLD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER INTENTION TO SOLICIT THE OFFERINGS OF OTHER PLASE DISREGARD THIS OFFER. IT IS NOT OUR INTENT



267 Carleton Avenue Central Islip, NY 11722



For More Information: Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIAMS REAL STATE COMMERCIAL DIVISION, 505 SMITHTOWN NY 1787 ST. 587.474.075 2023 DOUGLAS ELLIAMS COMMERCIAL OF LI LIC. ALL MATERIAL PRESENTED HEREIN IS INTENDER FOR INCOMENTON PURPOSES ONLY WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT. IT IS REPRESENTED SUBJECT TO ERRORS, DOUGNISSIONS, CHANAES ON WITHORNAWAL WITHOUT NOTEC ALL EDRORETTY INFORMATION INFORMATION RUNDES ONLY WHILE THIS INFORMATION INFORMATION PURPOSES ONLY WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT. IT IS REPRESENTED SUBJECT TO ERRORS, DOUGNISSIONS, CHANAES ON WITHORNAWAL WITHOUT NOTEC ALL EDRORETTY INFORMATION RUNDES ON THOMALES FOR THIS ADVINCE. ALL EDRORETTY INFORMATION PURPOSES ON WITHORN SUBJECT TO REPORT, DOUGNISSIONS, CHANAES ON WITHORNAWAL WITHOUT NOTEC ALL EDRORETTY INFORMATION PURPOSES ON WITHORN SUBJECT TO REPORT, DOUGNISSIONS, CHANAES ON WITHORNAWAL WITHOUT NOTEC ALL EDRORETTY INFORMATION PURPOSES ON WITHORN SUBJECT OF THE OFFENTINGS OF OTHER PROVIDENT OF THE DISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER PRAVESTING TO PURPORE WITH THE IS IN TO THE INFORMATION ATTORNEY ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER PRAVESTING TO PURPOSE ON THE INTENDING AND THE IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER PRAVESTING TO PURPOSE ON THE INTENDING AND THE REAL ESTATE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER PRAVESTING TO PURPOSE ON THE OUTS ON THE INTENDING AND THE PRAVESTING TO THE OFFERINGS OF OTHER PRAVESTING TO PURPOSE ON THE OUTS ON THE OUTS ON THE OTHER THE PRAVESTING ON THE OTHER THE OUTS ON THE OTHER TO PURPOSE ON THE OTHER THE OUTS ON THE OTHER THE OTHER TO THE OTHER





Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com

Douglas Elliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HERRINIS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LUMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OFFER INTINTICE ON THE PROFESSION.



















For More Information: Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 888 2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SQUICIT THE OFFERINGS OF OTHER BRAIL RESTRICT SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SQUICIT THE OFFERINGS OF OTHER BRAIL RESTRICT SHOULD BE VERIFIED BY YOUR OWN ATTORNEY. ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SQUICIT THE OFFERINGS OF OTHER BRAIL RESTRICT STORED BY YOUR OWN ATTORNEY. ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SQUICIT THE OFFERINGS OF OTHER BRAIL RESTRICT RESTRICT COURSEN WITH ANOTHER THE ILLY FOUND THAT HISING OPPORTUNTY.





Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com

Douglas Elliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROFERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOLIGLAS ELLIAMA REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 1787 S1 383 62.203 DOLIGAS RUMAN COMMERCIAL OF LI LIC. ALL MATERIAL PRESENTED HEREIN IS INTERDED FOR INFORMATION PURPOSS ONLY WHILE THIS INFORMATION IS BILEVED TO BE LONGE OF LI LIC. ALL MATERIAL PRESENTED SUBJECT TO ERRORS, DIVISION DE VISION DI ANDITIONEY, ARCHITECT OR ZONING EXPERT. IF VOUR PROFERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS, PLEOSED AND THE USING SOLID DI HUBONS OD PORTUNITY.

















For More Information: Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com



Douglas Elliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 831 858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE. ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE TRAKERS WE COORPERTE WITH THE HILLY IN HISING OPERATION THOUSING.





Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

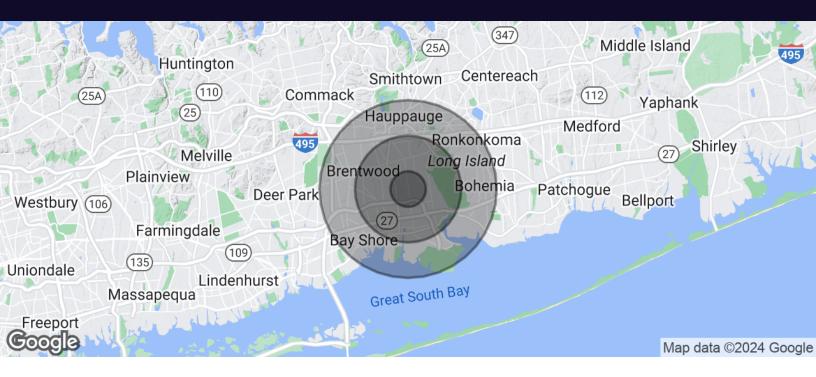
Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 858 2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LIC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERINED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER INTENTION TO SOLICIT THE OFFERINGS OF OTHER INTENTION TO INTENTION TO SOLICIT THE OFFERINGS





Population	1 Mile	3 Miles	5 Miles
Total Population	10,467	123,324	258,405
Average Age	36.8	35.0	36.3
Average Age (Male)	33.3	33.3	34.5
Average Age (Female)	38.8	36.9	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,190	34,897	75,417
# of Persons per HH	3.3	3.5	3.4
Average HH Income	\$78,949	\$88,450	\$93,227
Average House Value	\$371,104	\$370,094	\$417,746

Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com

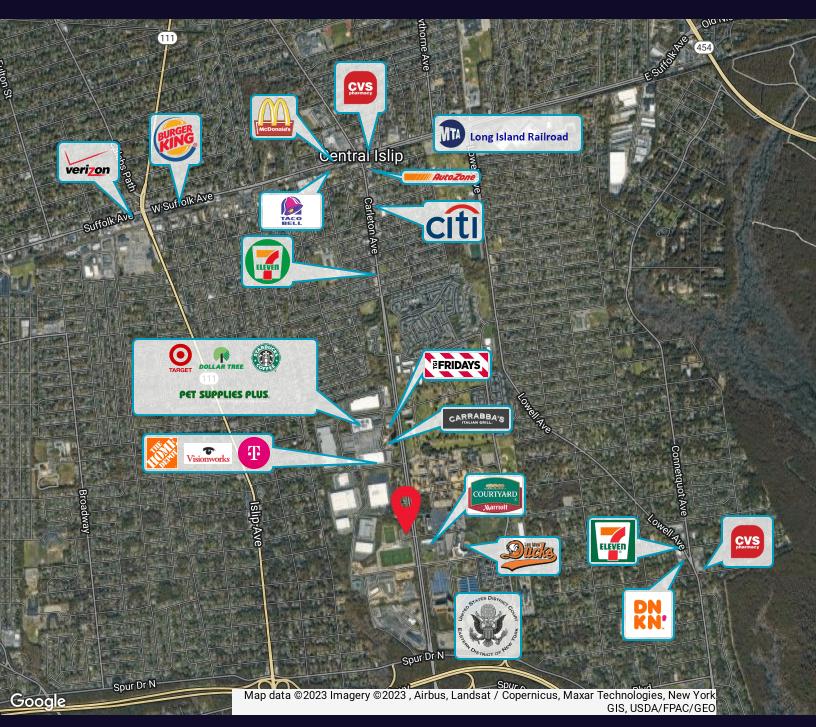
Douglas Elliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.868 2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SOUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERITED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER. PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERING OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERING OFFER.



267 Carleton Avenue Central Islip, NY 11722



For More Information: Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com

DouglasElliman

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIAMN REAL ESTRE COMMERCIAL DIVISION, 50 SMITHTOWN NY PASS STE. 117 SMITHTOWN, NY 1787 31 882 442 PROFENT VARIO BUILDING, BUILDING





Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIAMA IS A MUNERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 858.248.9 0 2023 DOUGLAS UNAN COMUNICAL OF LILLO ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSS ONLY WHLE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECTED TO ERRORS, ONLISIONSIC OF HAVANAUA, WITHOUT NOT SOLUDING, BUT NOT LIMITED TO SOLUDING, BUT NOT HAVE FORTAGE. ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY VOUR OWN ATTOINEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS, VECODERATE WITH THINF FULLY COULD. HOUSING OPPORTUNITY.





Michael G. Murphy

President | Commercial Division

D: 631.858.2460 | C: 631.834.2626 michael.murphy@elliman.com





Dennis Gandley

Licensed Real Estate Salesperson

D: 631.858.2406 | C: 631.219.7551 dennis.gandley@elliman.com



For More Information:

Michael G. Murphy

President | Commercial Division Douglas Elliman Commercial - Long Island 631.858.2460 michael.murphy@elliman.com

Dennis Gandley

Licensed Real Estate Salesperson Douglas Elliman Commercial - Long Island 631.858.2406 dennis.gandley@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED IS INFORMATION IN INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LUMITED TO SQUARE FOOTAGE. ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE CORRENT WITHOUT NOTICE. ALL PROPERTY INFORMATION PURPOSES ON UNITENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER. PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE CORRENT WITHOUT NOTICE ALL PROVENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKER. PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE CORRENT WITH THEM FULLY EQUAL HOUSING OPPORTUNITY.



WE ARE COMMERCIAL REAL ESTATE

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 of 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 other 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 More Information:

Michael G. Murphy

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

Dennis Gandley

Licensed Real Estate Salesperson 631.858.2406 dennis.gandley@elliman.com Office: 631.858.2405 Fax: 631.543.0851 550 Smithtown Bypass Smithtown, NY 11787

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.558 2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION UPPROSES ONLY. WHILE THIS INFORMATION, IS ELLEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHORWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZOMING IN THE LISTING SHOLD DE VERIED BY JOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.