

Former  Bank

# 2822 MIDDLE COUNTRY ROAD, LAKE GROVE

*For Sale / Lease:* Freestanding

± 4,100 SF Bank Branch

Triple Drive-Thru - ±46,537 SF Lot

Outparcel to  Anchored Center

Subject Property

 CUSHMAN &  
WAKEFIELD

LONG ISLAND  
INVESTMENT SALES TEAM

# 2822 MIDDLE COUNTRY ROAD, LAKE GROVE

**ASKING PRICE: \$2,975,000 - \$725 / SF**

**ASKING RENT: \$50 / SF + NNN**

## *Executive Summary*

**Cushman & Wakefield**, as the exclusive agent, is pleased to present **2822 Middle Country Road, Lake Grove**—a ±4,100 SF freestanding former TD Bank branch with a triple drive-thru, situated on a ±46,537 SF (1.07 Acre) lot in one of Long Island's most vibrant retail corridors. The property offers outstanding visibility and direct access along Middle Country Road (NY-25), benefiting from high daily traffic counts and close proximity to premier retail destinations, including Smith Haven Mall and Long Island's flagship Wegmans. This prime outparcel enjoys a built-in consumer base and strong retail synergy, making it a strategic location for businesses seeking high exposure.

With 27 parking spaces, flexible J-2 Business District zoning, and a modern 2006 construction, the site is well-suited for retail, medical, QSR, or financial service users. Its premier location, strong traffic exposure, and diverse redevelopment potential make 2822 Middle Country Road a rare opportunity for investors and owner-users alike in the heart of Suffolk County.

## *Investment Highlights*

- **Delivered Vacant at Closing** - Ideal for an end-user or investor seeking to repurpose a well-located former TD bank building.
- **Premier Retail Corridor** - High-visibility Middle Country Road location, near Smith Haven Mall and Wegmans, ensuring strong daily traffic
- **Freestanding with Triple Drive-Thru** - ±4,100 SF former bank branch with three drive-thru lanes and 27 parking spaces, ideal for QSR, medical, or retail reuse.
- **Versatile Zoning & Strong Demographics** - J-2 Business District allows multiple uses in a high-income trade area, supporting long-term tenant demand.



## Property Information

**ADDRESS:**  
2822 Middle Country Road,  
Lake Grove, NY 11755

**VILLAGE:**  
Village of Lake Grove

**SECTION / BLOCK /  
LOT(S):**  
14 / 5 / 6, 7.2, 8

**BUILDING SIZE:**  
± 4,100 SF

**LOT SIZE:**  
±46,537 SF (1.07 Acre)

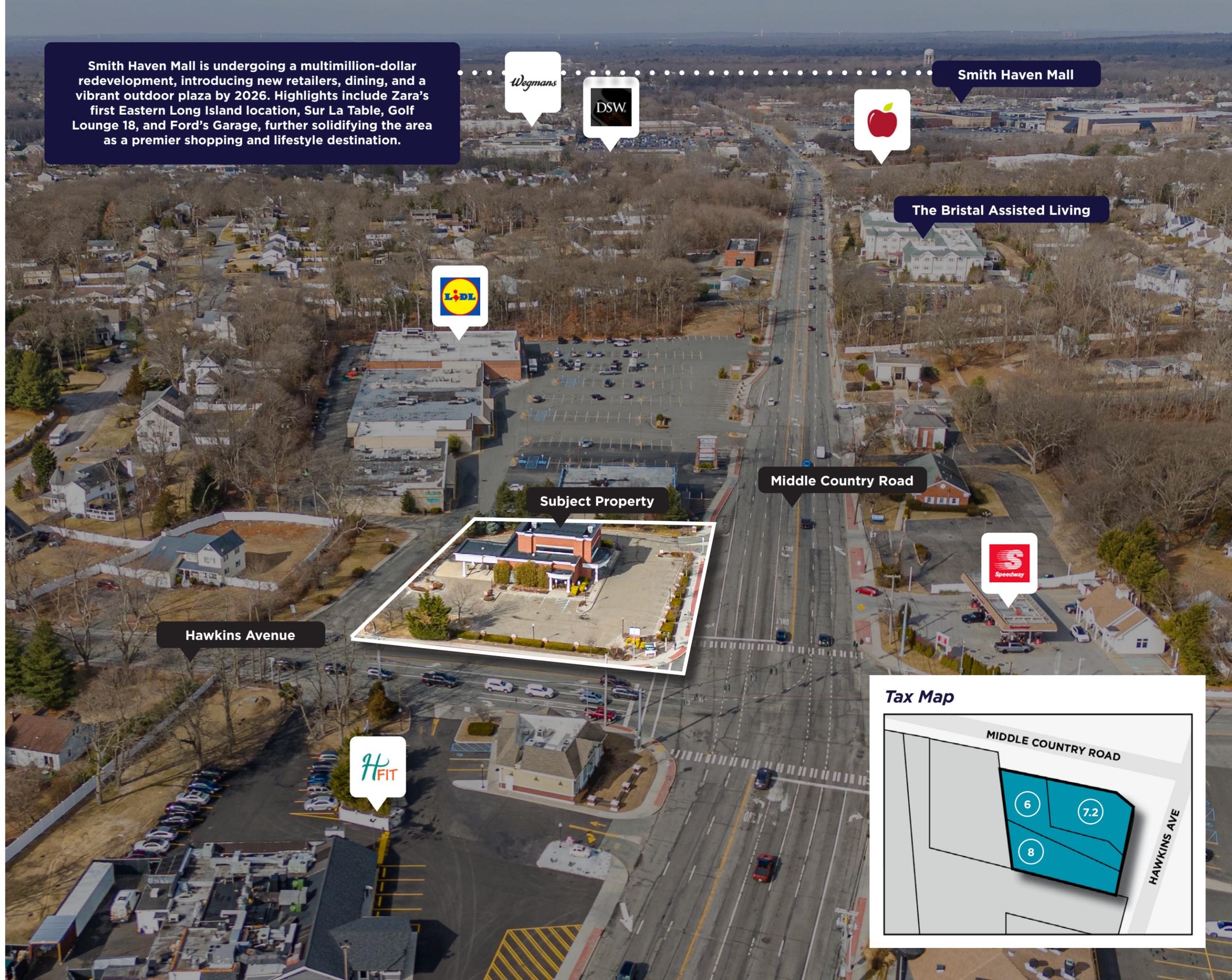
**PARKING:**  
27 Surface Spaces

**YEAR BUILT:**  
2006

**DRIVE-THRU:**  
3 Dedicated Lanes

**ZONING:**  
J-2 Business District

**REAL ESTATE TAXES:**  
\$45,545 (\$11.11 / SF)



Smith Haven Mall is undergoing a multimillion-dollar redevelopment, introducing new retailers, dining, and a vibrant outdoor plaza by 2026. Highlights include Zara's first Eastern Long Island location, Sur La Table, Golf Lounge 18, and Ford's Garage, further solidifying the area as a premier shopping and lifestyle destination.



Smith Haven Mall

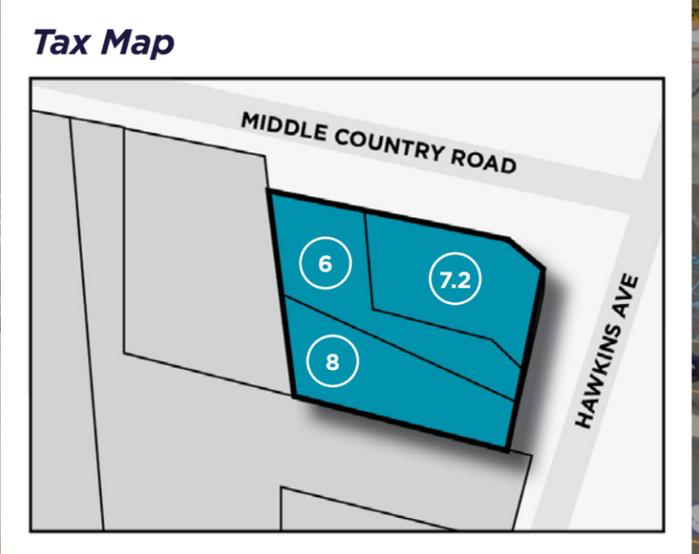
The Bristol Assisted Living



Subject Property

Middle Country Road

Hawkins Avenue



# SITE PLAN

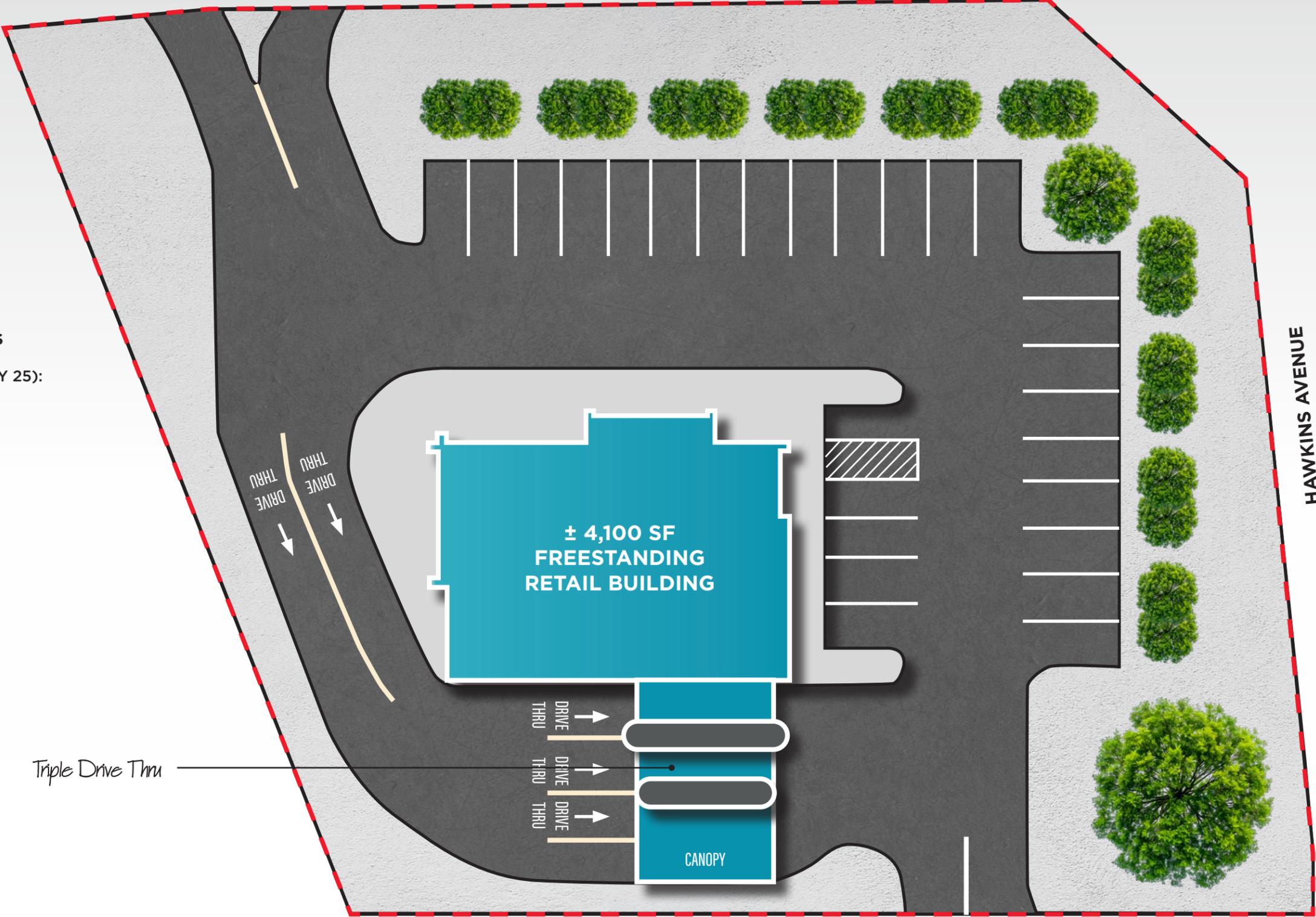
Ingress / Egress

MIDDLE COUNTRY ROAD (NY 25)

### DAILY TRAFFIC COUNTS

Middle Country Road (NY 25):  
44,000+ Vehicles / Day

Hawkins Avenue:  
13,700 + Vehicles / Day



HAWKINS AVENUE

ACCESS ROAD (PRIVATE)

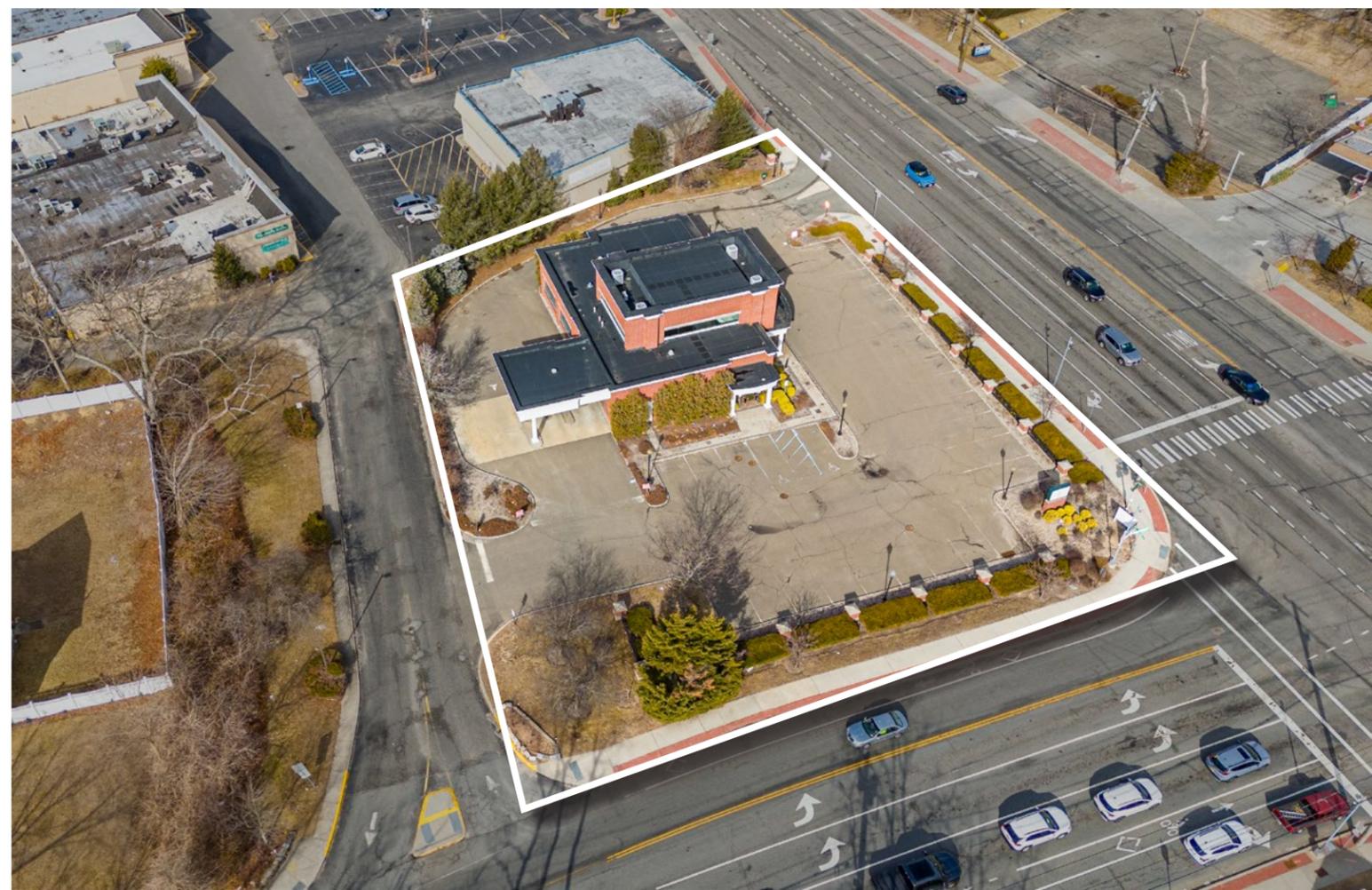
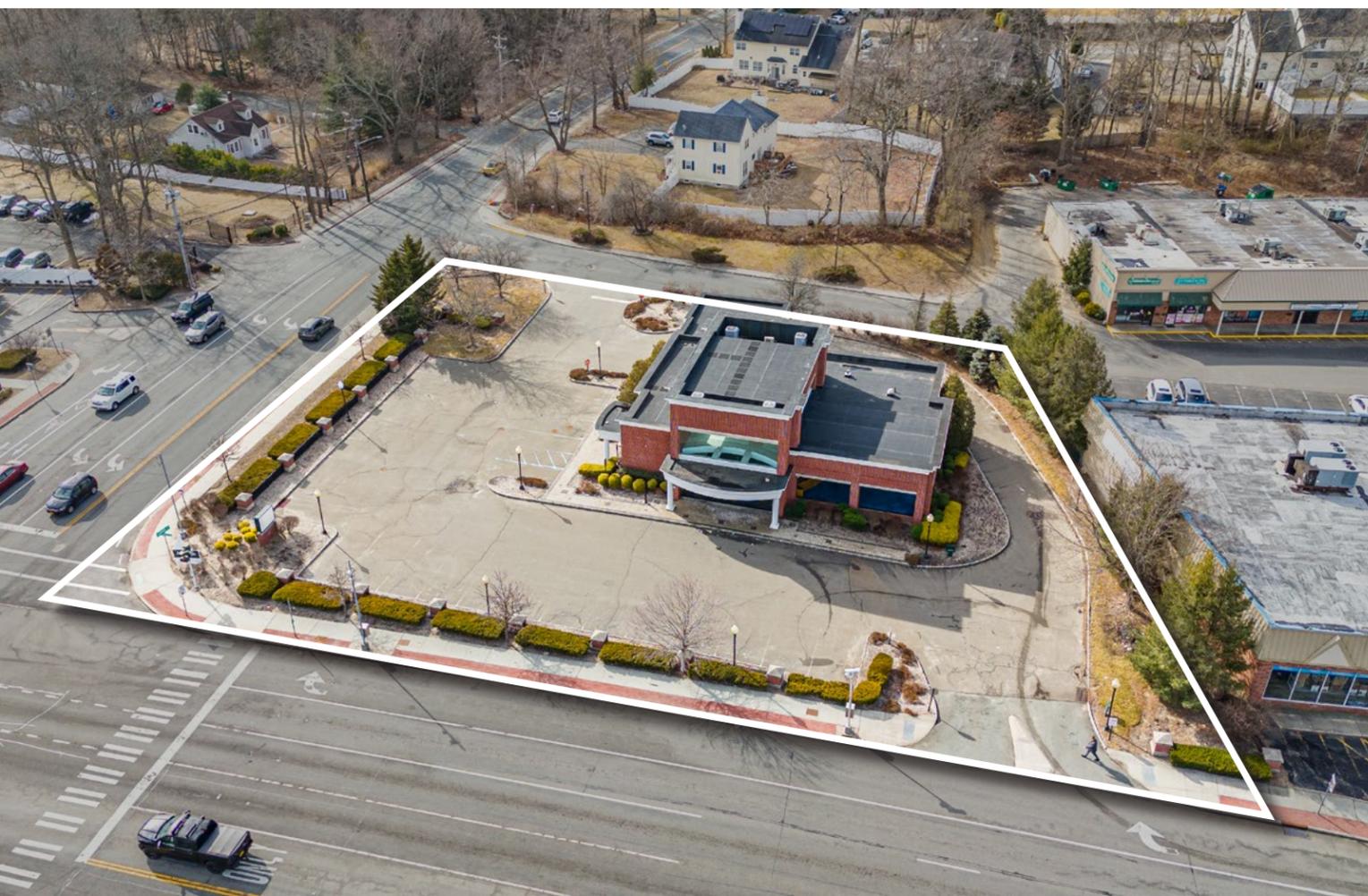
Ingress / Egress

Triple Drive Thru

DRIVE THRU  
DRIVE THRU  
DRIVE THRU

CANOPY

± 4,100 SF  
FREESTANDING  
RETAIL BUILDING



# LOCATION OVERVIEW

SOUTH SETAUKET

Nicolls Road

Smithtown Bypass

ST JAMES



Middle Country Road

LAKE GROVE





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# 2822 MIDDLE COUNTRY ROAD, LAKE GROVE

FOR MORE INFORMATION, PLEASE CONTACT:

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## **C&W LONG ISLAND CONTACTS**

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