

For Lease

4,850 SF | \$25.00 SF/yr

Retail Space



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
Parking Spaces:	90

For More Information

Lee Rosner

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Michael Corsello

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Nick Vittorio

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Property Description

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.

Location Description

Prominently located on the NW corner of West Main Street and Bank Avenue in the heart of the Smithtown business district with high visibility and excellent parking

Interior Description

Former Bank Branch

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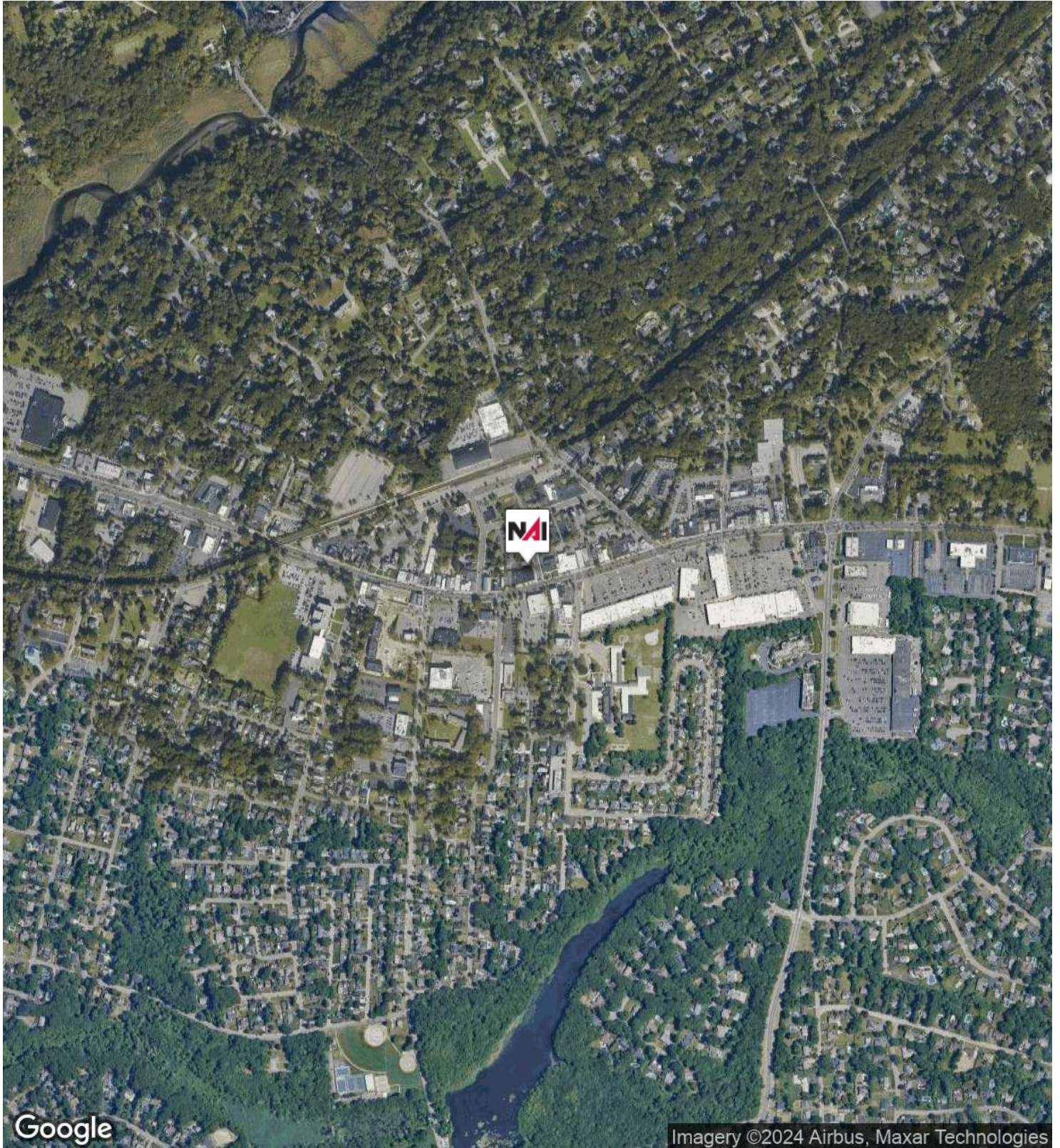
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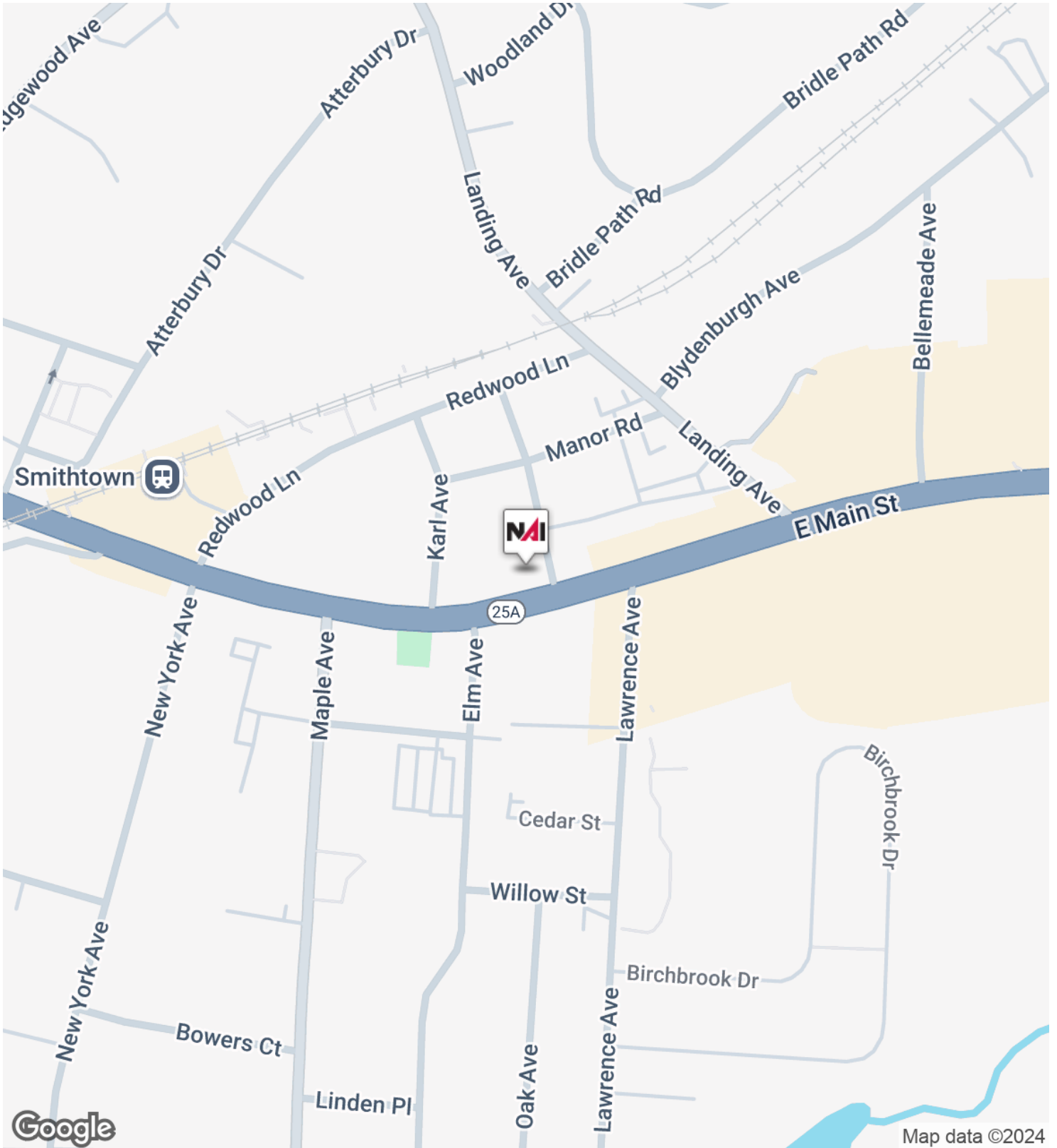
Google

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For Lease

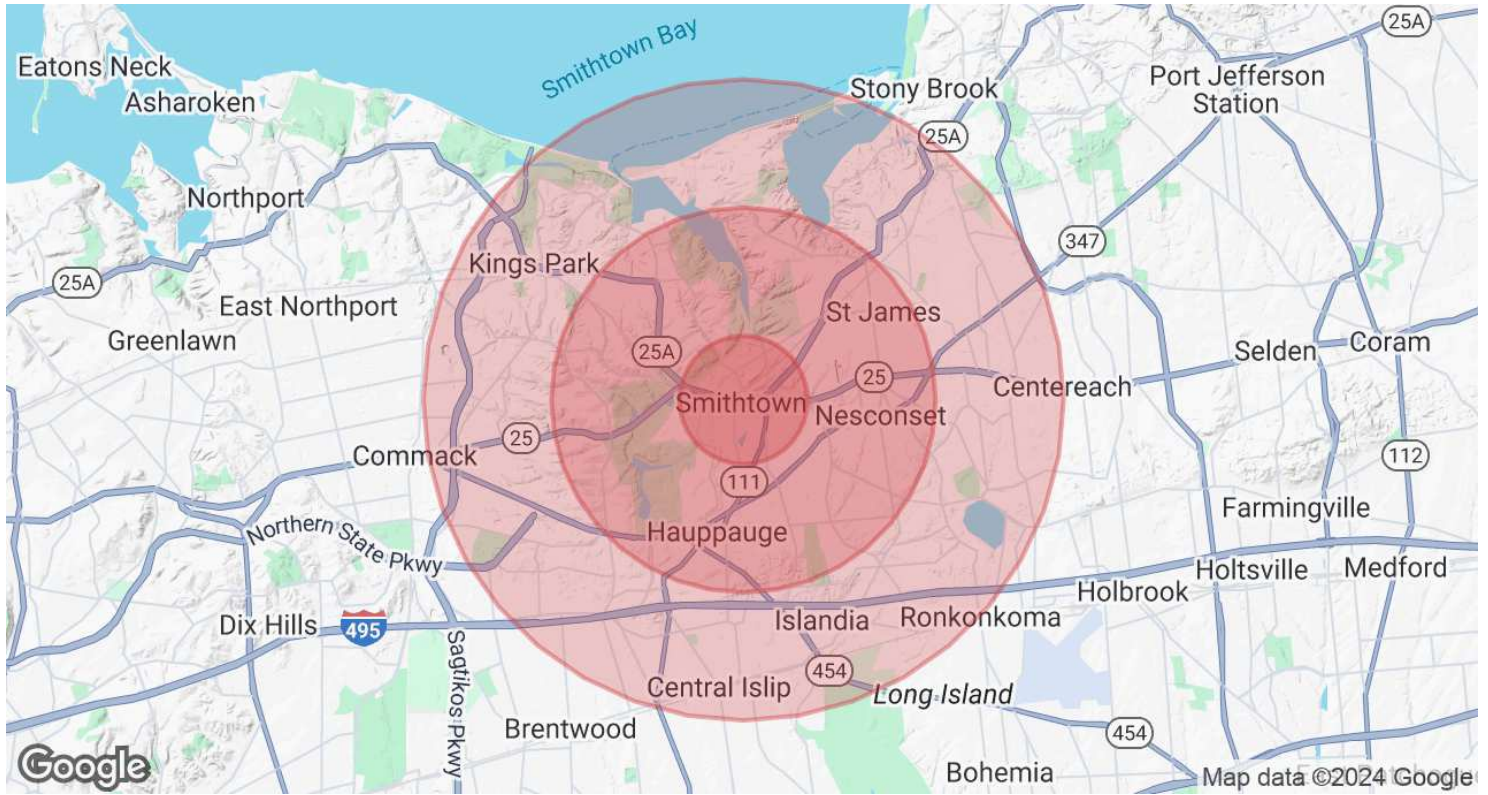
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,299	65,752	195,736
Average Age	45.0	45.1	42.7
Average Age (Male)	44.7	43.2	40.7
Average Age (Female)	44.0	45.9	43.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,252	23,838	67,539
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$169,116	\$149,014	\$133,204
Average House Value	\$546,340	\$530,478	\$474,833

2020 American Community Survey (ACS)



Lee Rosner

Managing Principal

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Professional Background

Career Summary

A veteran of the commercial real estate industry, Lee's career spans more than 35 years gaining him hands-on experience in nearly every facet of the business including sales, leasing, investment strategies, property management, and ownership. In 1997, Lee launched a commercial real estate brokerage firm that is now NAI Long Island, building on his exceptional depth of industry knowledge and pairing it with his natural leadership style to set a path of growth for the company.

He currently is the Managing Principal of NAI Long Island. He is actively involved, daily, with business development, coaching, transaction management, recruiting, operations, and long-term visioning for the firm. Under Lee's leadership and management, NAI Long Island has grown into one of the leading Long Island-based full-service commercial real estate firms completing over \$1B in transaction values and thousands of transactions over the years. The firm manages more than 1.5M square feet of commercial real estate.

Lee is a current Incorporated Village of Port Jefferson Planning Board Member. He completed two terms as a Trustee of the Incorporated Village of Port Jefferson and was the former Chairman of the Zoning Board of Appeals. From 2010 to 2016 he was an Adjunct Professor at Stony Brook University's College of Business teaching an MBA-level course (traditional and online) in commercial real estate fundamentals, user decision-making, and investment analysis through a case study approach to learning.

Education

Bachelor of Science, Syracuse University

Former Adjunct Professor, Stony Brook University College of Business (MBA) from 2010-2017

Memberships

SIOR

CCIM

Director and Board Member, Real Estate Institute at Stony Brook University College of Business

Commercial Industrial Brokers Society of Long Island (CIBS)

NAI Long Island
1601 Veterans Memorial Highway Suite 420
Islandia, NY 11749
631.232.4400



Michael Corsello

Director

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Professional Background

Michael Corsello is a licensed commercial investment and real estate certified specialist (CIREC), who is primarily focused on industrial and retail properties throughout Long Island and the New York tristate market.

Prior to joining NAI Long Island, Michael was President and CEO of Nash Lumber, a building material importer and wholesale distributor. The experience he gained while owning and operating his company for 30+ years gives him a unique understanding of complex commercial real estate transactions and how a company's real estate effects a businesses' bottom line.

Michael's operational expertise provides his clients with an important advantage, whether they are owners, tenants, buyers, or sellers. His keen understanding of each party's business perspective allows for the highest quality representation for those he advises. This results in enhancing his client's business operation and their company's profitability.

Michael's experience owning, developing, and managing his own industrial properties, allows him to combine and leverage his considerable real estate market knowledge with his business experience to deliver the highest outcomes for his clients. Throughout Long Island industrial property owners and investors rely on Michael as a trusted and proven partner. His team includes office and land use specialists, with expertise in commercial office leasing, land acquisition, and development.

In the retail area of Michael's practice, his success with national and regional franchise brands has proven invaluable in navigating the considerable challenges retailers experience when entering the complicated Long Island market. Clients such as Riko's Pizza, Ford's Garage, and Buffalo Wild Wings Express rely on Michael's guidance to identify ideal locations and to successfully negotiate the very best leases terms. When representing retail landlords, he has secured the highest quality tenants who not only leased space but strengthened the property's income and value.

Michael is an avid skier who routinely tackles some of the most challenging mountains throughout the U.S. and Canada. To satisfy his unending curiosity, he enjoys hiking and exploring tough terrain in the US and beyond. He enjoys travelling, especially to northern Norway where his son is at the forefront of the aquaculture industry. When on Long Island, an occasional golf game is always a welcome distraction. A native Long Islander, Michael earned degrees in both business and engineering from Syracuse University and SUNY College of Environmental Science and Forestry.

Education

Bachelor of Science in Engineering, Syracuse University
Bachelor of Science in Engineering, SUNY Environmental Science and Forestry

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS)
NYS Commercial Association of Realtors (NYSCAR)

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Nick Vittorio

Associate

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NY #10401243538

Professional Background

Nick Vittorio is a highly skilled commercial real estate broker with over 25 years of real estate industry experience, specializing in selling investment properties, identifying high-value investment opportunities for investors, and managing commercial leasing for national tenants.

As the previous President of NV Equity Holdings Corp., Nick has built a reputation for delivering profitable real estate investments and maximizing returns for his clients. His expertise spans the full spectrum of commercial real estate, from acquisition and deal structuring to tenant negotiations and property management.

Nick's career has been defined by his ability to source lucrative investment properties that align with his clients' financial goals. He is adept at analyzing market trends, conducting comprehensive property evaluations, and executing complex transactions that ensure long-term profitability.

His work with national anchor tenants has helped him secure high-value leases, ensuring stable income streams for property owners and investors alike.

With a hands-on approach to real estate acquisitions and leasing, Nick builds strong partnerships with investors, property managers, and tenants to facilitate seamless transactions. His deep knowledge of market dynamics and his strategic negotiation skills make him a trusted partner for investors seeking to grow their portfolios.

Nick's proficiency in commercial property sales, deal oversight, and tenant relations has led to the successful completion of numerous real estate ventures. He continues to stay ahead of industry trends and innovations.

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