

# RETAIL / ENTERTAINMENT OPPORTUNITY

43 E Main St, Smithtown, NY

**FORMER BAR / NIGHTCLUB LOCATION**

White Box Delivery



# PROPERTY OVERVIEW

43 E Main Street offers a **±4,200 SF retail/entertainment space** located directly on Smithtown's primary commercial corridor. The property was **formerly operated as a bar/nightclub**, making it a natural fit for similar nightlife, lounge, or entertainment-oriented concepts.

The building will be **renovated** and delivered in **white box condition**, providing flexibility for interior buildout. Positioned amongst established retailers and surrounded by a dense, high-income residential base, the site benefits from strong evening and weekend activity in addition to daytime traffic.



# PROPERTY DETAILS

## Available Space

±4,200 SF

## Zoning

**CB (Central Business District)**

## Condition

**New construction – white box delivery**

## Former Use

Bar / Nightclub

## Frontage

30'

## Rent

**\$35.00/SF + NNN**



# TRAFFIC COUNTS



29K+

Cars Per Day

West Main Street

16K

Cars Per Day

Hauppauge Road

These are two of the most heavily travelled corridors serving Smithtown, Hauppauge, and surrounding Long Island communities.



# DEMOGRAPHICS

WITHIN 3 MILES



Average Household Income

**\$185,508**

Affluent market with strong discretionary spending power



Bachelor's Degree or Higher

**49.1%**

Highly educated professional demographic



Persons per Household

**2.87**

Median Age: 45.1 years

This is a mature, affluent market with strong discretionary spending and consistent nighttime demand. The ethnicity profile includes 82% White with other ethnic groups well represented in the surrounding trade area.



# IDEAL USES



- Bar & Nightclub  
Traditional bar or nightclub operations
- Lounge / Cocktail Bar  
Upscale cocktail and lounge concepts
- Sports Bar  
Entertainment-focused sports viewing venues
- Live Music Venue  
Live entertainment and performance spaces

**Zoning supports bar and nightlife uses.**



# LOCATION HIGHLIGHTS

## Prime East Main Street Frontage

Direct exposure on Smithtown's primary commercial corridor

## Strong Nighttime Activity

Proven evening and weekend traffic patterns

## High-Income Residential Base

Surrounded by affluent neighbourhoods with discretionary spending

## Central Business District Zoning

Excellent visibility from major roadways and proven entertainment location



# SUMMARY

43 E Main Street presents a rare opportunity to reintroduce a **bar or nightclub concept** in a proven Smithtown location. With **new construction, white box delivery, CB zoning,** and **exceptional demographics**, the space is ideally positioned for an operator seeking visibility, traffic, and a strong Long Island nightlife market.

The combination of 29,000+ daily traffic counts, an average household income exceeding \$185,000, and former bar/nightclub use creates an unparalleled foundation for entertainment-driven hospitality concepts.

