

Property For Lease

996 W Jericho Tpke

996 W Jericho Tpke Smithtown, NY 11787



For More Information:



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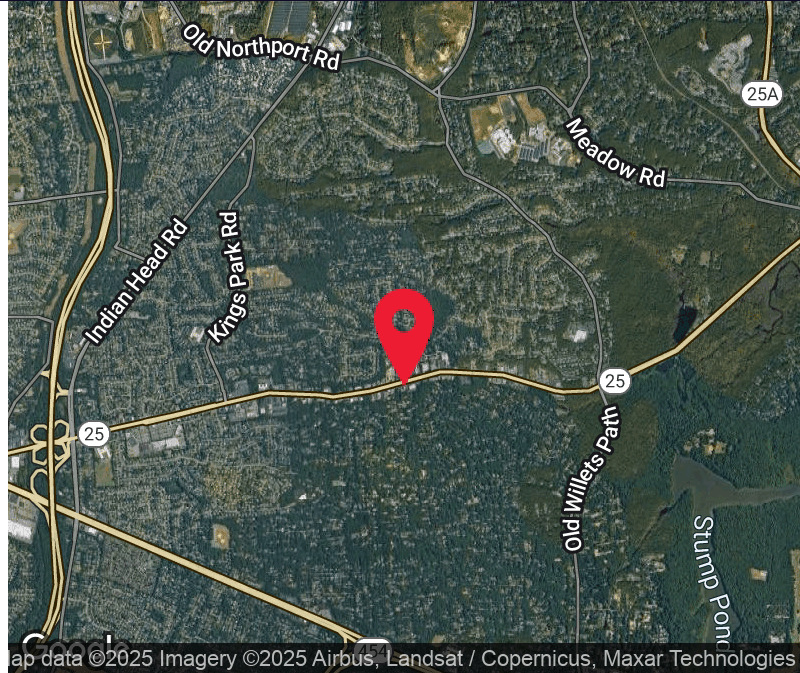
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Office Property For Lease

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Offering Summary

Lease Rate:	Price Upon Request
Available SF:	3,527 SF
Lot Size:	44,499 SF
Year Built:	1972
Zoning:	WSI
Traffic Count:	23,000

Property Overview

+/- 3,527 SF Medical Office / Corporate Office / Retail Space Available for Lease. This property is conveniently located on W Jericho Turnpike in Smithtown near area retail, restaurants and close access to parkways. There is ample parking with 47 parking spaces.

Property Highlights

- Prime location on W Jericho Turnpike
- Spacious interior layout for flexible use
- Modern finishes and updated facilities
- High traffic area for increased exposure

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,527 SF	Lease Rate:	Price Upon Request

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
996 W Jericho Tpke	Available	3,527 SF	Modified Gross	Price Upon Request	+/- 3,527 SF Medical Office / Corporate Office / Retail Space Available for Lease.

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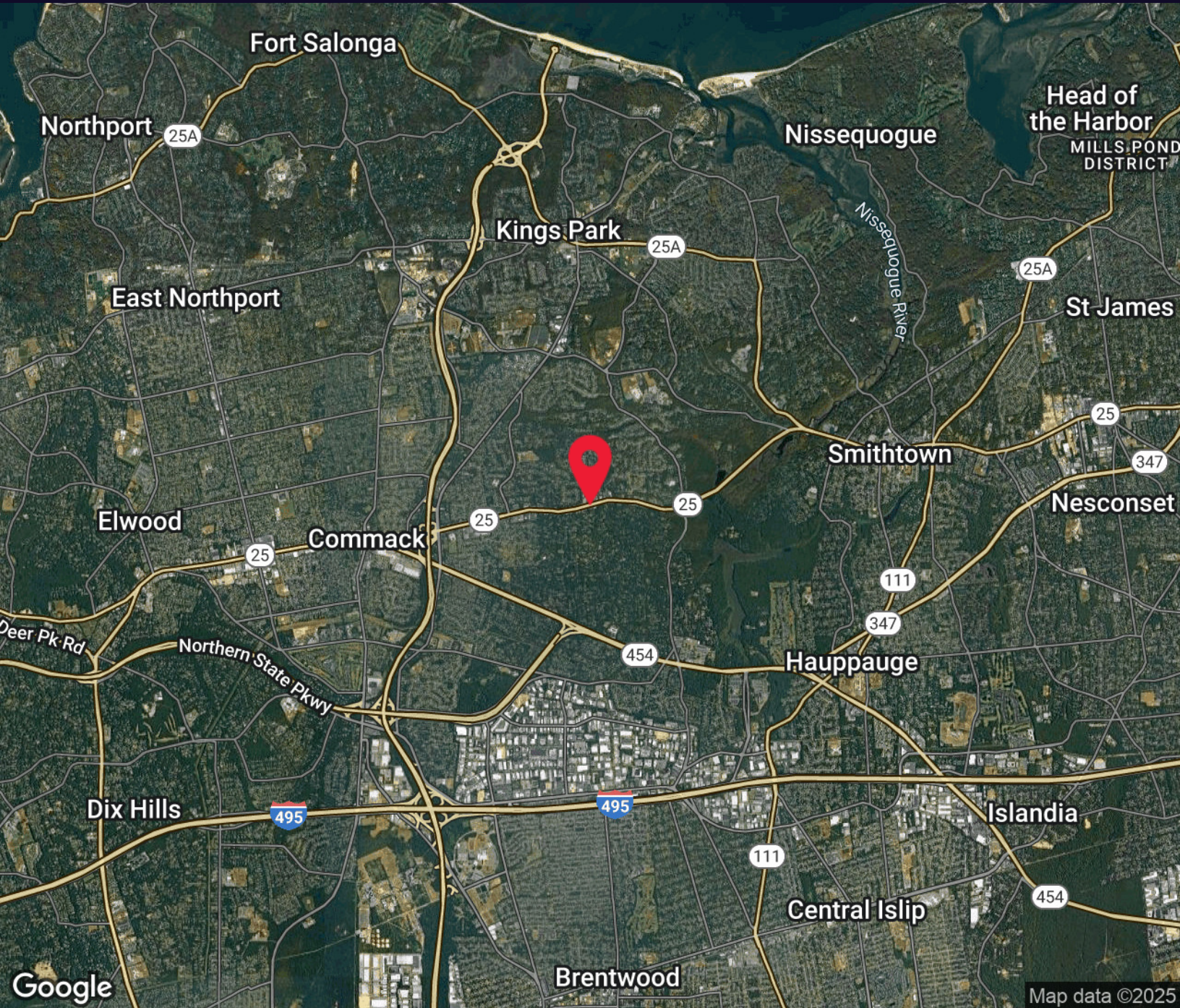
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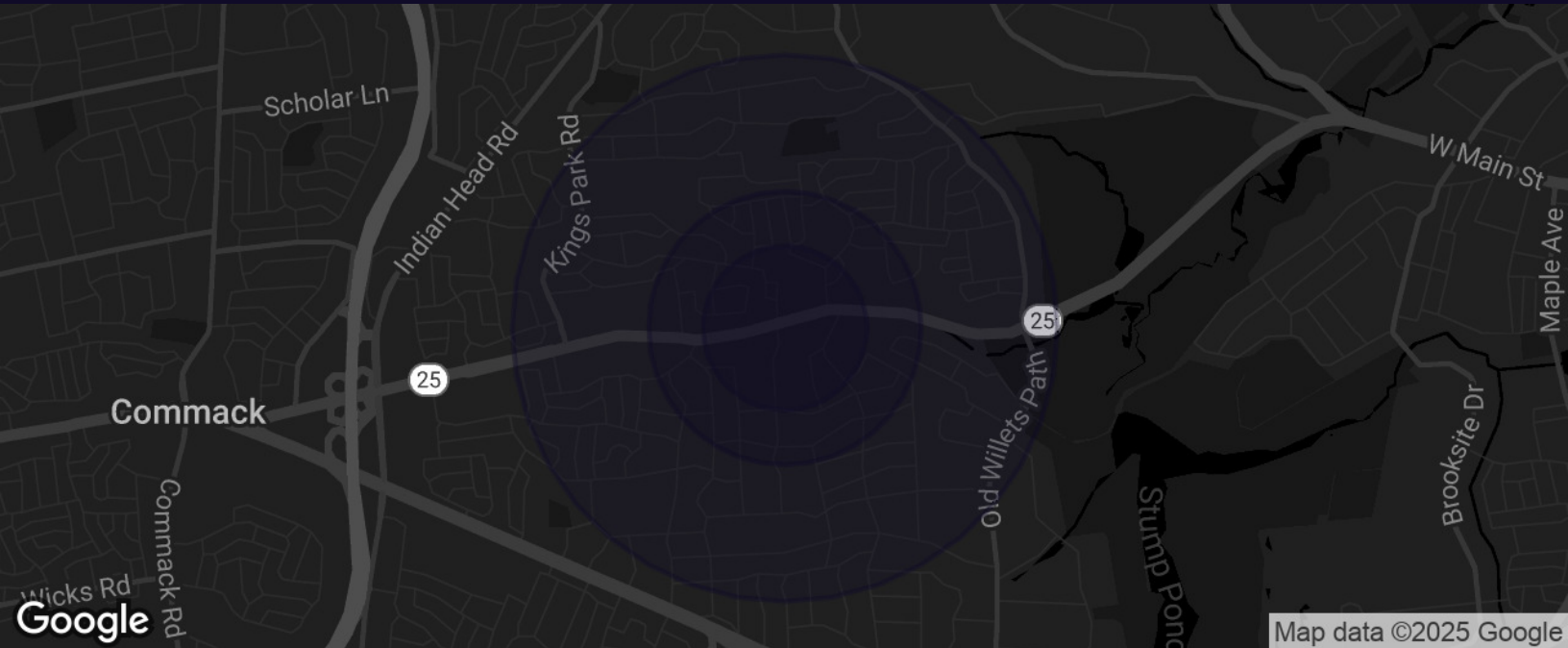
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	728	2,179	9,874
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	45	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	247	732	3,299
# of Persons per HH	2.9	3	3
Average HH Income	\$209,308	\$211,535	\$211,895
Average House Value	\$718,446	\$716,098	\$728,382

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