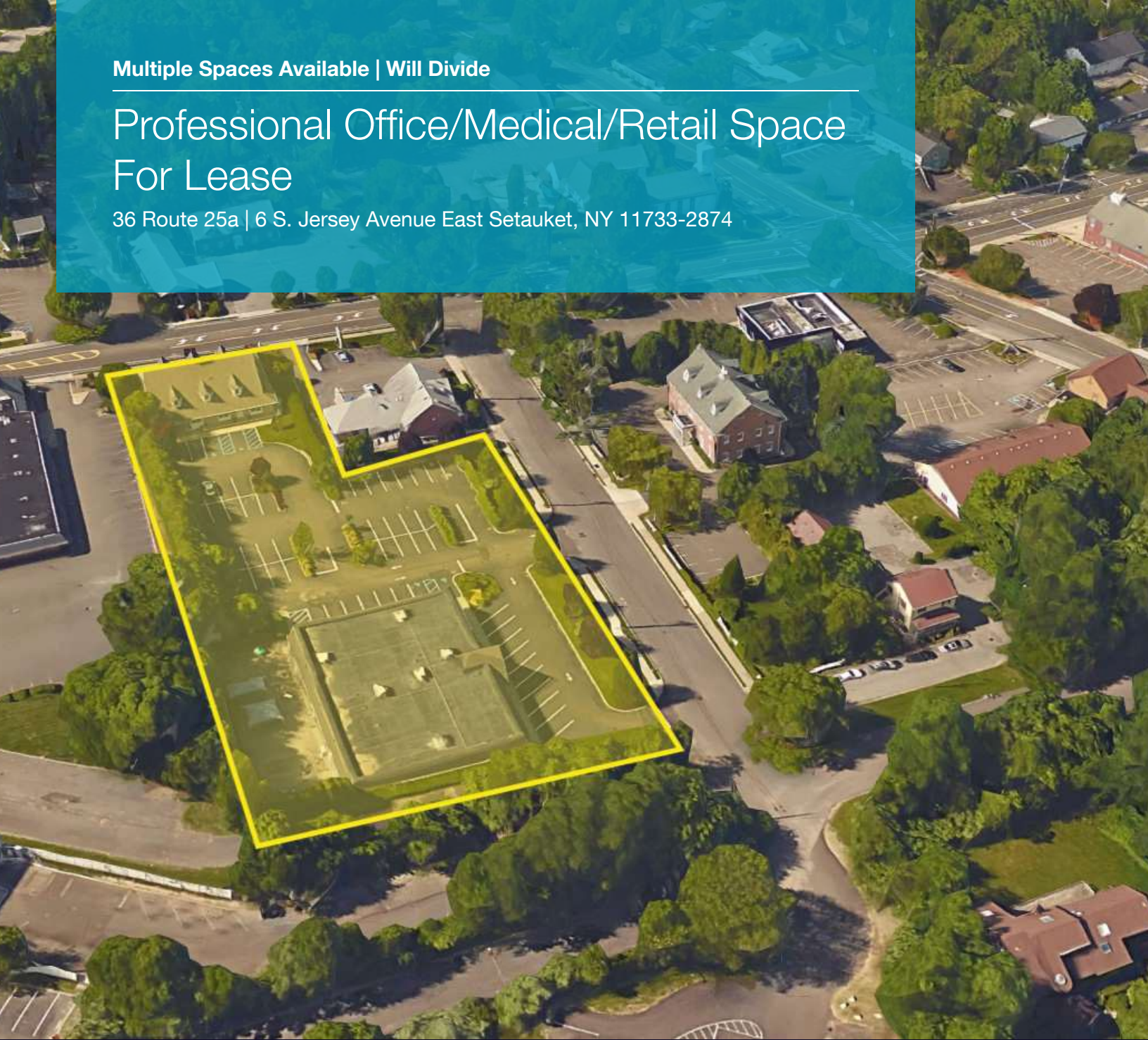


Multiple Spaces Available | Will Divide

Professional Office/Medical/Retail Space For Lease

36 Route 25a | 6 S. Jersey Avenue East Setauket, NY 11733-2874



For More Information:

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Commercial

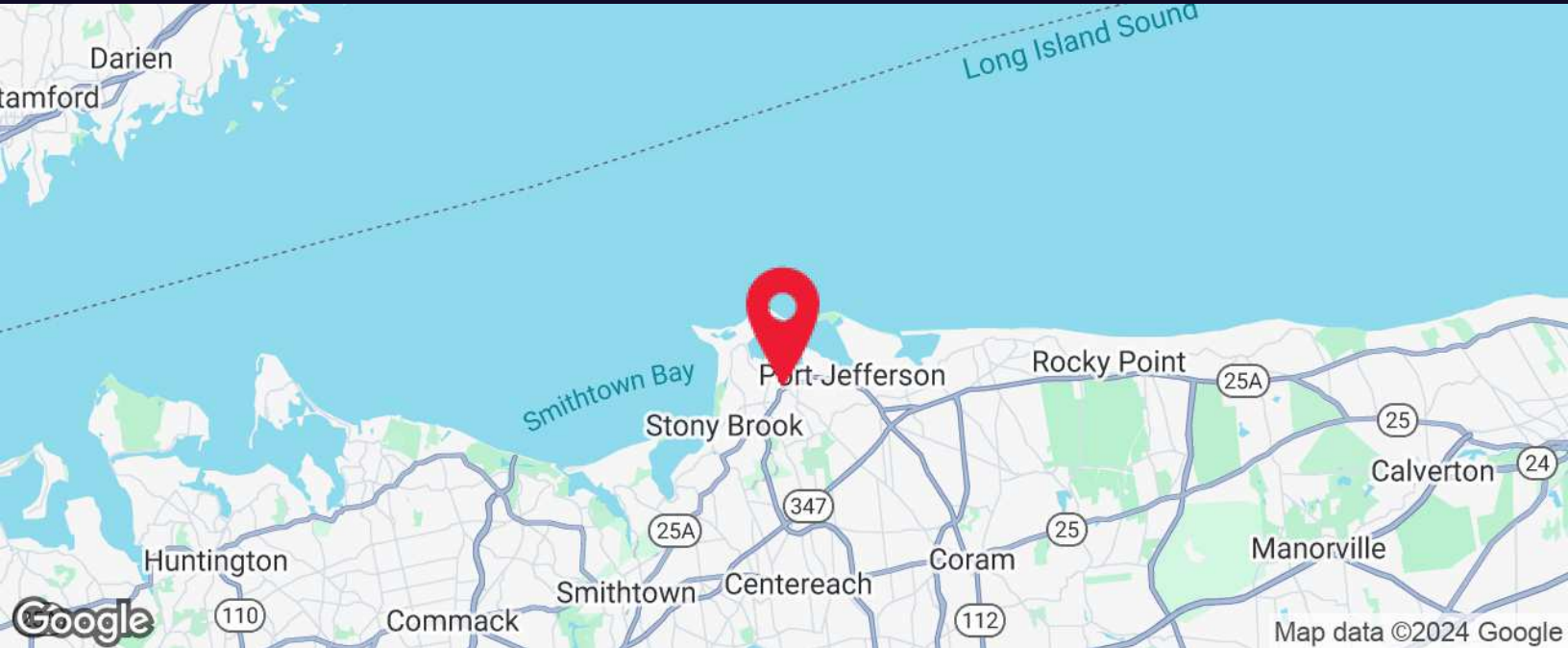
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Medical/Professional/Retail For Lease

36 Route 25a | 6 S. Jersey Avenue East Setauket, NY



| Offering Summary | |
|------------------------|-----------------------|
| Lease Rate: | \$25.00 Per SF/NNN |
| # of Units Available* | +/- 5 (Divisible) |
| Available Square Feet: | 314 SF up to 7,085 SF |
| Lot Size: | 2 Acres |
| Year Built: | 2003 |
| Zoning: | J2 |

Property Overview | Spaces Can Be Divided For The Right Tenant

Property Overview | Spaces Can Be Divided For The Right Tenant
 Multiple Spaces available for Lease in highly desirable location. Situated on 2 Acres in the heart of East Setauket Village, both 36 A Rte. 25 and 6 South Jersey Avenue are ideal for medical, professional or a multitude of Retail Use. 6 S Jersey currently offers up to 7,085 SF of Contiguous Space Available, and 36 Rte.25 A has a turnkey 3,072 SF Professional Office currently ready for the ideal tenant. Landlord will divide and customize for the right tenants. Ideal for Corporate headquarters, Medical or Dental office, Law Firm, CPA, Insurance, Dance Studio, Martial Arts, Day Care, or similar use. Unlimited Possibility. Both offer ample parking in joined lots off of S. Jersey Avenue. Located just minutes from the Stony Brook LIRR, SBU University and Hospital. For price, showings and more details, call Michael Murphy.

Property Highlights

- Highly Visible Location in heart of E. Setauket.
- Excellent demographics near Stony Brook University and Hospital.
- Traffic Counts Exceed 22,000 vehicles passing per day.
- Ideal for nearly any Retail, Medical or Professional Office use.

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Aerial View of Property

36 Route 25a | 6 S. Jersey Avenue East Setauket, NY



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Additional Photos

36 Route 25a, East Setauket, NY



36 Rte. 25 A | Highly Visible Frontage



36 Rte. 25 A | Ample Parking in Rear



36 Rte. 25 A | ADA Parking in Rear

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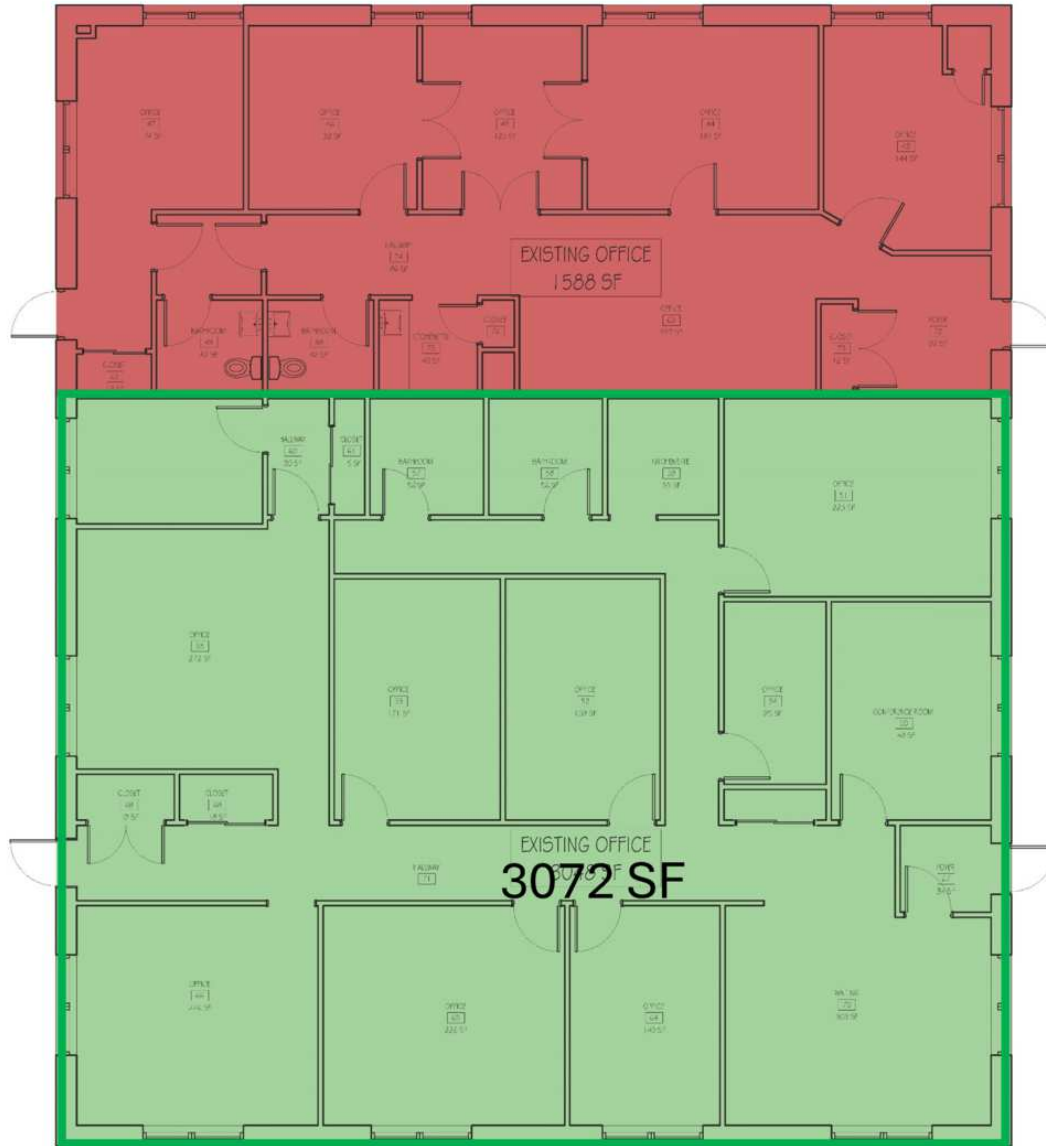


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Floor Plans | 36 Rte. 25 A



First Floor Plan (RTE 25A)

1/4" = 1'-0" A-101

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Office Property For Lease

6 S. Jersey Avenue East Setauket, NY



6 S. JERSEY- OFFERING FACADE SIGNAGE OPPORTUNITY



MULTIPLE CURB CUTS



AMPLE PARKING

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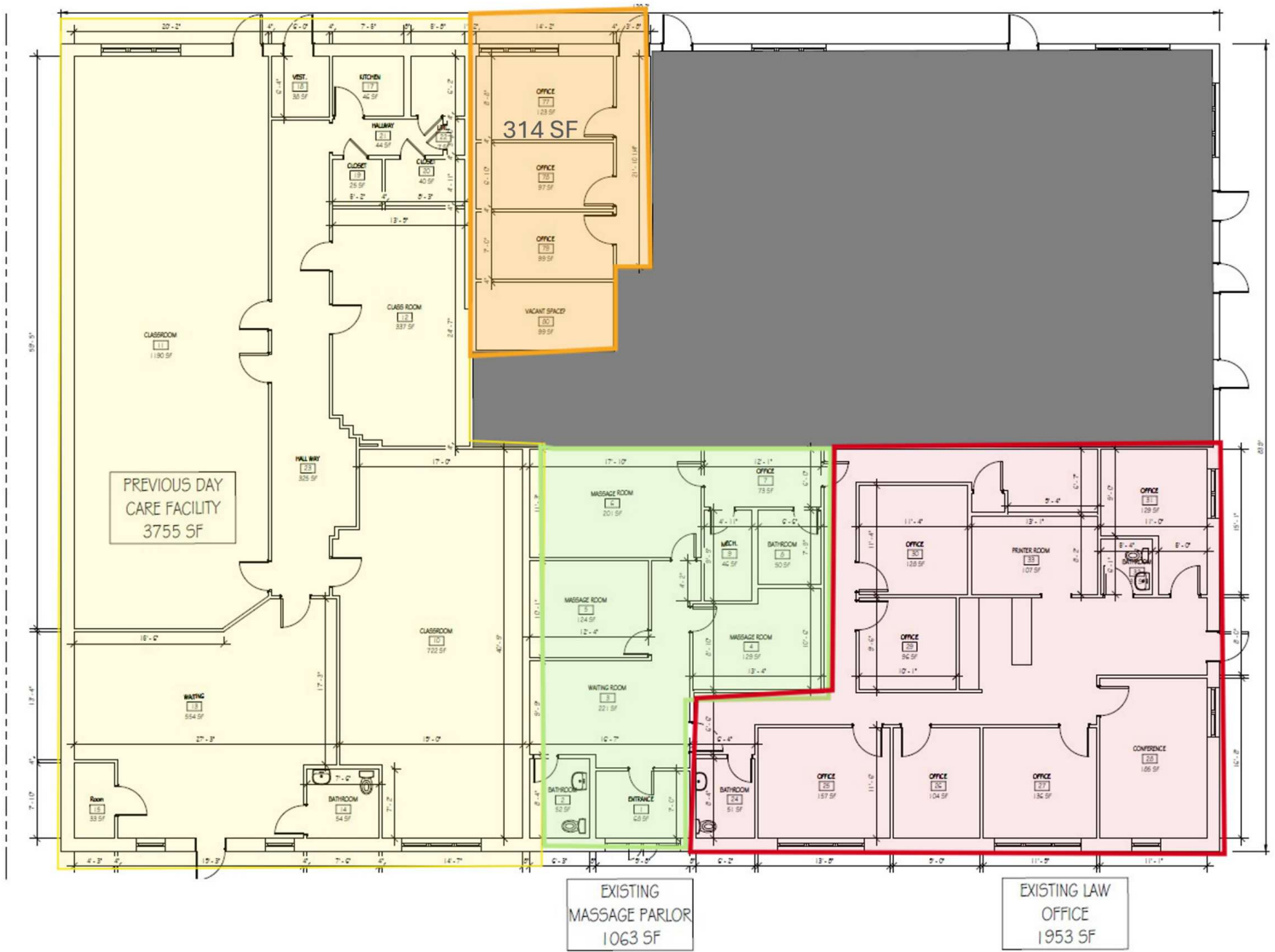
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Floor Plans | 6 S. Jersey Avenue

6 S. Jersey Avenue East Setauket, NY



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Retailer and Location Map

36 Route 25a | 6 S. Jersey Avenue East Setauket, NY



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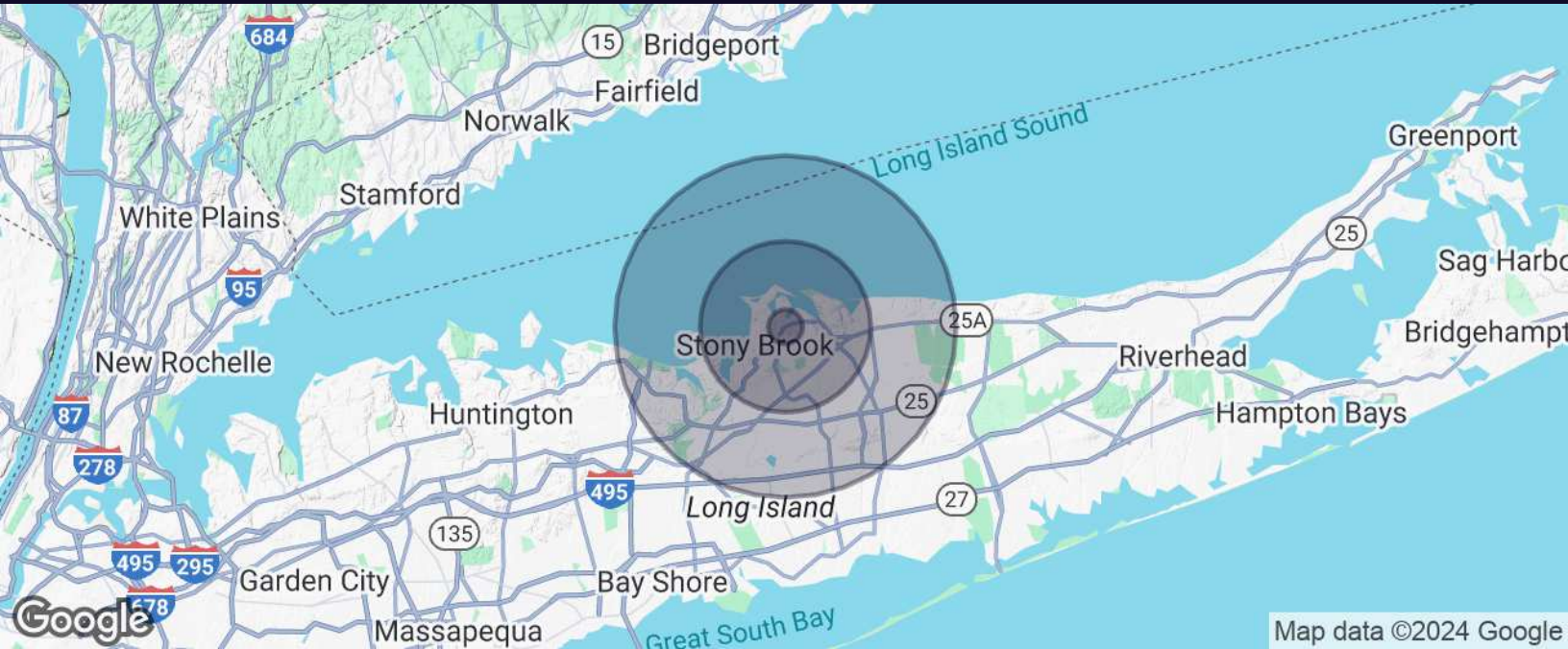
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Property Demographics

36 Route 25a | 6 S. Jersey Avenue East Setauket, NY



| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population | 3,141 | 107,072 | 429,686 |
| Average Age | 42.6 | 38.5 | 38.7 |
| Average Age (Male) | 41.7 | 37.3 | 37.5 |
| Average Age (Female) | 43.5 | 39.6 | 39.7 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,039 | 32,873 | 140,153 |
| # of Persons per HH | 3.0 | 3.3 | 3.1 |
| Average HH Income | \$172,698 | \$123,272 | \$107,674 |
| Average House Value | \$715,493 | \$493,256 | \$453,697 |

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Exclusive Listing Broker

36 Route 25a | 6 S. Jersey Avenue East Setauket, NY



Michael G. Murphy

President | Commercial Division

michael.murphy@elliman.com

Direct: 631.858.2460 | Cell: 631.834.2626

Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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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 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.

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