

RETAIL | OFFICE | RESTAURANT SPACE AVAILABLE FOR LEASE

34-48 Lowell Avenue Islip Terrace, NY 11752
2 Units Available in Highly Visible Strip



For More Information:



Michael G. Murphy

President | Commercial Division
Douglas Elliman Commercial - Long Island
631.858.2460
michael.murphy@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.445.5756
mike.lightcap@elliman.com

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Offering Summary	
Lease Rate:	PRICED UPON REQUEST
# of Available Units:	Two (2)
Avail Unit #44 Size:	1,600 SF
Avail Unit #40 Size:	825 SF
Zoning:	Bus1

Property Overview

Two Spaces Available for Lease in Highly Visible Strip! One mid-line unit is 1,600 SF would be ideal for restaurant or take out. Landlord is going to build out as vanilla box and includes new hvac, floor, paint etc. Second space is 825 SF, ideal for office or retail use. These spaces are located in excellent demographic with brand new Dunkin Donuts/Baskin Robins right next door. Landlord will build out to vanilla box. Conveniently located near major thoroughfares and surrounded by local and national retailers. Ample parking in front and rear lots.

Property Highlights

- Two Units Available, 1,600 SF and 825 SF
- Highly Visible Strip at Corner Location
- Ample Parking in Front and Rear Lot
- New Facade, Newly Paved Lot
- Dunkin Donuts -Baskin Robins anchors this Retail Strip

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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Unit 44	Available	1,600 SF	NNN	PRICED UPON REQUEST
Unit 40	Available	825 SF	NNN	Price on Request

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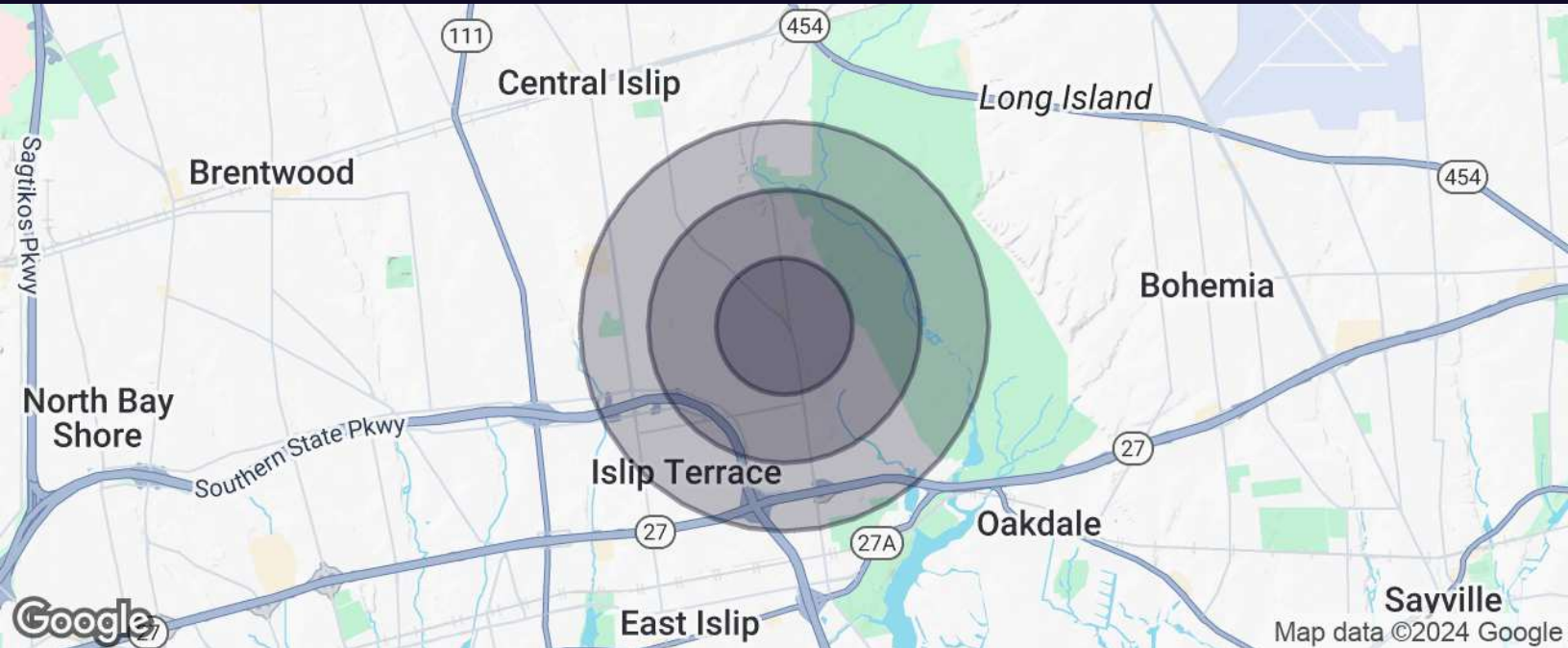
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Property Demographics

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,205	6,198	15,182
Average Age	45.7	43.2	40.9
Average Age (Male)	39.2	39.5	40.3
Average Age (Female)	48.6	45.8	42.7

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	426	2,179	5,278
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$118,898	\$114,923	\$112,011
Average House Value	\$363,316	\$351,512	\$333,275

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Aerial View of Property

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National Retailer Map

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Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass

Smithtown, NY 11787