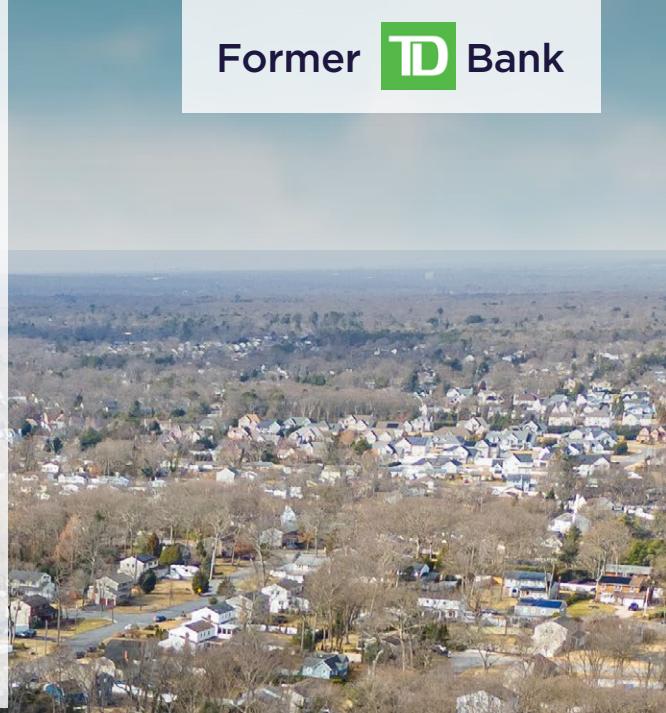


2822 MIDDLE COUNTRY ROAD, LAKE GROVE

**For Sale / Lease: Freestanding
± 4,100 SF Bank Branch
Triple Drive-Thru - 13,068 SF Lot
Outparcel to  Anchored Center**

Former  Bank



LONG ISLAND
INVESTMENT SALES TEAM

2822 MIDDLE COUNTRY ROAD, LAKE GROVE

ASKING PRICE: \$2,975,000 - \$725 / SF

ASKING RENT: \$50 / SF + NNN

Executive Summary

Cushman & Wakefield, as the exclusive agent, is pleased to present **2822 Middle Country Road, Lake Grove**—a ±4,100 SF freestanding former TD Bank branch with a triple drive-thru, situated on a ±13,068 SF lot in one of Long Island's most vibrant retail corridors. The property offers outstanding visibility and direct access along Middle Country Road (NY-25), benefiting from high daily traffic counts and close proximity to premier retail destinations, including Smith Haven Mall and Long Island's flagship Wegmans. This prime outparcel enjoys a built-in consumer base and strong retail synergy, making it a strategic location for businesses seeking high exposure.

With 27 parking spaces, flexible J-2 Business District zoning, and a modern 2006 construction, the site is well-suited for retail, medical, QSR, or financial service users. Its premier location, strong traffic exposure, and diverse redevelopment potential make 2822 Middle Country Road a rare opportunity for investors and owner-users alike in the heart of Suffolk County.

Investment Highlights

- **Delivered Vacant at Closing** – Ideal for an end-user or investor seeking to repurpose a well-located former TD bank building.
- **Premier Retail Corridor** – High-visibility Middle Country Road location, near Smith Haven Mall and Wegmans, ensuring strong daily traffic
- **Freestanding with Triple Drive-Thru** – ±4,100 SF former bank branch with three drive-thru lanes and 27 parking spaces, ideal for QSR, medical, or retail reuse.
- **Versatile Zoning & Strong Demographics** – J-2 Business District allows multiple uses in a high-income trade area, supporting long-term tenant demand.



Property Information

ADDRESS:
2822 Middle Country Road,
Lake Grove, NY 11755

VILLAGE:
Village of Lake Grove

**SECTION / BLOCK /
LOT(S):**
14 / 5 / 6, 7.2, 8

BUILDING SIZE:
± 4,100 SF

LOT SIZE:
13,068 SF

PARKING:
27 Surface Spaces

YEAR BUILT:
2006

DRIVE-THRU:
3 Dedicated Lanes

ZONING:
J-2 Business District

REAL ESTATE TAXES:
\$45,545 (\$11.11 / SF)

Smith Haven Mall is undergoing a multimillion-dollar redevelopment, introducing new retailers, dining, and a vibrant outdoor plaza by 2026. Highlights include Zara's first Eastern Long Island location, Sur La Table, Golf Lounge 18, and Ford's Garage, further solidifying the area as a premier shopping and lifestyle destination.

Wegmans

DSW

Smith Haven Mall



The Bristal Assisted Living



Subject Property

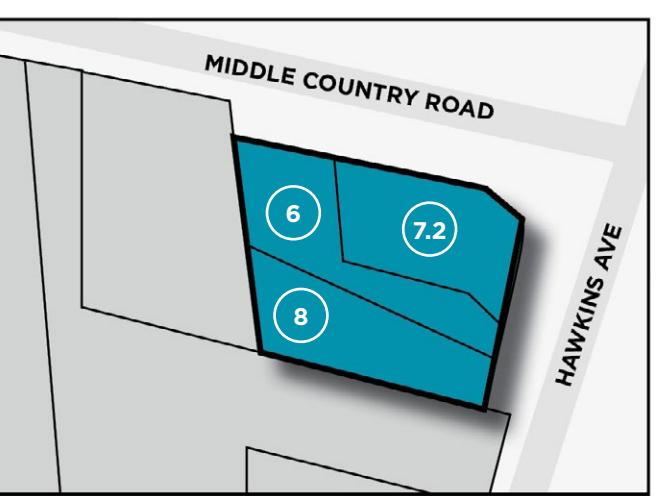
Middle Country Road



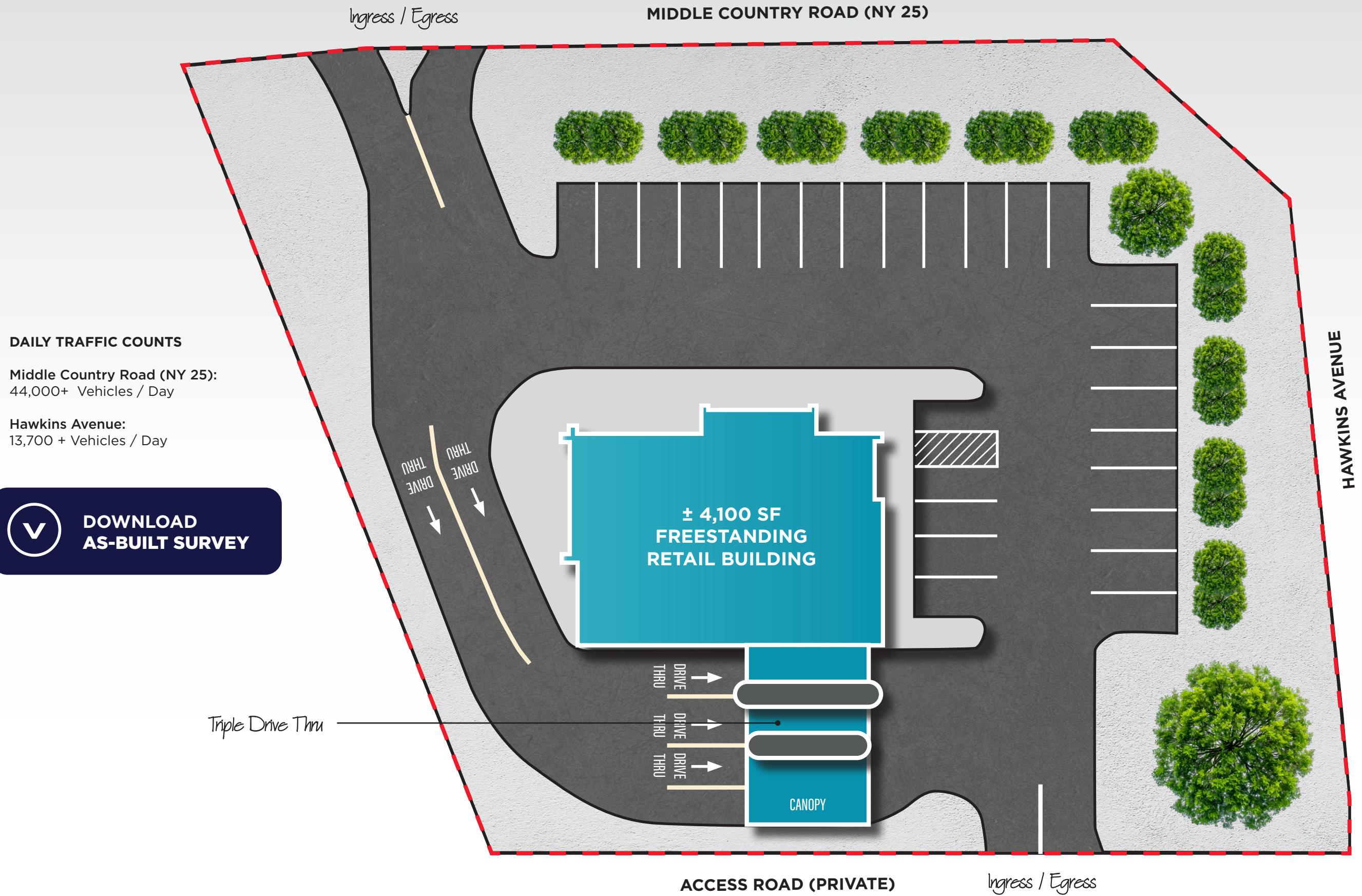
Hawkins Avenue

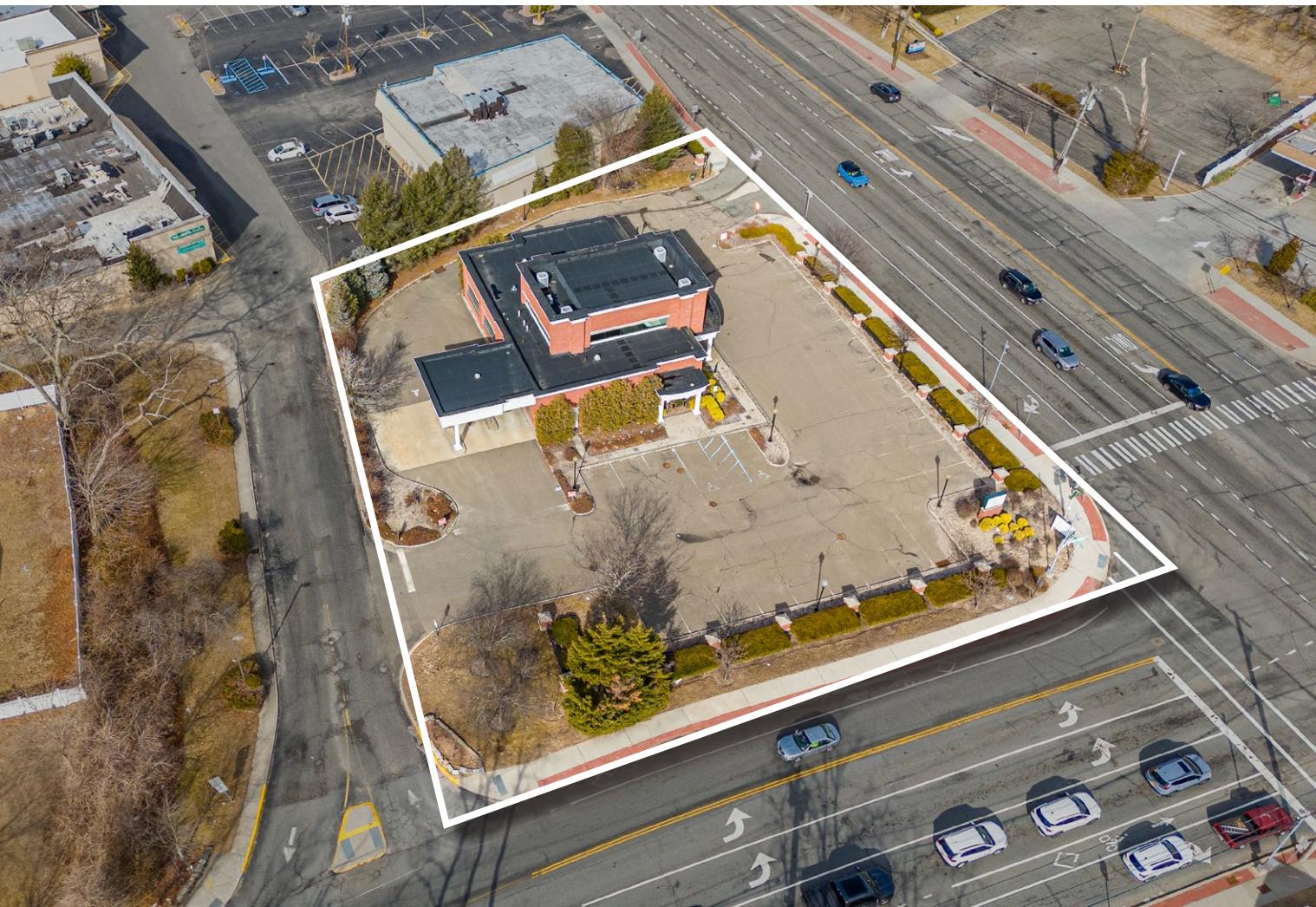


Tax Map



SITE PLAN





LOCATION OVERVIEW





LONG ISLAND
INVESTMENT SALES TEAM

2822 MIDDLE COUNTRY ROAD, LAKE GROVE

FOR MORE INFORMATION, PLEASE CONTACT:

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