

# 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

Subject Property



**CUSHMAN &  
WAKEFIELD**

**LONG ISLAND  
INVESTMENT SALES TEAM**



# 2822 MIDDLE COUNTRY ROAD, LAKE GROVE

Former **TD** Bank

**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

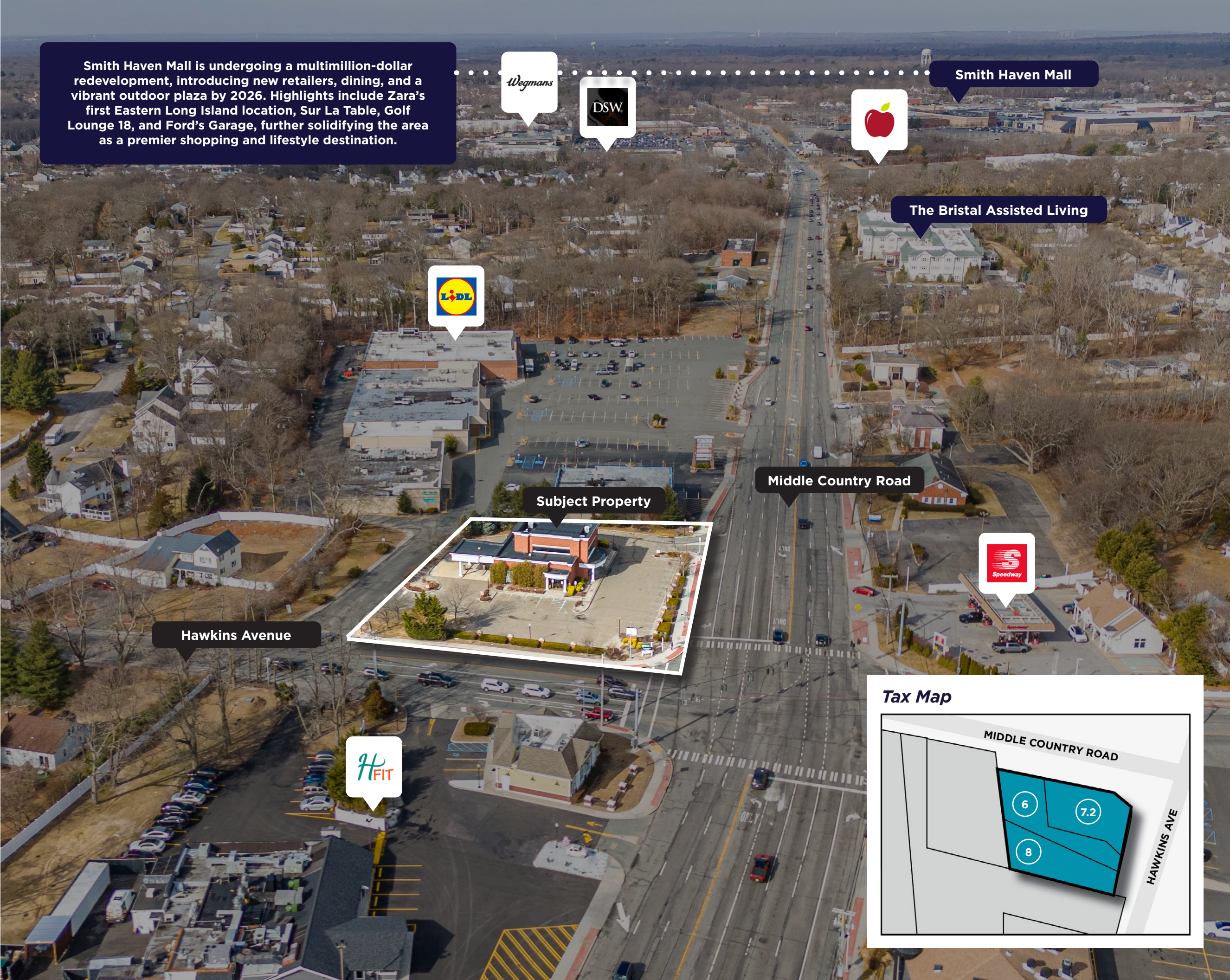
PARKING:  
27 Surface Spaces

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 Bristol Assisted Living



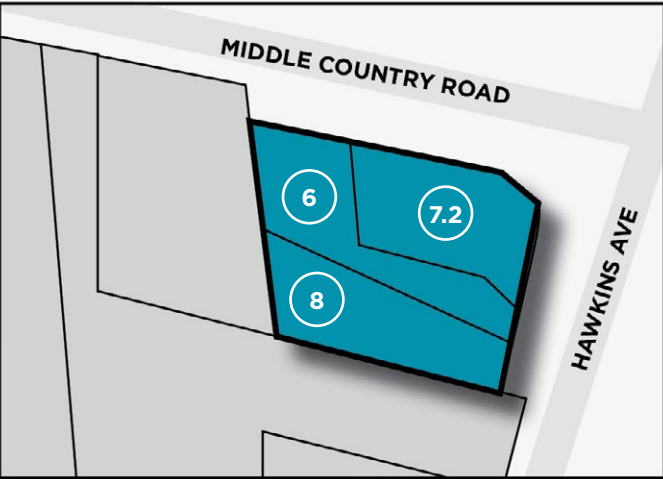
Subject Property

Middle Country Road

Hawkins Avenue



Tax Map





# SITE PLAN

DAILY TRAFFIC COUNTS

Middle Country Road (NY 25):  
44,000+ Vehicles / Day

Hawkins Avenue:  
13,700 + Vehicles / Day



DOWNLOAD  
AS-BUILT SURVEY









# LOCATION OVERVIEW

ST JAMES

SOUTH SETAUKET

Nicolls Road

Smithtown Bypass



Middle Country Road

LAKE GROVE







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**FOR MORE INFORMATION, PLEASE CONTACT:**

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