

# 1.27 Acres Shovel Ready Development Site Approved Plans In Place For +/- 7600 SF Medical Middle Country Road, Selden NY 11784



For More Information:



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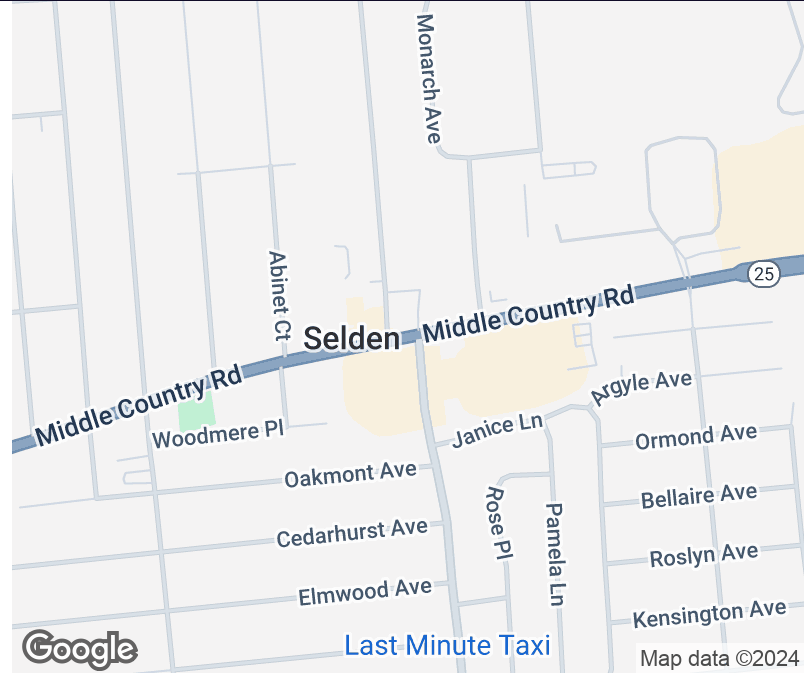
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# Shovel Ready Site For Sale or Lease

## 1.27 Acres | Middle Country Rd Selden, NY



Offering Summary	
Sale Price:	\$1,200,000
Lease Rate:	\$100,000.00 SF/yr (NNN)
Lot Size:	1.27 Acres
Zoning:	Medical Approved
Building Size:	Approved for 7,600 SF Medical Office

### Property Overview

Excellent Opportunity to Buy or Lease Shovel Ready Site with Approvals in Place to Build a 7,600 SF Medical Building!! 1.27 Acres Prime Land situated on heavily traveled Middle Country Rd in Selden. Located directly across from extremely busy Selden Plaza shopping center. Ideal location for any medical office use!! Brand-new luxury apartments being built on opposite side of the road plus directly across from extremely busy Selden Plaza Shopping Center, this site is also just steps from Country Road 83 with easy access to the LI Expressway, Sunrise Highway and other major thoroughfares. Tremendous traffic counts, high visibility and over 150 feet of frontage.

### Property Highlights

- Shovel Ready Site with Approvals in place for +/- 7,600 SF Medical Office Building
- Directly across the street from Selden Plaza & Luxury Apartments
- Surrounded by National Retailers
- Highly Visible Location with 150 Feet of Frontage

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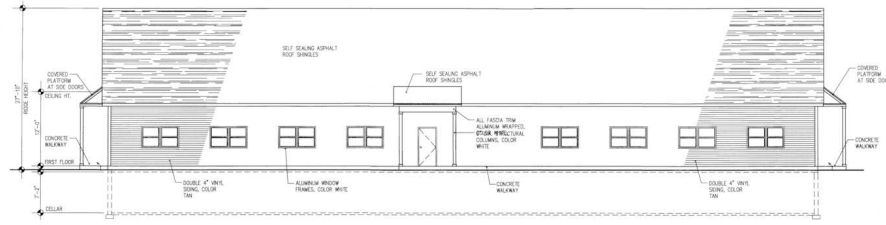
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# Approved Plans for 7,600 SF Medical Office

## 1.27 Acres | Middle Country Rd Selden, NY



4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

### Sign Calculations

#### Detached Signs (Section 57A-5)

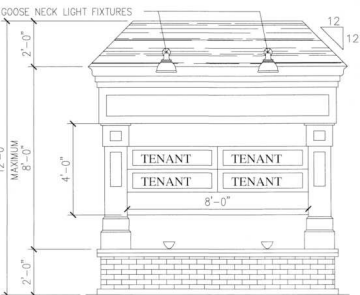
##### WEST ELEVATION

32 sq.ft. Maximum Allowable  
Proposed West Side Signs Total: 32 sq.ft.

##### EAST ELEVATION - Main Entrance

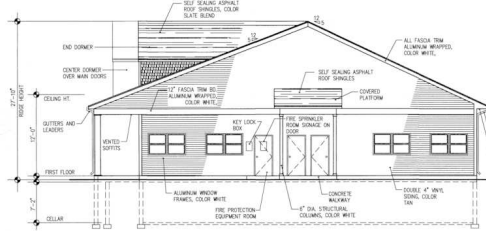
32 sq.ft. Maximum Allowable  
Proposed West Side Signs Total: 32 sq.ft.

The proposed signs meet the requirements of the Sign Ordinance of the Town of Brookhaven Code, Section 57A. A separate sign permit is required.

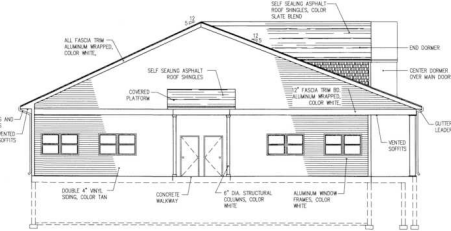


PROP. SIGN ELEVATION

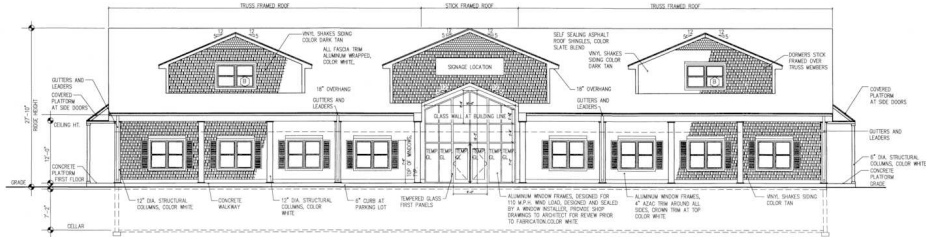
SCALE: 1/2" = 1'-0"  
SIGN AREA = 32 SQUARE FEET EACH SIDE



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

Thomas Vulpis Jr., R.A.  
7 Crystal Brook Hollow Road  
Port Jefferson N.Y. 11777



Phone: (631) 466-8358  
Fax: (631) 828-6566  
Email: tvulpis@dotsonline.net

Scale: 1/8" = 1'-0"

Name: [Blank]

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Professional seal and signature area for Thomas Vulpis Jr., R.A.



Project: Proposed Northridge Group  
Middle Country Road  
Coram, N.Y.  
S.C.T.M. # 200-474-340

Table with 2 columns: Revisions, Description. Contains 3 revision entries.

Date: April 14, 2021  
Scale: As Noted  
Drawn By: TLV  
Checked By: TLV

Drawing Title: EXTERIOR ELEVATIONS SITE SIGN ELEVATION

Drawing Number: A-4

S.C.T.M. # 200-474-3-60

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# Approved Plans for 7,600 SF Medical Office

## 1.27 Acres | Middle Country Rd Selden, NY

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7 Crystal Brook Hollow Road  
Port Jefferson N.Y. 11777

Phone: (631) 466-8368  
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Email: tvulpis@optonline.net

Project:  
Name:  
Address:  
City, State, Zip:  
Phone No.:

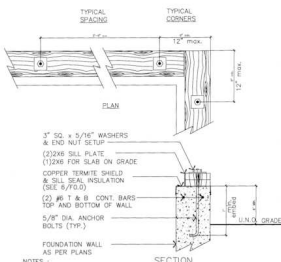
Proposed  
**Northridge Group**  
Middle Country Road  
Coram, N.Y.  
S.C.T.M. # 200-474-3-60

Address / Revisions:  
1. 1-2-2022 ADD FIRE SPRINKLER PLAN  
2. 1-7-2022 REVISIONS PER  
FIRE MARSHALS OFFICE

Date: April 14, 2021  
Scale: As Noted  
Drawn By: TLV  
Checked By: TLV

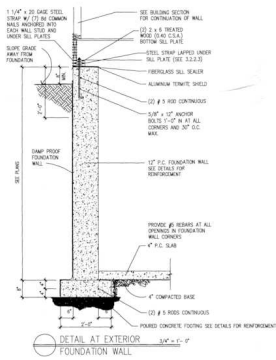
Drawing Title:  
**FOUNDATION PLAN**

Drawing Number:  
**A-2**



- 1. USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 1" EMBEDMENT INTO CONCRETE W/ 3" SQUARE X 5/16" WASHERS AND END NUT SETUP.
- 2. ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWN BOLTS FOR SHEARWALLS.
- 3. ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS OF PLATES AND CORNERS.
- 4. NO LESS THAN 2 ANCHOR BOLTS PER SIDE.

3 ANCHOR BOLT PLAN  
N.T.S.

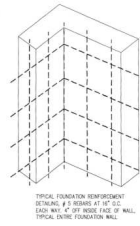


**SYMBOL LEGEND**

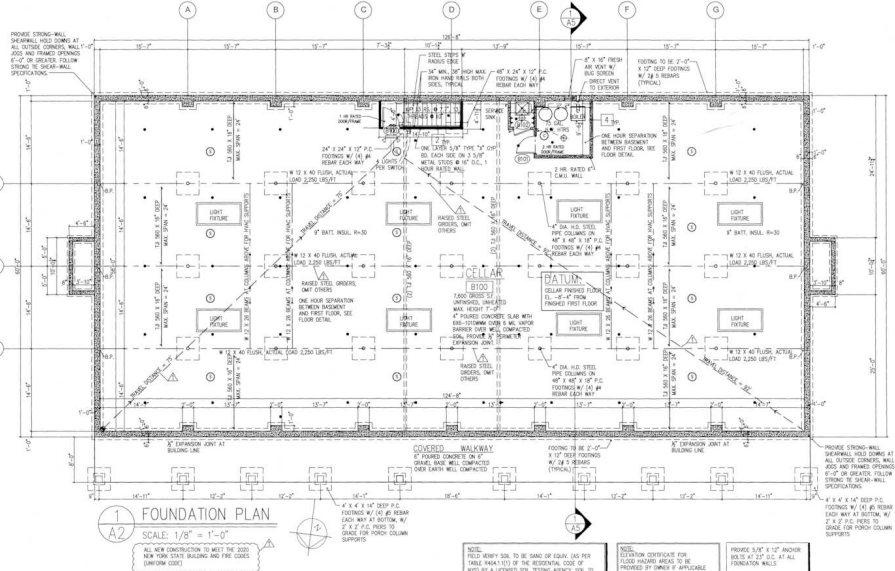
SEE WALL AND FOOTING	SEE WALL AND FOOTING
SEE ANCHOR BOLTS	SEE ANCHOR BOLTS
SEE REINFORCEMENT	SEE REINFORCEMENT
SEE WALL AND FOOTING	SEE WALL AND FOOTING
SEE WALL AND FOOTING	SEE WALL AND FOOTING
SEE WALL AND FOOTING	SEE WALL AND FOOTING
SEE WALL AND FOOTING	SEE WALL AND FOOTING
SEE WALL AND FOOTING	SEE WALL AND FOOTING
SEE WALL AND FOOTING	SEE WALL AND FOOTING

**FOUNDATION NOTES**

- 1. THE FOUNDATION WALLS ARE TO BE 4" THICK AND 1/2" HIGH AND 1/2" THICK FROTHED CONCRETE. REINFORCE WITH #4 POLYESTER CONCRETE FIBERS (INTELL STRAINING NOTES 2009 P.6) CONCRETE.
- 2. ALL FOUNDATION WALLS TO BE REINFORCED WITH CONTINUOUS #4 REBAR 18" O.C. HORIZONTAL AND VERTICAL.
- 3. ALL FOOTINGS SHALL BE REINFORCED WITH CONTINUOUS #4 REBAR AND (2) #4 REBAR PERPENDICULAR TO THE 4" X 16" O.C. TO SUPPORT THE REBAR.
- 4. FOUNDATION WALLS TO BE A MINIMUM OF 6" ABOVE THE FINISHED GRADE.
- 5. NO U.L.C. FORMS SHALL BE USED. MATERIALS TO BE CHECKED IN CONTACT WITH CONCRETE. USE COVER LAYERS FINISHING W/ SAT. INSULATION. SEE DETAILED.
- 6. USE #4 X 16" ANCHOR BOLTS @ 24" O.C.



2 ONE HOUR FLOOR SEPARATION  
BETWEEN BASEMENT & FIRST FLOOR  
N.T.S. U.L. L538



1 FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"

S.C.T.M. # 200-474-3-60

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# Aerial View of Property

## 1.27 Acres | Middle Country Rd Selden, NY



Selden Plaza Shopping Center

Approved Plans for  
7,600 SF Medical Office Building

6th Precinct  
Suffolk Police

Map  
data  
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Google

Map data ©2024

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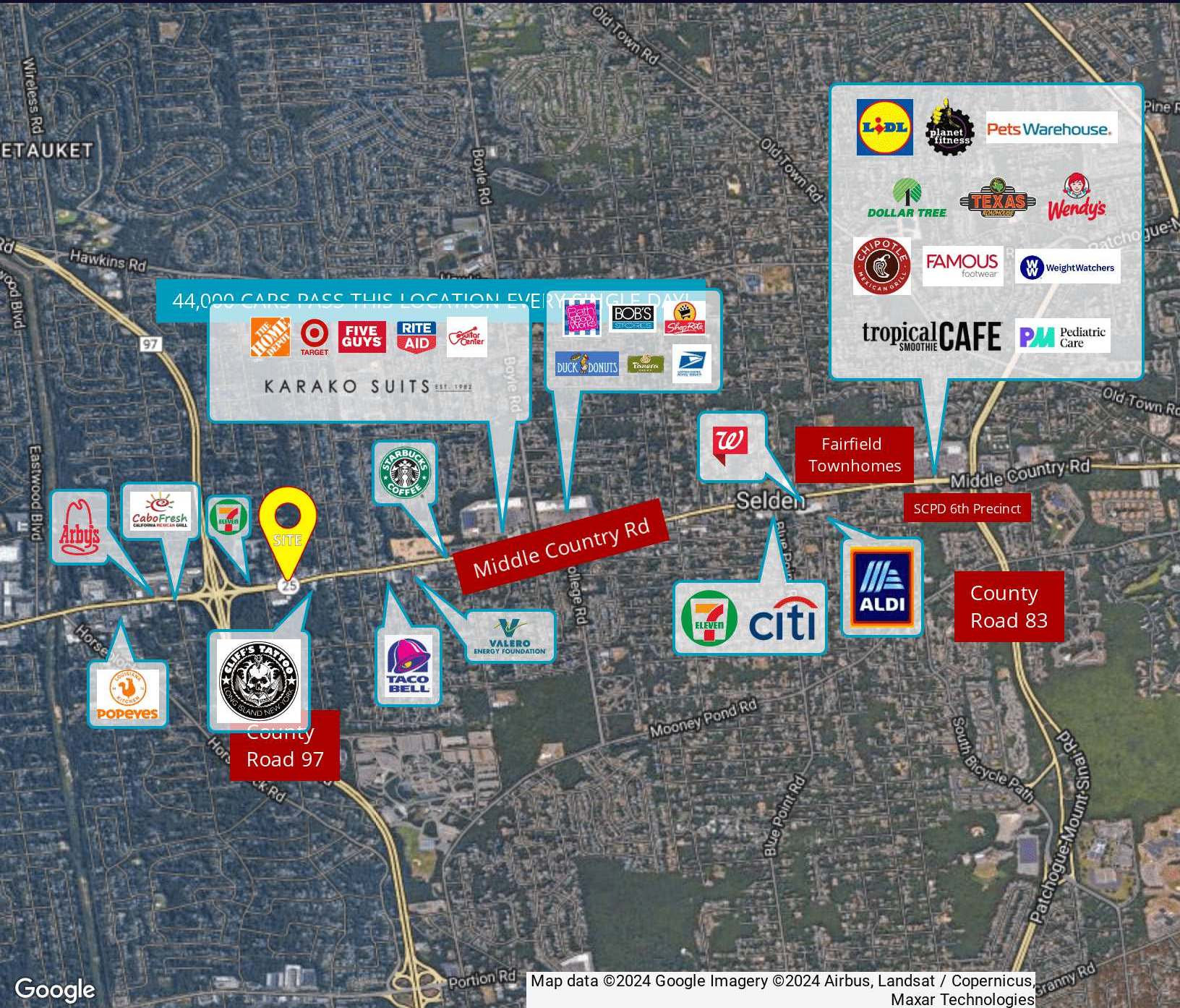
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# National Retailer Map

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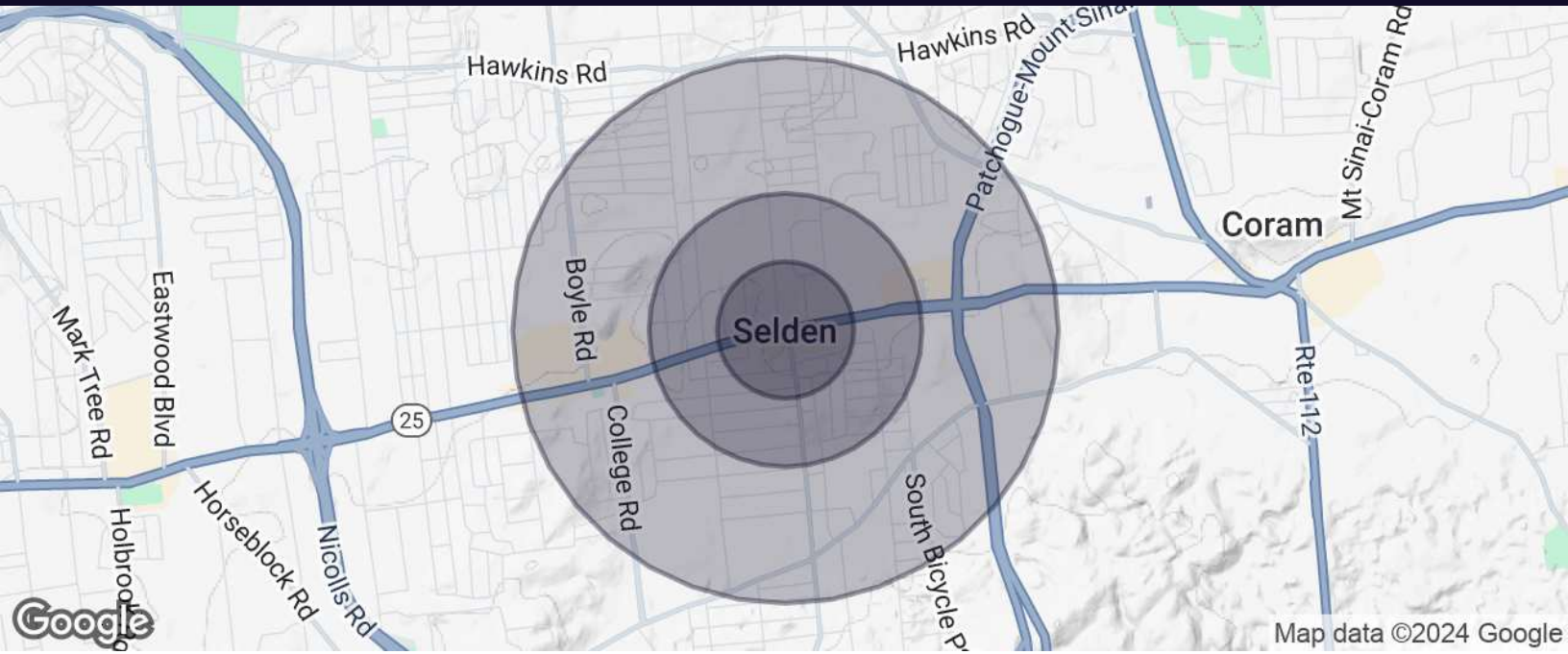
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# Property Demographics

## 1.27 Acres | Middle Country Rd Selden, NY



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	743	3,082	12,408
Average Age	32.9	35.9	37.5
Average Age (Male)	30.0	33.8	34.7
Average Age (Female)	36.2	39.3	40.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	255	1,078	4,542
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$87,417	\$94,687	\$91,674
Average House Value	\$299,460	\$319,301	\$322,373

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# Land Property For Sale / Lease

## Development Site- Middle Country Rd Selden, NY



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