

# DEVELOPMENT OPPORTUNITY | 1.06 ACRES ON MIDDLE COUNTRY RD

769 Middle Country Rd Saint James, NY 11780

## FOR SALE OR LEASE



Commercial



# EXECUTIVE SUMMARY

For Sale or Lease | 769 Middle Country Rd Saint James, NY 11780

<b>Total Commercial Square Footage:</b>	+/- 8,700 SF	<b>Lot Size:</b>	1.06 Acres
<b># of Stories:</b>	Two (2)	<b>Parking:</b>	56 Spaces
<b># of Units:</b>	Four (4)	<b>Zoning:</b>	WSI
<b>First Floor Square Footage: (proposed)</b>	4,500 SF (Divisible)	<b>Second Floor Square Footage: (proposed)</b>	4,200 SF (Divisible)
<b>Frontage:</b>	+ 150 Feet on Middle Country	<b>Sale Price:</b>	\$3,000,000.00
<b>Annual Taxes:</b>	TBD	<b>Lease Price:</b>	\$38.00 PSF (NNN)

\*See floor plans on pg. 5 for unit breakdown

## Property Overview

Incredible Opportunity for Sale or for Lease. Mixed Use Investment or Development or Brand new Retail/Office for Lease. Brand-New to be built Office/Retail space strategically located on heavily traveled Middle Country Road in the heart of St. James, New York, surrounded by national retailers, auto dealerships and just minutes from heavily traveled Route 347, and the Smithaven Mall. This two-story 8,700 SF Building will offer opportunities for restaurant, retail, medical or professional office. Health Department Approvals for Medical, 1,400 gallons water capability, per day. Drive Thru Approved! Unlimited possibilities with +/- 4,500 SF of divisible space available on the first floor, and +/- 4,200 SF divisible space on 2nd floor on 1.06 Acres. Ample parking and tremendous traffic counts. Adjacent 4 Acre lot may also be made available. Can be used for Medical, Retail, Gas and/or C-Store. Contact Michael Murphy for more details.

Exclusively represented by:

**Michael G. Murphy**

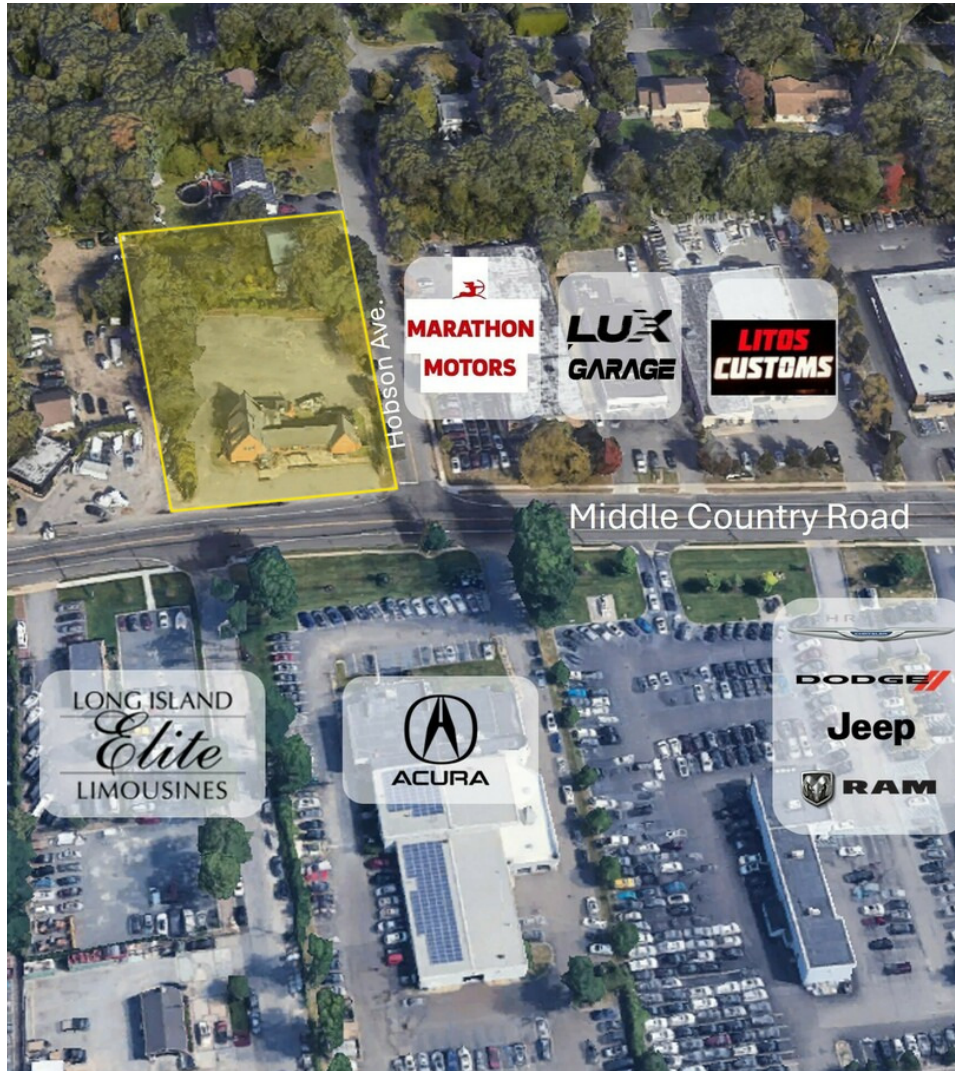
President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Mike Lightcap**

Licensed Real Estate Salesperson  
631.445.5756 Email: mike.lightcap@elliman.com

# COMPLETE HIGHLIGHTS

Brand New Office/Retail For Lease | 769 Middle Country Rd Saint James, NY 11780



## Property Highlights

- Prime Multi-Parcel Mixed-Use Offering
- Total  $\pm 1.06$  acres combining a 0.73-acre commercial parcel with approved plans for an  $\pm 8,700$  SF retail/office building and an additional 0.33-acre residential parcel in the rear.
- High-Visibility Middle Country Road Location
- Situated in the heart of St. James with exceptional traffic counts, strong regional connectivity, and proximity to national retailers, auto dealerships, Route 347, and Smith Haven Mall.
- Approved for Retail, Office, Medical, and Drive-Thru
- Planned two-story building includes divisible first- and second-floor spaces, medical approvals, 1,400 gallons per day water capacity, and drive-thru approval.
- Flexible Development or Investment Potential
- Ideal for mixed-use, build-to-suit, or long-term hold, with ample parking and the option to expand with an adjacent four-acre parcel.

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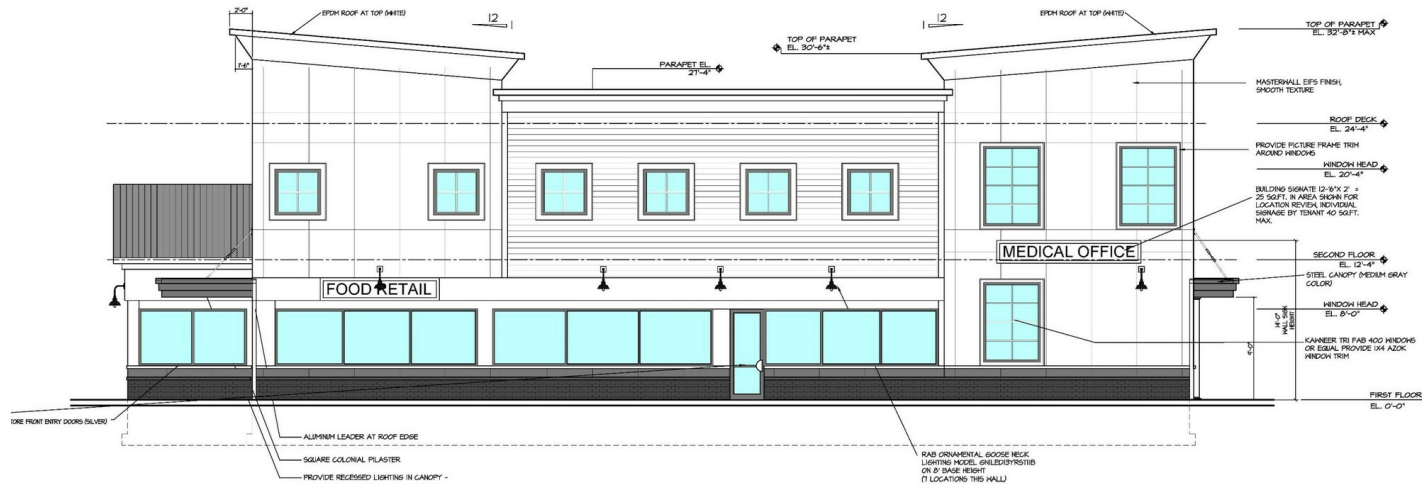
President | Commercial Division  
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**Mike Lightcap**

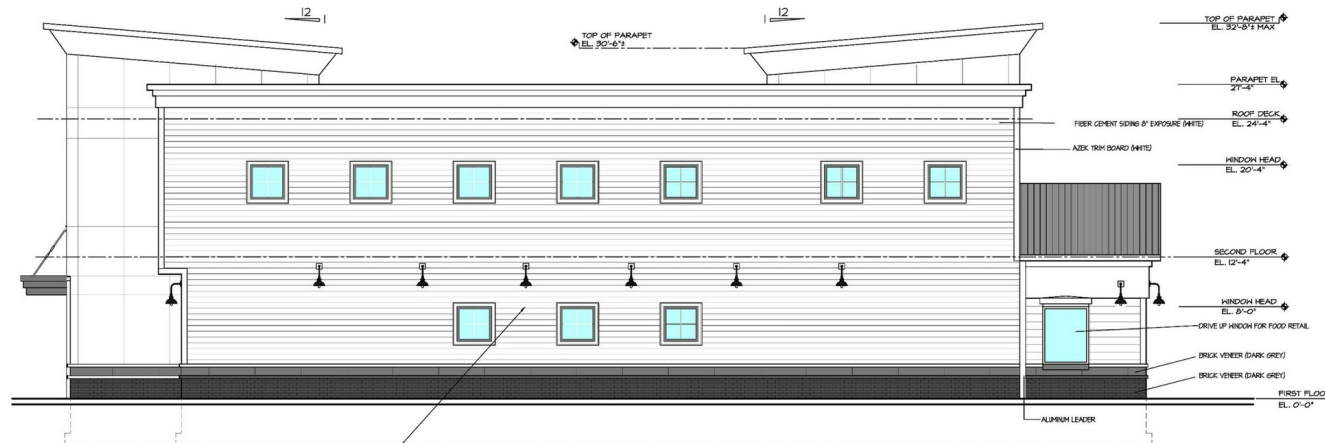
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# PROPOSED PLANS- EAST & WEST ELEVATION

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EAST ELEVATION - HOBSON AVENUE



WEST ELEVATION - DRIVE UP WINDOW

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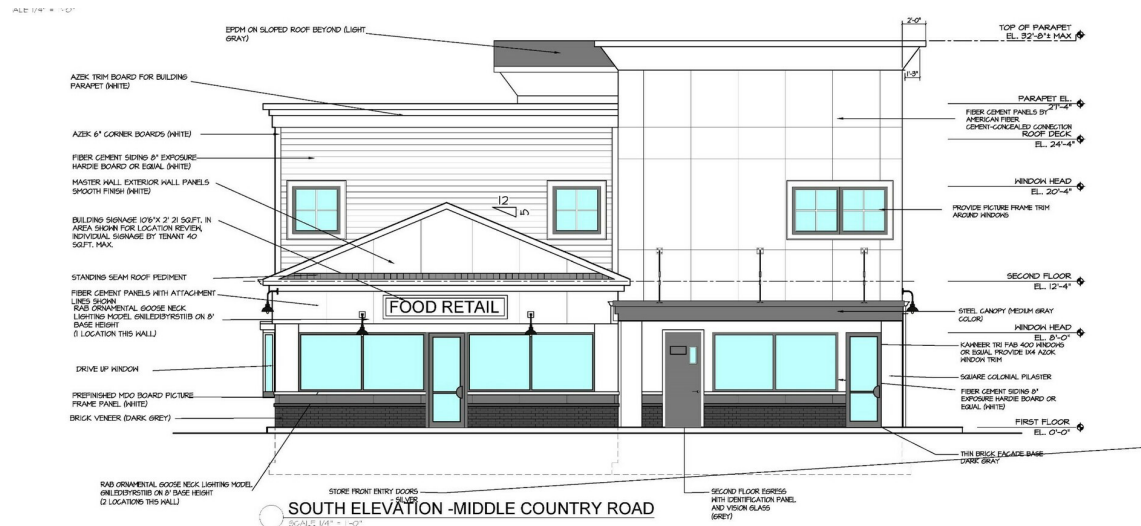
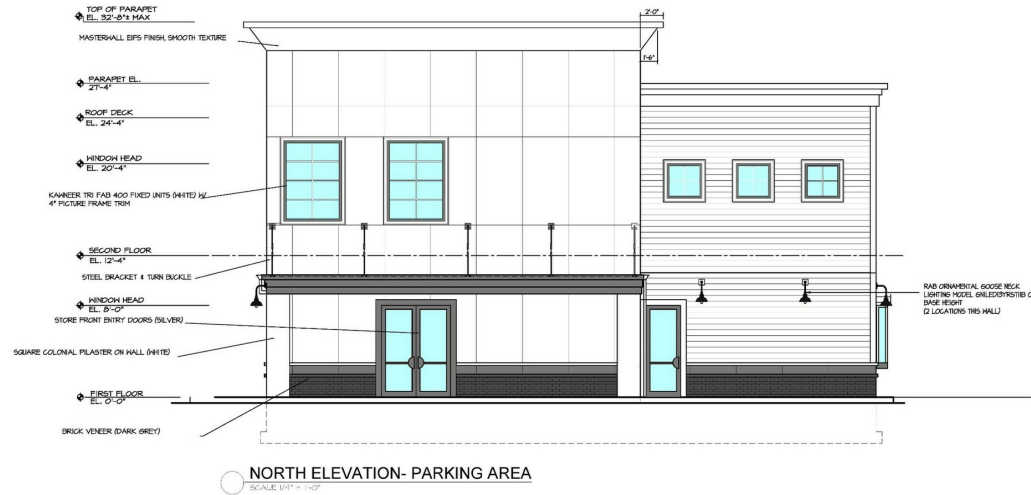
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# PROPOSED PLANS- NORTH & SOUTH ELEVATION

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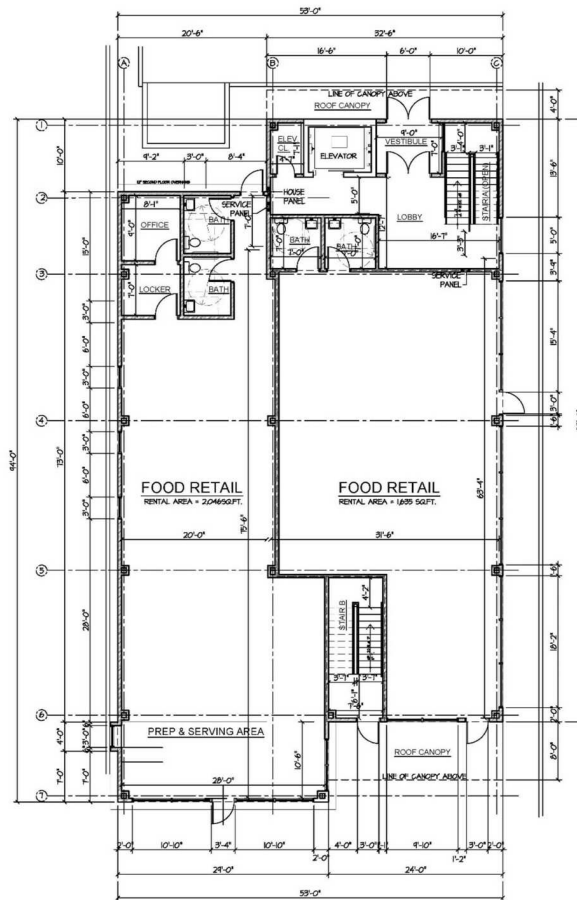
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Licensed Real Estate Salesperson

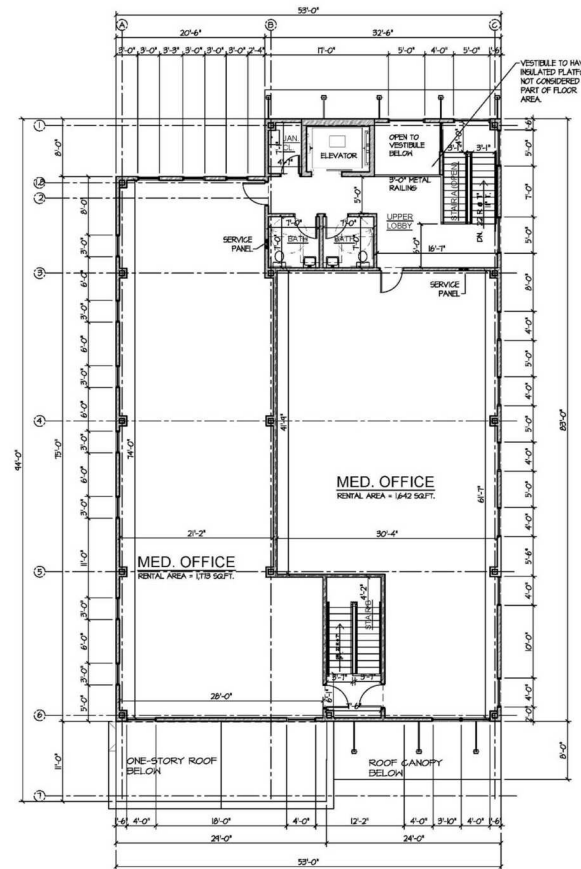
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# FLOOR PLANS FLOORS 1 & 2

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**SCHEMATIC FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"  
 FOOD RETAIL AREA = 1,850 SQ.FT.  
 MEDICAL OFFICE (INCL. COMMON AREAS) = 2,676 SQ.FT.  
 OVERALL AREA = 4,516 SQ.FT.  
 ROOF CANOPY AREA = 236 SQ.FT.  
 OVERALL ROOF AREA = 4,752 SQ.FT.



**SCHEMATIC SECOND FLOOR PLAN**  
SCALE 1/8" = 1'-0"  
 MEDICAL OFFICE (INCL. COMMON AREAS) = 4,164 SQ.FT.  
 PLATFORM FOR VESTIBULE AREA = 70 SQ.FT.

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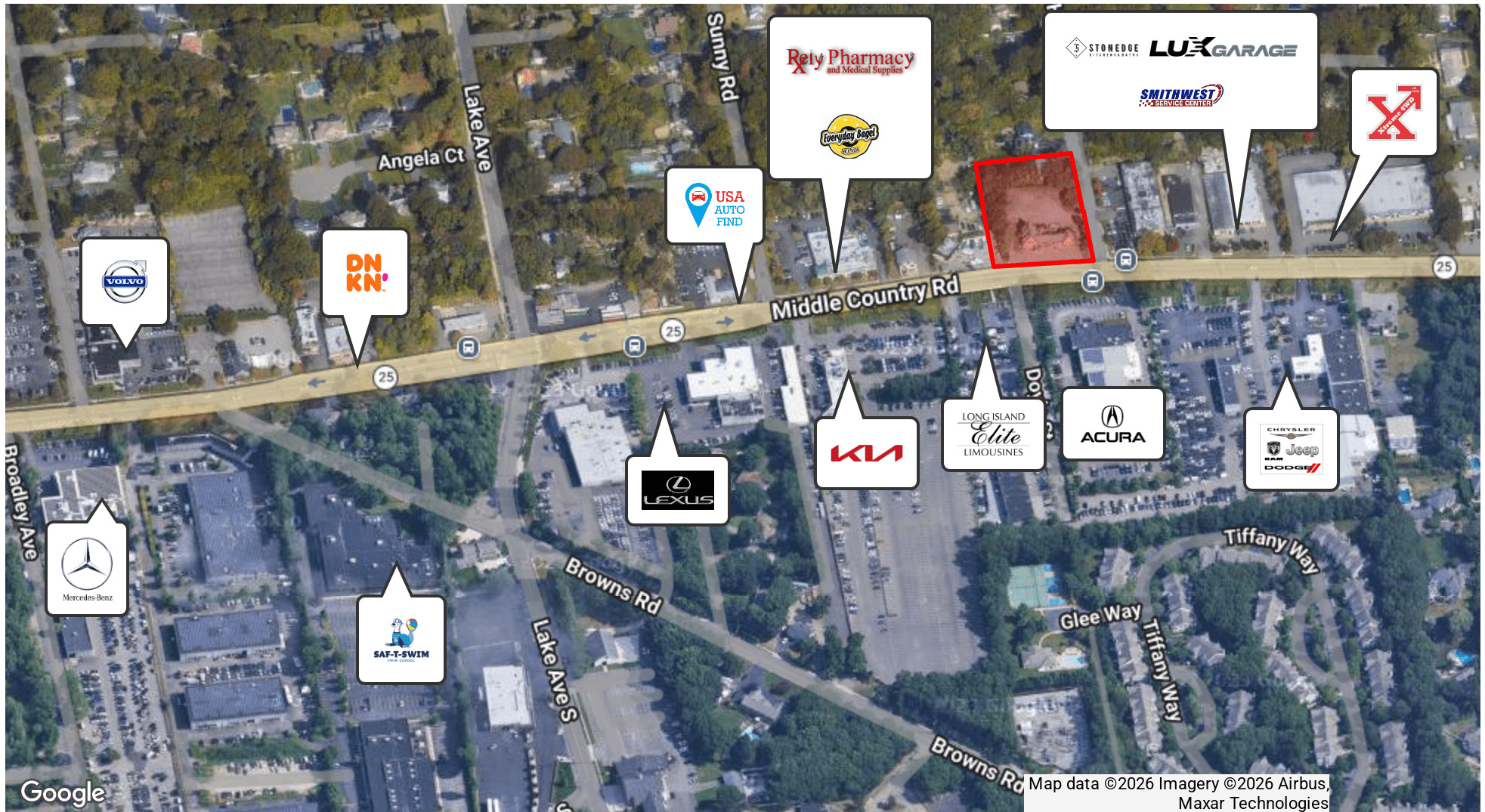
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# AERIAL VIEW OF PROPERTY

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# NATIONAL RETAILER MAP

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631.445.5756

Email: mike.lightcap@elliman.com



**Commercial**

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com

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## We Are Commercial Real Estate

550 Smithtown Bypass Suite 117  
Smithtown, NY 11787  
631.858.2405  
ellimancommercial.com

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