

OFFERING MEMORANDUM

1968 Veterans Memorial Highway Islandia, NY 11749

AVAILABLE FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

1968 Veterans Memorial Highway Islandia, NY 11749

Total Building Size:	14,595 SF	Lot Size:	1.62 Acres
Available SF:	13,207 SF	Parking:	83+ (Additional can be added)
Lease Rate:	Upon Request	Zoning:	HC - Highway Commercial

Property Overview

Rare leasing opportunity to secure a high-profile corner property along one of Suffolk County's most heavily trafficked corridors. This former Walgreens & Dollar Tree offers a freestanding building totaling $\pm 14,595$ SF situated on a ± 1.62 -acre parcel at the signalized intersection of Veterans Memorial Highway and Suffolk Avenue. The site provides exceptional visibility, multiple points of access, and ample parking, making it ideal for a wide range of retail, medical, or service-oriented users seeking strong presence and accessibility. The buildings feature high ceilings, wide-open layouts, and an existing drive-thru, delivering a true blank canvas for tenants to design a highly functional, customized space. Additionally, ownership controls an adjacent ± 6 Industrial acre parcel, which can be made available for overflow parking, equipment storage, outdoor use, or ancillary operations—a rare and highly flexible feature that significantly enhances the usability of the site for a variety of tenants. Surrounded by dense residential neighborhoods and a robust retail corridor, the property benefits from 248,961 people within a 5-mile radius and an average household income of \$90,852, supporting strong consumer demand. National and regional co-tenancy in the immediate area includes Walmart Supercenter, Dave & Buster's, McDonald's, TJ Maxx, Stop & Shop, 7-Eleven, Chipotle, Panera, and Hampton Inn, driving consistent traffic to the trade area. This is a premier opportunity for tenants to establish or expand their footprint in a proven Long Island retail corridor.

Property Highlights

- Freestanding building: $\pm 13,207$ SF on the Ground Floor
- Additional 6+ Industrial acres can be made available (parking, storage, equipment use)
- Signalized corner with excellent visibility
- Strong traffic counts along Veterans Memorial Hwy (40,000 VPD)
- Existing drive-thru in place
- Surrounded by national retailers including the New Walmart Supercenter, Chipotle, and Panera Bread

Exclusively represented by:

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PROPERTY DETAILS

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Lease Rate

Upon Request

Location Information

Building Name	Vacant Walgreens
Street Address	1968 Veterans Memorial Highway
City, State, Zip	Islandia, NY 11749
County	Suffolk
Village	Islandia

Building Information

Total Building Size	14,595 SF
Ground Floor	13,207 SF
Stock Area - 2nd Floor	1,388 SF
Year Built	2001
Loading	One (1) Overhead Door
Power	800 AMP - 3 Phase
Ceiling Heights	18' Clear
Sprinkler	No
HVAC	Fully

Property Information

Property Type	Retail
APN	0504-017-00-01-00-016-002
Zoning	HC - Highway Commercial
Lot Size	1.62 Acres
Corner Property	Yes
Curb Cuts	Two (2)
26' County Tax	\$112,576.90
25' Village Tax	\$3,588.30
Total Tax	\$116,165.20 (\$8.79 Per Sq. Ft)

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LEASE SPACES

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	13,207 SF	Lease Rate:	Negotiable

Available Spaces

Size (SF)	Lease Type	Lease Rate
13,207 SF	NNN	Negotiable

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DRIVING
SCHOOL

DRIVING
SCHOOL

An aerial photograph of a commercial development site. In the foreground, a multi-lane road with traffic lights and crosswalks runs diagonally. To the right of the road is a large parking lot with several cars. In the center, there is a large, light-colored building with a dark roof and a small green-roofed section. Behind this building is a large, open dirt area with various construction materials and equipment, including a yellow excavator. To the right of the dirt area are several long, low-rise buildings with green and white facades. In the background, there is a dense residential neighborhood with many houses and trees. A blue arrow points from the left towards the dirt area, indicating a rear lot for parking.

ADDITIONAL PARKING
AVAILABLE VIA REAR LOT

ADDITIONAL PHOTOS

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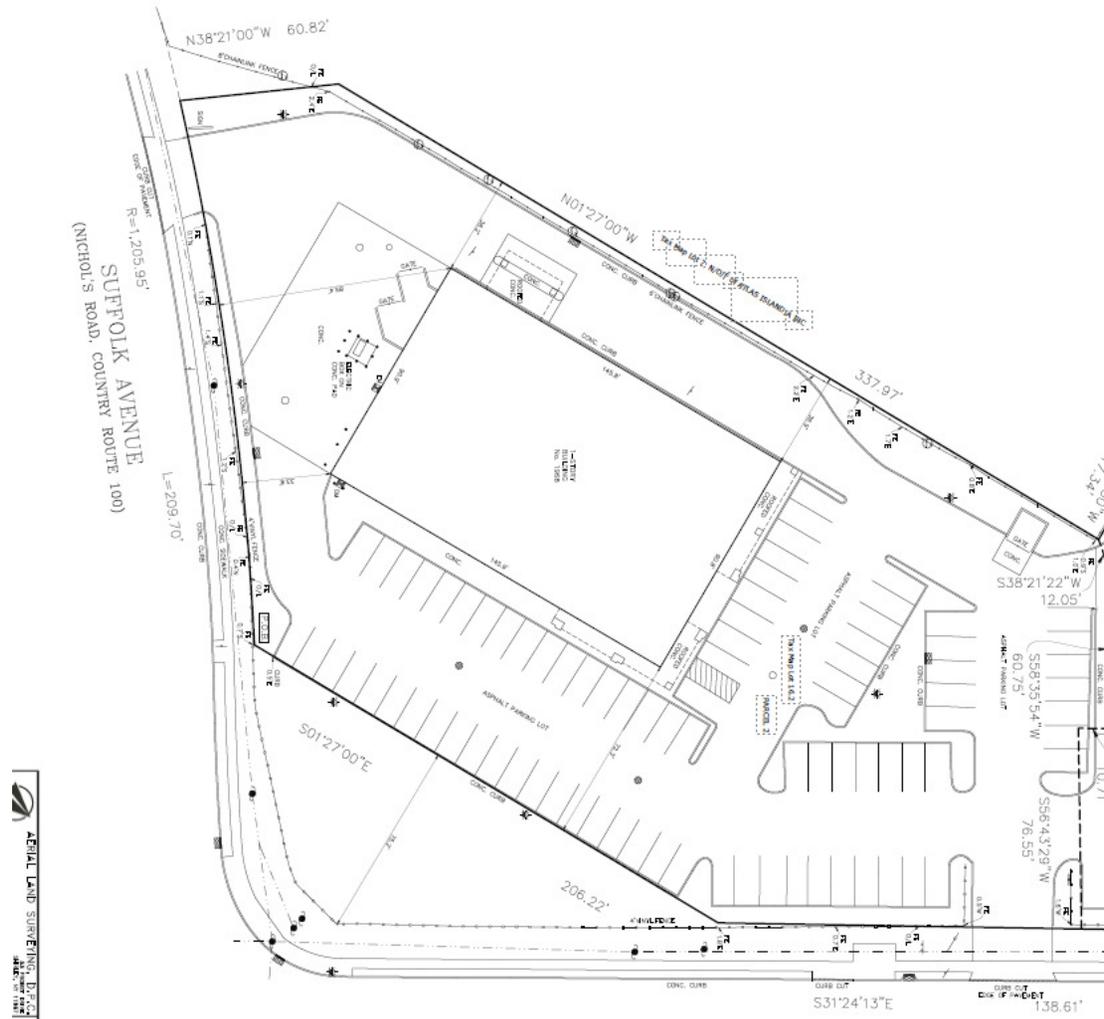
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PROPERTY SURVEY

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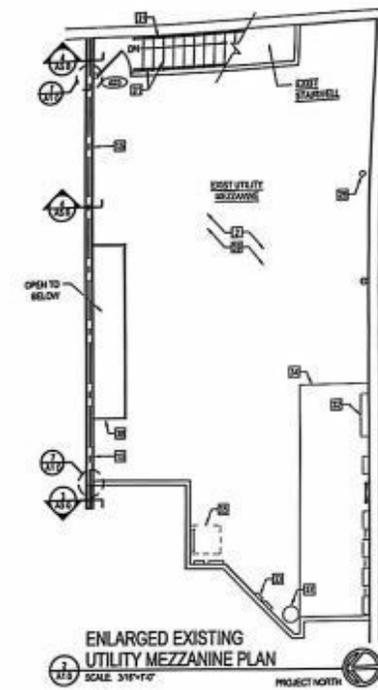
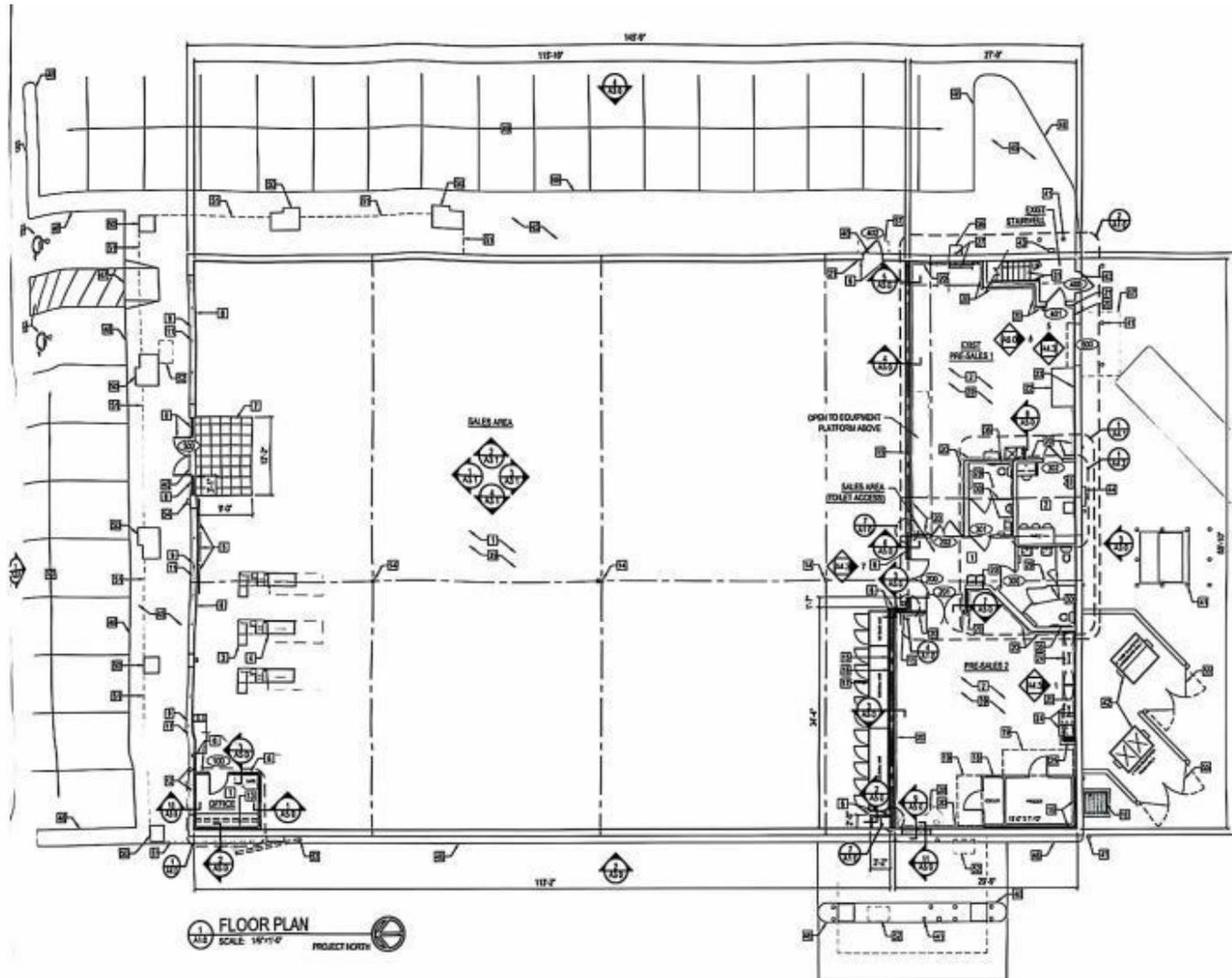
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CURRENT FLOR PLAN

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- FLOOR PLAN NOTES**
- ALL CEILING USED FOR REFER CONFORM TO THE LATEST AS TYPE 1 ONLY ONE (1) BRAND SHALL BE USED IN ANY ONE IF NOTURE SHALL BE DESIGNATED COMPRESSIVE STRENGTH OF 1
 - CONTRACTOR SHALL VERIFY EX WITH INTERIOR FLOOR SLAB AT/ NOTIFY ARCHITECT IF VARIES.
 - RE: GENERAL SITE ACCESSIBILITY COSTS FOR ADDITIONAL REQUIRED
 - RE: ELECTRICAL DRAWINGS FOR REFER.
 - RE: SHEET ESI 2 FOR LOCATIONS MARK, TRAVEL DISTANCES, AND A EXTINGUISHERS.
 - EXISTING FINISHES THAT WILL BE PATCHED AND REPAIRED AS FROU LIFE-NEW CONDITION.
 - ALL CONDITIONS ARE TO FINISHES
 - KNICK BOX NOTE: PROVIDE A B SPECIFICATIONS, AND BOX CE 888-825-4563. CONTACT THE PR REQUIRED ORDER FORM.

FLOOR PLAN KEYNOTES	
11 POLISHED CONCRETE	20 EXISTING INCOMING WATER SERVICE
12 EXISTING CONCRETE	21 EXISTING COUNTER
13 TENANT SUPPLIED FIRE-RATED CHECKOUT SEE 244.3 (TYP OF 2)	22 EXISTING FLOOR GRAB
14 POWER POLE FOR CHECKOUT REGISTER (W/NO TYPANT SUPPLIED) PROVIDE ADDITIONAL POWER POLES AT LOCATIONS INDICATED BY STORE PLANNING. RE TO APPROVED FUTURE PLAN (TYP OF 1)	23 EXISTING TOILET PARTITIONS, CLEAN AND REPAIR AS R TO LIFE-NEW CONDITION
15 SHOPPING CART BUMPER, SEE DETAIL 244.3	24 EXISTING STAIR AND WALKWAY
16 PROVIDE ALUMINUM FRP TO 4" AFF WITH TRIM CAP AND CORNER GUARDS AT ALL EXPOSED WALL SURFACES. TYP. RE INTERIOR ELEVATIONS ON A3.1 FOR APPROX. EXTENT OF WORK.	25 LOCATION OF ELECTRICAL PANELS. RE ELECTRICAL OF INFORMATION
17 BERRY CARPET TILE - TENANT SUPPLIED CONTRACTOR INSTALLED. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFO	26 LOCATION OF DATA COMMUNICATION BOARD. RE ELE SHEETS FOR MORE INFORMATION.
18 NEW STOREFRONT FRAMING AND GLAZING. RE NEW WORK NOTE 21 ON CSI 6 AND EXTERIOR ELEVATIONS ON A3.2 FOR MORE INFORMATION	27 PAINT SOLID YELLOW 42" IN FRONT OF AND 6" TO THE PANELS. MARK DISCONNECT AS DEDICATED CLEAN FLOOR
19 EXISTING ALUMINUM STOREFRONT SYSTEM. TYP. CLEAN PATCH AND REPAIR AS REQUIRED TO BRING TO LIFE NEW CONDITION	28 EXISTING ROOF ACCESS LADDER AND HATCH TO REPAIR
20 NEW METAL GRAB OVER FLOOR RE DETAIL 244.3	29 INSTALL BLOCKING FOR VERTICAL GRAB BAR. INSTALL EXISTING FRP. RE SHEET A3.1 FOR MORE INFORMATION
	30 NEW WOOD SLATERS OF PLUMBING/DRAINAGE COVER

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RETAILER MAP

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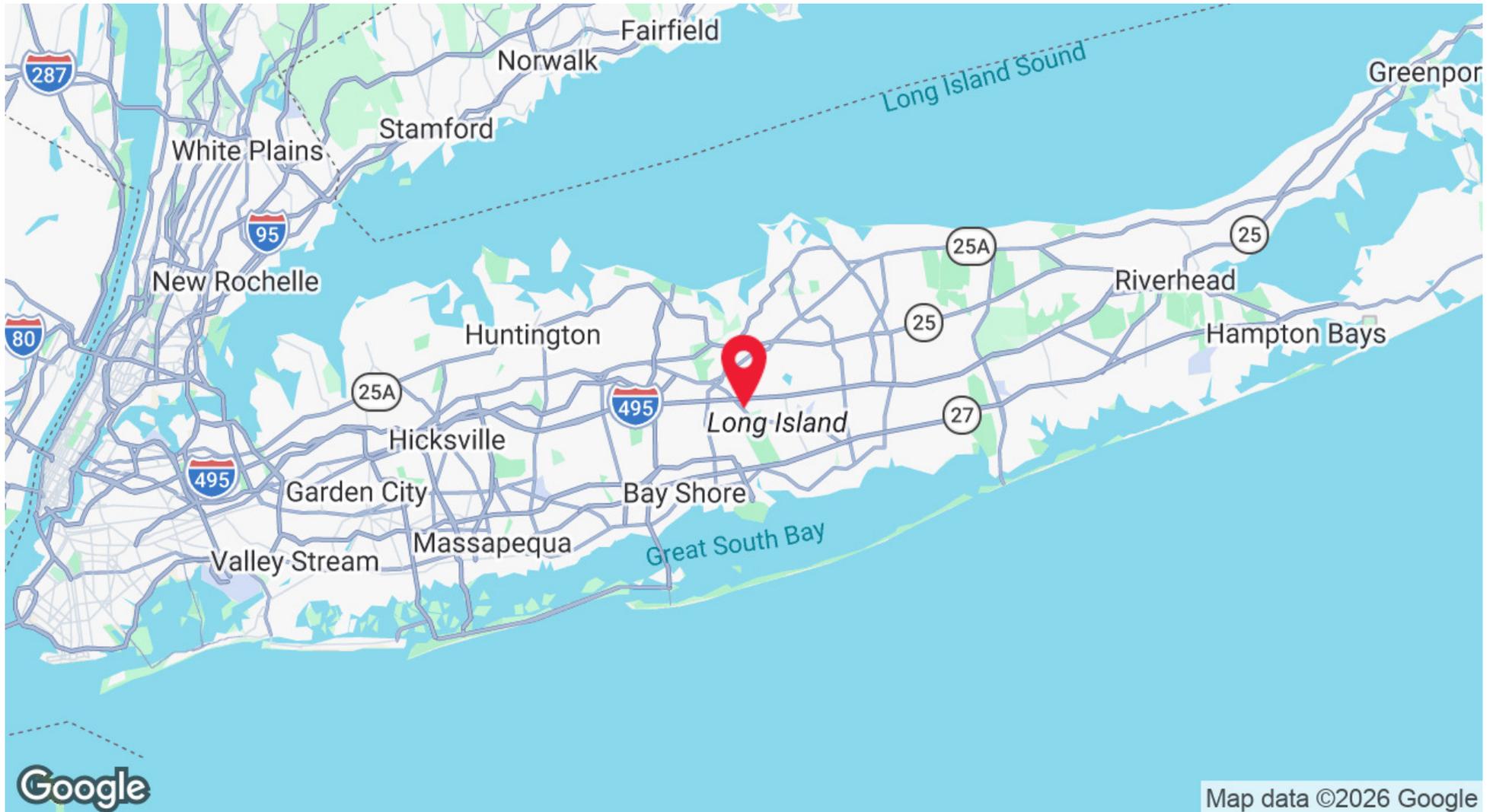
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REGIONAL MAP

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ZONING CHART - VILLAGE OF ISLANDIA

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Use Classification	District		
	NR	HC	CR
Store	P	P	P
Office	P	P	P
Bank	P	P	P
Laundromat	P	--	--
Personal service establishment, including but not limited to barbershop, beauty parlor, shoe repair shop	P	P	P
Retail dry-cleaning establishment using New York Board of Fire Underwriters' Class I liquids	P	P	P
The operation of any retail business if the same is confined to the interior of the building, except as otherwise provided herein	P	P	P
The outdoor sale of Christmas trees and wreaths during the month of December with permit	P	P	P
Elementary and secondary schools, colleges, correspondence and vocational schools and other non-degree-granting schools, except those associated with manufacturing or truck driving	P	P	P
Restaurants and eating and drinking establishments, but not including drive-in or drive-thru restaurants	--	SP	P
Restaurants with drive-thru window service	SP	--	--
Public utility when no repair or storage facilities are maintained	P	P	P
Bank drive-in window service	--	SP	--
Other compatible uses as may be approved after a public hearing by the Board of Trustees	--	--	SP
Any retail business operation which requires outside service or outside display	--	SP	--
Automobile service station in accordance with the conditions set forth in § 177-64	SP	--	--
Accessory uses (see § 177-63)	P	P	P
Window service	SP	--	--
Hookah and vapor bar or establishment or sale of hookah or vapor equipment or materials	--	--	--

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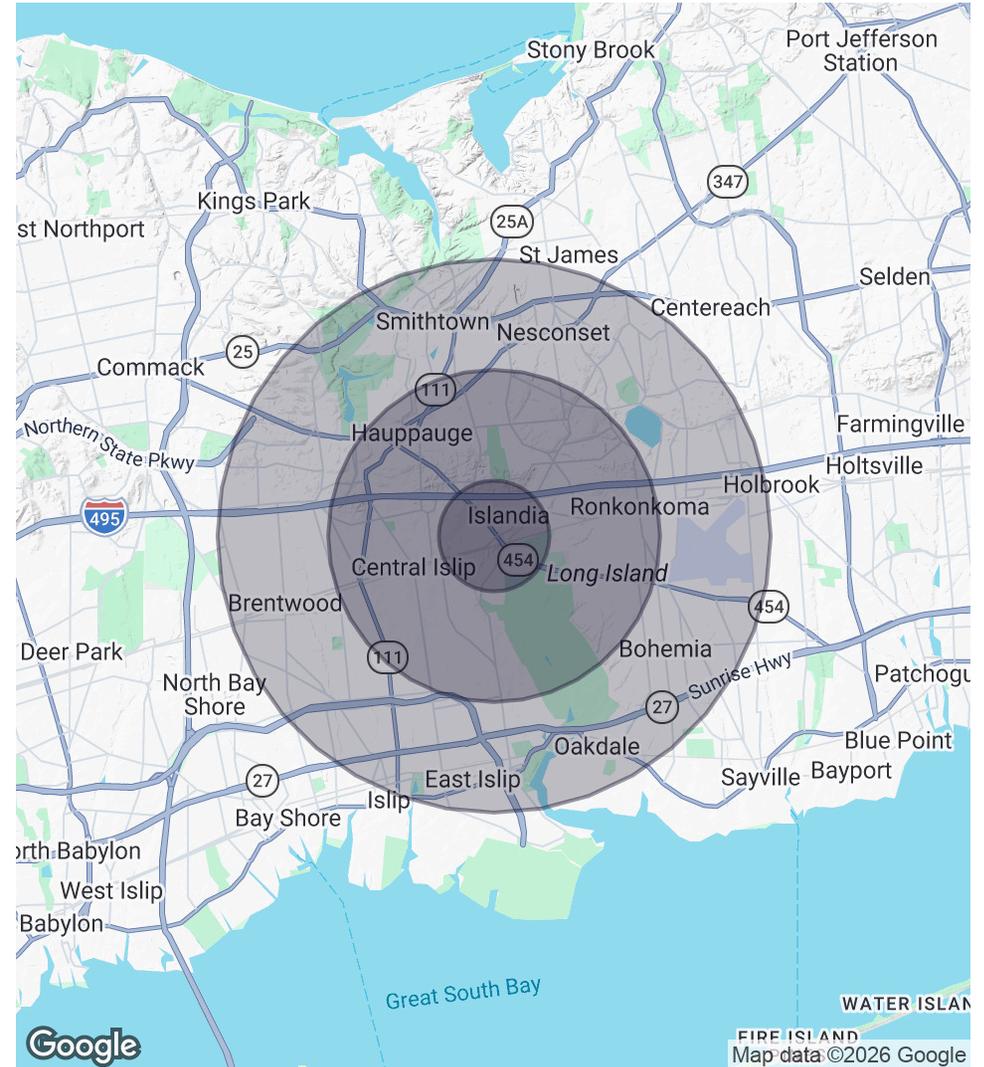
DEMOGRAPHICS MAP & REPORT

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Population	1 Mile	3 Miles	5 Miles
Total Population	8,595	83,247	200,568
Average Age	35.8	38.4	40.9
Average Age (Male)	35.4	37.8	39.9
Average Age (Female)	37.1	39.4	41.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,555	24,861	63,952
# of Persons per HH	3.4	3.3	3.1
Average HH Income	\$130,304	\$143,738	\$151,688
Average House Value	\$483,030	\$502,748	\$539,228

2023 American Community Survey (ACS)



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