

DAYCARE-DAYCAMP PROPERTY | REDEVELOPMENT OPPORTUNITY

9-10 Glenmere Avenue, Coram NY 11727

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

9-10 Glenmere Avenue, Coram NY 11727 | DAYCARE-DAYCAMP | REDEVELOPMENT

Building # 9 Size:	+/- 1,700 SF	Total Lot Size:	2.19 Acres
Building # 10 Size:	+/- 1500 SF	Parking:	30 Spaces
# of Lots:	Three (3)	Zoning:	B (Business) + Residential
Annual Taxes:	+/- \$23,156.36	Sale Price:	On Request

Annual Taxes based on 2024-2025 for all three lots. For more details, please contact Listing Brokers.

Property Overview

Welcome to 9 + 10 Glenmere Lane, Coram, New York. This property presents a compelling opportunity for redevelopment, ideally suited for residential use, educational institutions, or religious organizations. Its generous lot size, accessible location, and existing infrastructure offer a strong foundation for adaptive reuse or ground-up development. Three separate lots, 1.08 Acres, 0.73 Acres and 0.38 acres comprise a total of 2.19 Acres

The site’s layout and zoning may support a range of configurations—from residential housing to private school campuses or faith-based facilities. Its proximity to major roadways and community amenities enhances long-term value and appeal for mission-driven or residential projects.

Whether you're envisioning a housing concept, a charter school, daycare or summer camp, or a place of worship with integrated community services, this location offers flexibility and upside for visionary developers or institutional buyers.

Exclusively represented by:

Michael G. Murphy

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

PROPERTY HIGHLIGHTS

9-10 Glenmere Avenue, Coram NY 11727 | DAYCARE-DAYCAMP | REDEVELOPMENT



Property Highlights

- Flexible Zoning & Layout: The site may support residential, educational, or religious uses, offering versatility for developers and institutional buyers.
- Prime Location: Positioned near major roadways and community amenities, the property is ideal for mission-driven projects with long-term growth potential.
- Redevelopment Ready: Existing infrastructure and lot size provide a strong foundation for adaptive reuse or new construction.
- Visionary Upside: Suitable for multi-family housing, charter schools, or faith-based facilities with integrated community services.

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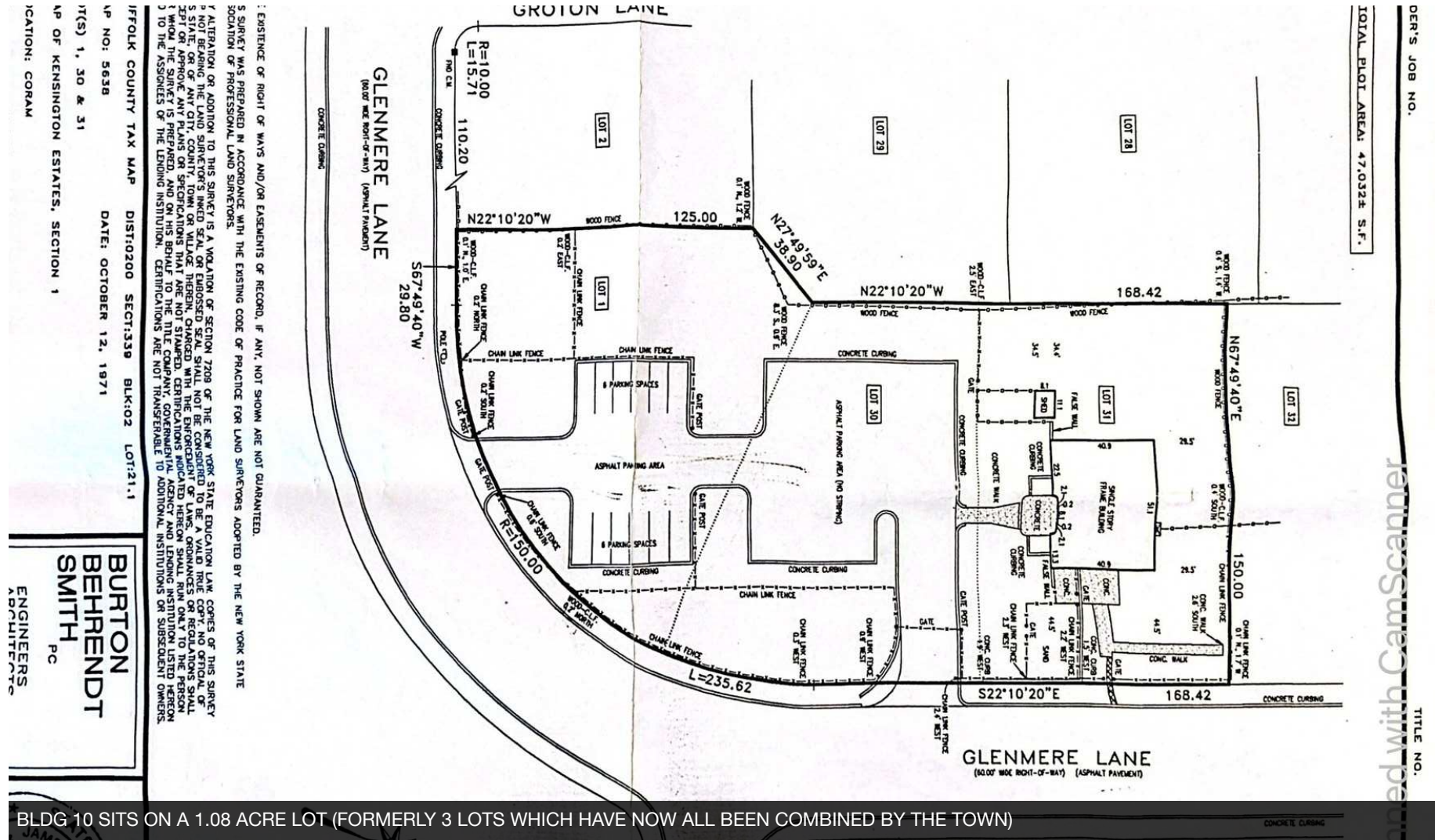
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SITE PLANS

9-10 Glenmere Avenue, Coram NY 11727 | Property Survey Bldg. #10



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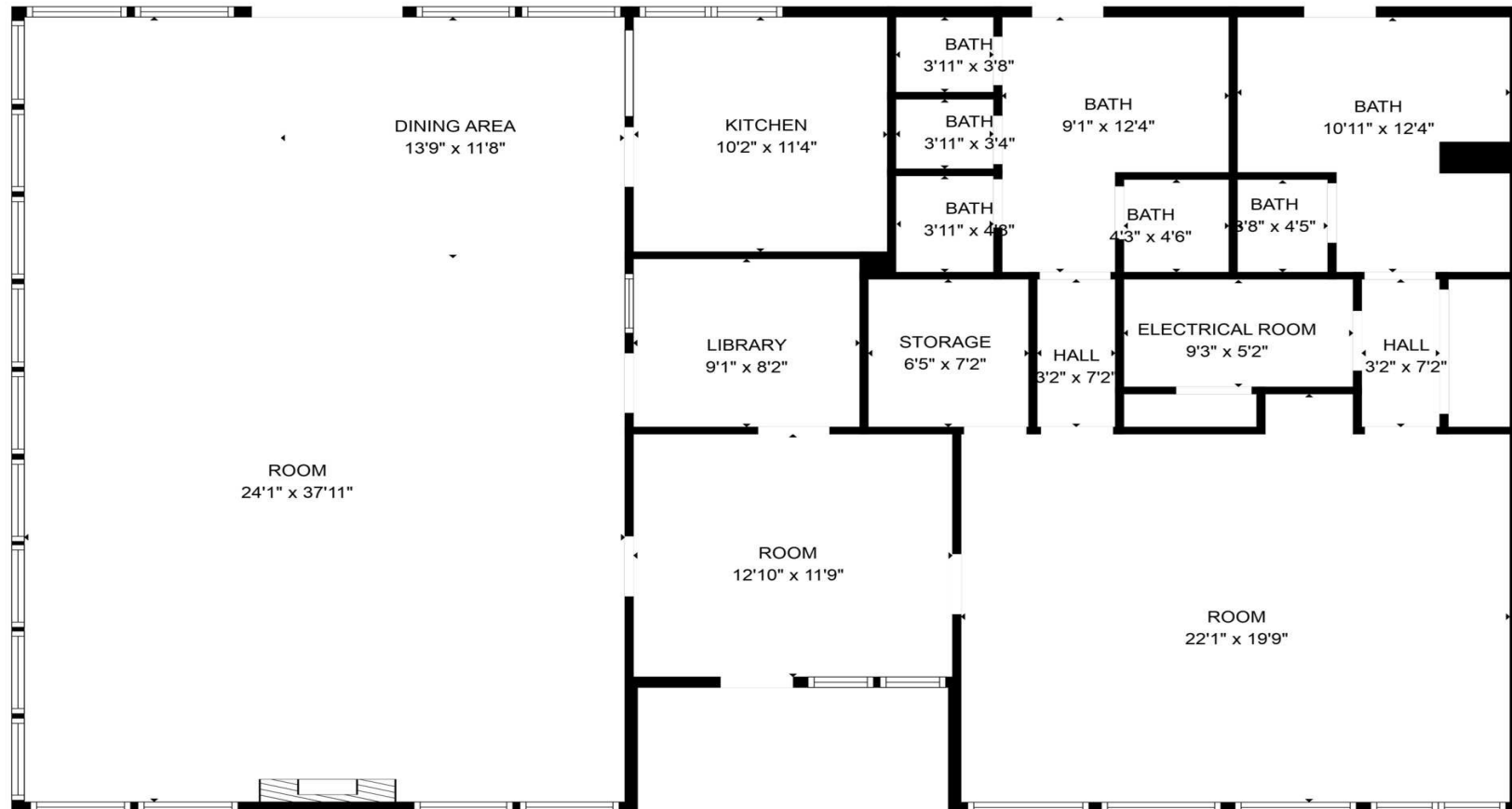
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FLOOR PLANS

9-10 Glenmere Avenue, Coram NY 11727 | Floor Plan Bldg. # 9



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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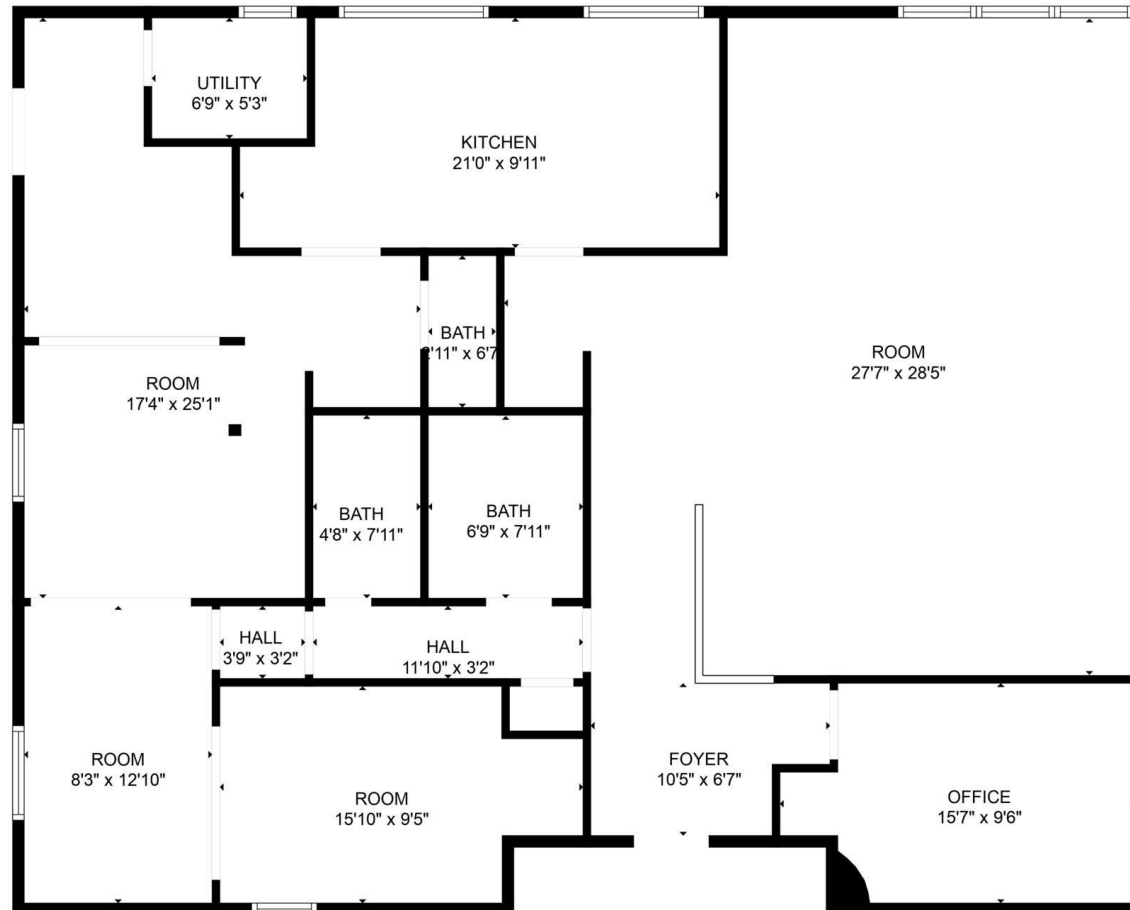
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ADDITIONAL PHOTOS

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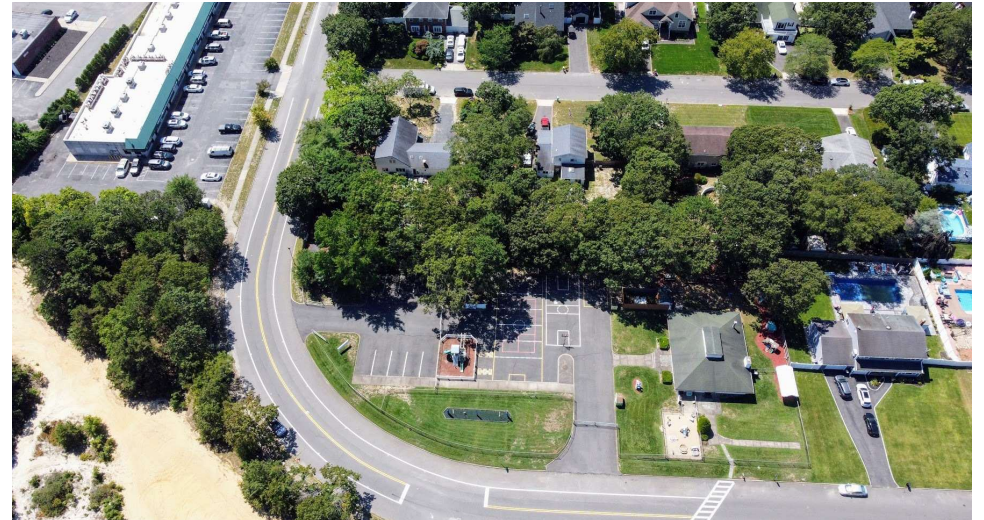
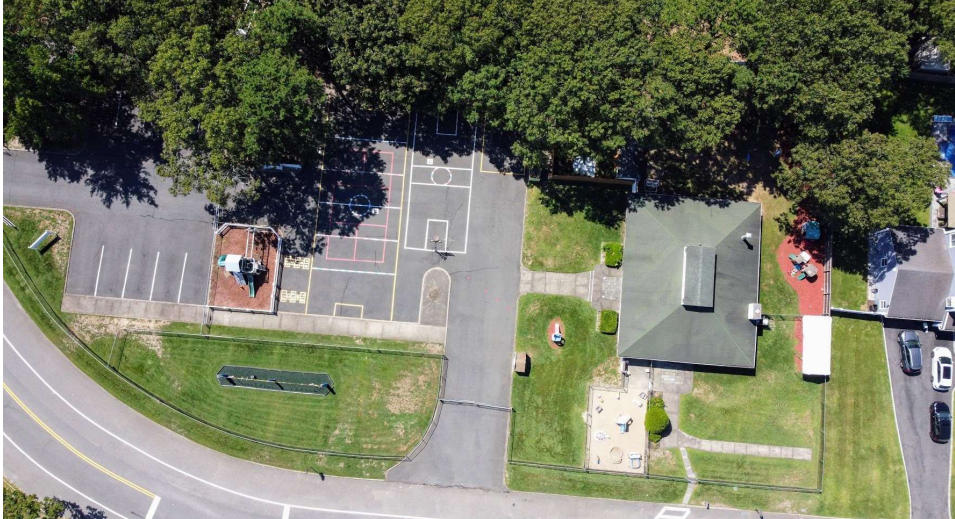
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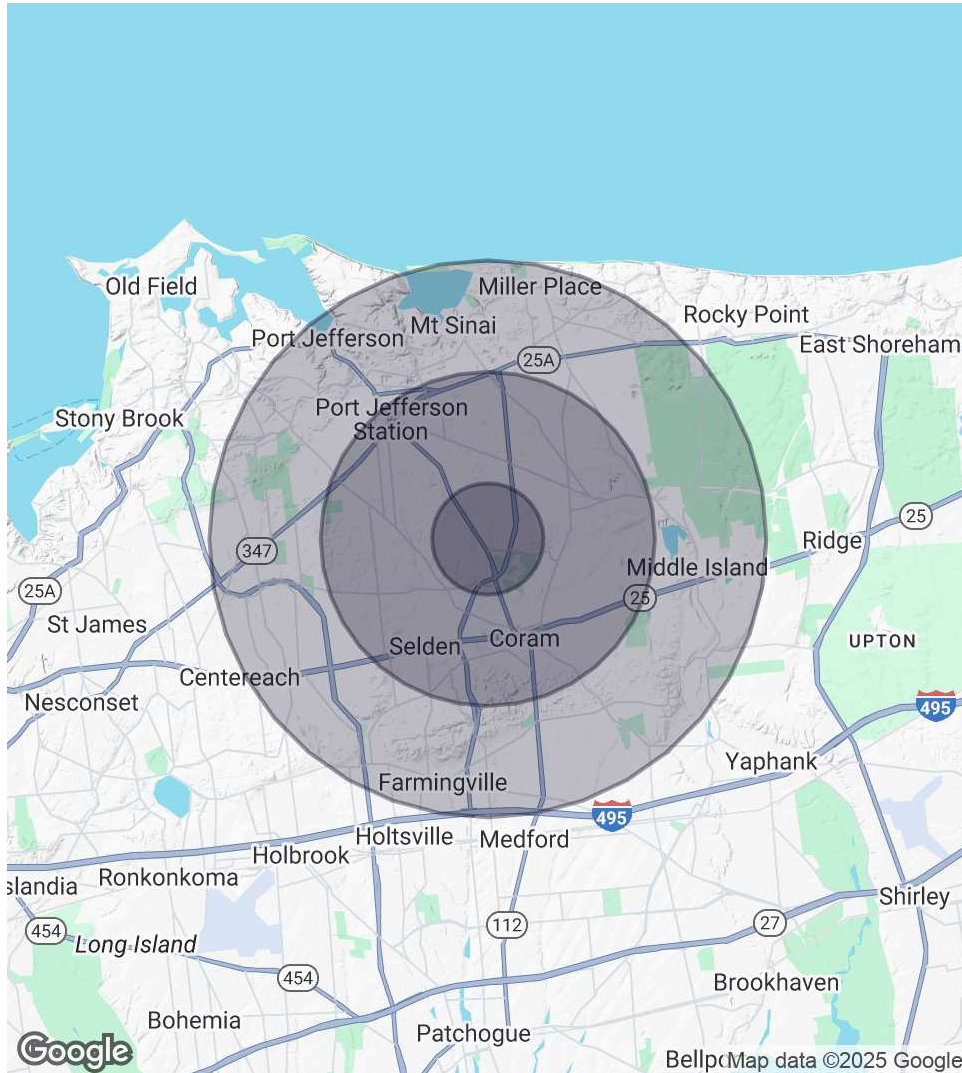
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

11,123

Households

4,161

Average HH Income

\$133,980

3 Miles Radius

Population

86,908

Households

30,737

Average HH Income

\$142,487

5 Miles Radius

Population

189,791

Households

66,745

Average HH Income

\$154,518

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AERIAL VIEW OF PROPERTY

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RETAILER MAP

9-10 Glenmere Avenue, Coram NY 11727 | 9 Glenmere Lane Coram, NY 11727



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President | Commercial Division

michael.murphy@elliman.com

Direct: 631.858.2460 | Cell: 631.834.2626

Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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We Are Commercial Real Estate

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

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.