

NAI Long Island

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PLANNED
DEVELOPMENT
DISTRICT

42,800 SF
RETAIL CENTER

5,000 SF
DIVISIBLE PAD W/
DRIVE-THRU

FOR LEASE

FUTURE RETAIL HUB ON
LONG ISLAND'S NORTH SHORE



WHOLE FOODS

Direct connectivity to Whole Foods anchored center redevelopment by Regency Centers.



DRIVE-THRU OPPORTUNITY

5,000 SF divisible pad site with drive-thru capacity.



SEWER CONNECTED

Rare infrastructure in the market allowing for a wide range of restaurants and retail uses.



SIGNALIZED INTERSECTION

New 4-way traffic light providing direct east-west access and enhanced visibility



MIXED-USE TRAFFIC DRIVERS

Mt Sinai Meadows -140 luxury apartment community now leasing +45K SF medical office planned on site.

SITE HIGHLIGHTS



42,800 SF RETAIL CENTER

Space available from 2,000 SF to 25,000 SF with a 25,000 SF anchor opportunity.



5,000 SF DIVISIBLE PAD

Drive-thru pad ideal for QSR, coffee, banks, and service retail.



HIGH TRAFFIC CORRIDOR

Over 43,000+ VPD on Nesconset Hwy/Route 25A providing excellent visibility and access.



PUBLIC SEWER AVAILABLE

Enables a broad mix of uses including food, medical, fitness, and more.



STRONG DEMOGRAPHICS

Dense residential population with strong income and household growth.

IDEAL FOR



QSR / FAST CASUAL

High traffic counts, drive-thru pad, and Whole Foods synergy.



FITNESS / WELLNESS

Join a health-focused community with a strong residential and daytime population.



MEDICAL USERS

45,000 SF planned medical office building with immediate proximity to major hospitals.



EXPERIENTIAL RETAIL

Be part of the next destination for shopping, dining, and services.



SERVICE RETAIL

Strong retail corridor with excellent access, visibility, and co-tenancy.



A RARE NORTH SHORE OPPORTUNITY

The combination of Whole Foods adjacency, direct connectivity, drive-thru capability, sewer infrastructure, and mixed-use components makes this one of the most unique retail opportunities in the market.



MT. SINAI COMMERCE PARK

NESCONSET HWY/ROUTE 25A, MT. SINAI, NY 11766

THE CORRIDOR IS CHANGING. BE PART OF IT.

JOHN PACIFICO
EXCLUSIVE BROKER



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