

MULTIPLE SPACES FOR LEASE | MEDICAL OR PROFESSIONAL OFFICE

# 900 Portion Road Ronkonkoma NY Fully Renovated Class A++



For More Information:

**Michael G. Murphy**

President | Commercial Division  
Douglas Elliman Commercial - Long Island  
631.858.2460  
michael.murphy@elliman.com

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# Office Property For Lease

## 900 Portion Road Ronkonkoma, NY 11779



### Offering Summary

<b>Lease Rate:</b>	Price Upon Request
<b>Building Size:</b>	6,404 SF
<b>Available SF:</b>	274 - 931 SF
<b>Lot Size:</b>	0.92 Acres
<b>Zoning:</b>	Commercial Business
<b>Market:</b>	Professional/Medical Office
<b>Traffic Count:</b>	25,000 cars/day

### Property Overview

Professional | Medical Office Space for Lease in this 6,404 SF freestanding building strategically located on busy corner of heavily traveled Portion Road in Ronkonkoma, NY. Two suites available, Suite #2 is 931 SF and Suite #3N is 772 SF. Both feature high end finished throughout including brand new flooring, windows, drop ceilings, bathrooms, break rooms and break areas. Also available are two individual offices in Suite 1 that are part of a high-end lifestyle medical practice. these two suites would be ideal for a masseuse, esthetician or similar individual looking to rent space in a popular and busy office. Ample parking available in large lot. Building is highly visible with opportunity for marquee signage. Conveniently located just minutes from County Rd 87, in close proximity to Nicholls Rd. and the Long Island Expressway. Ideal opportunity for any medical or professional office use.

### Property Highlights

- Medical or Professional Offices for Lease
- Highly Visible Corner Location
- 21,707 Vehicles Pass this Location Per Day
- Ample Parking in Large Private Lot

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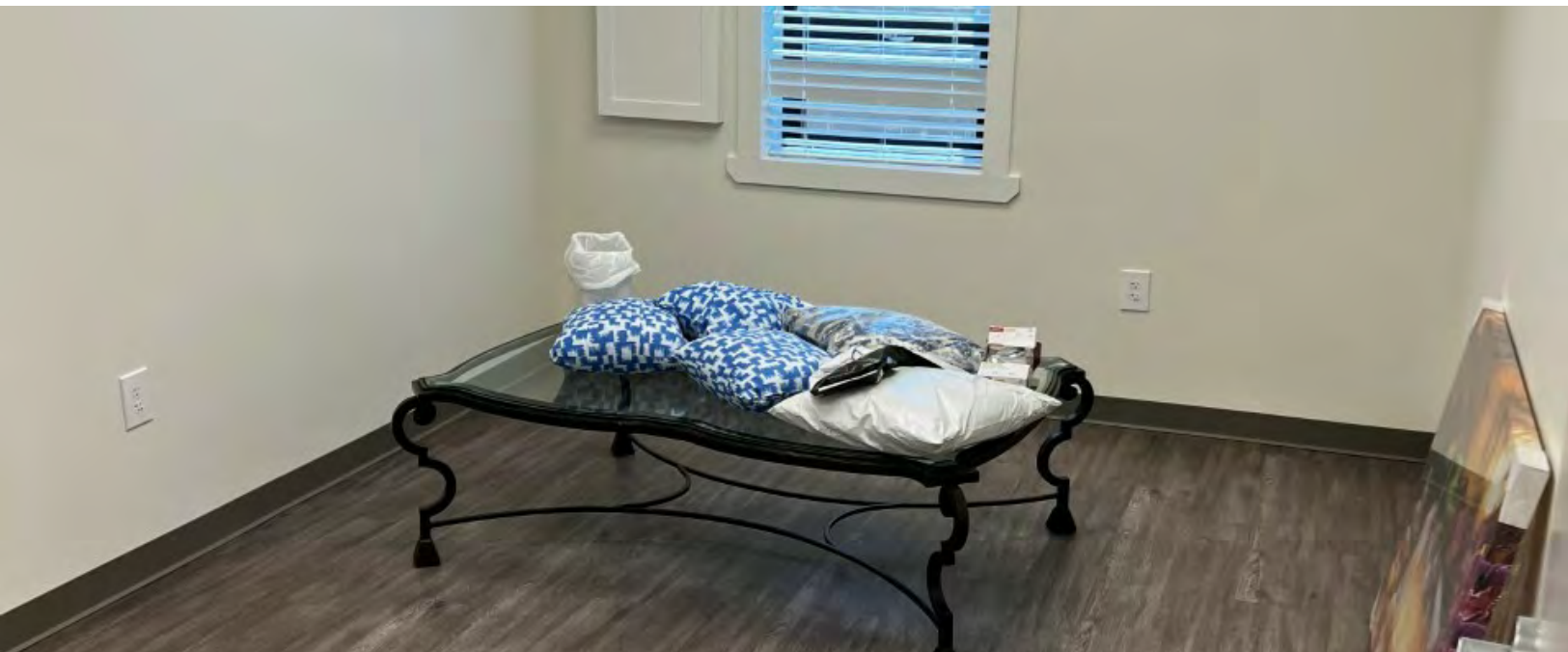
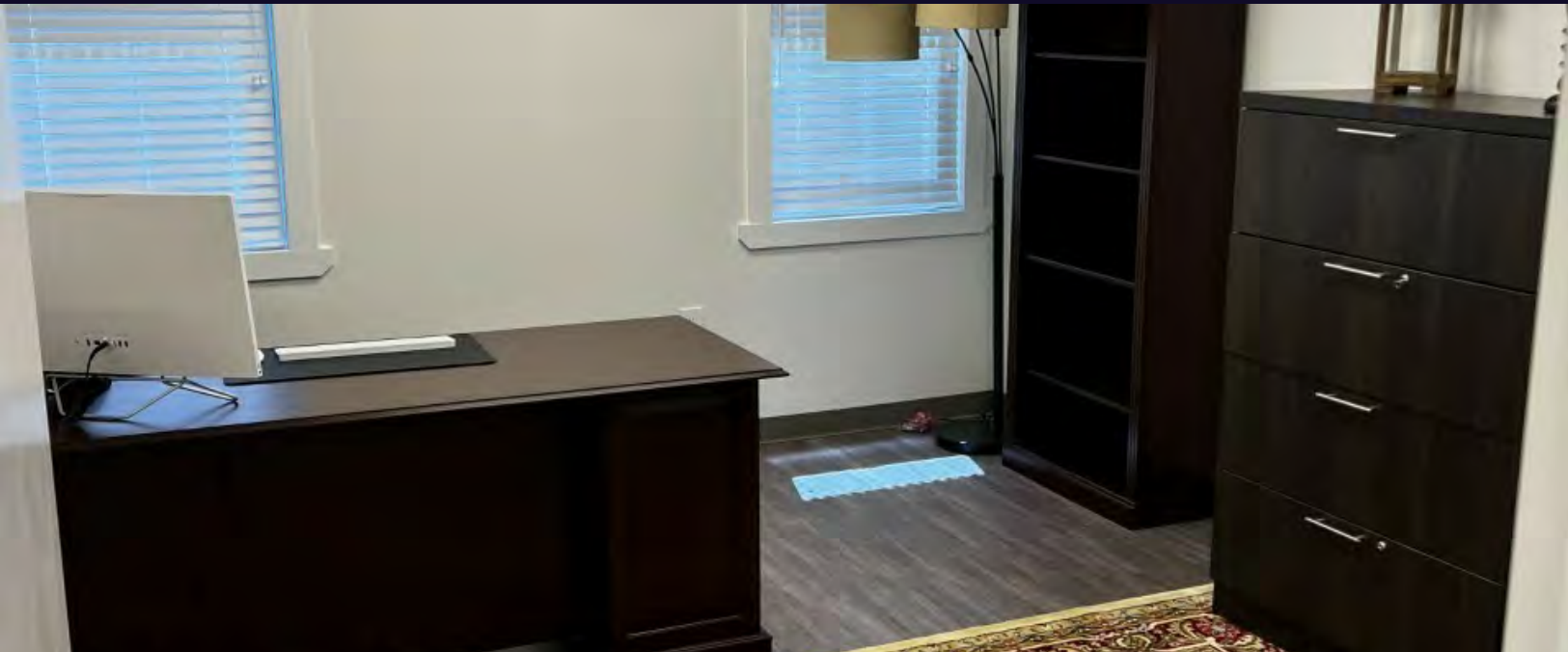
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# INDIVIDUAL OFFICES FOR LEASE

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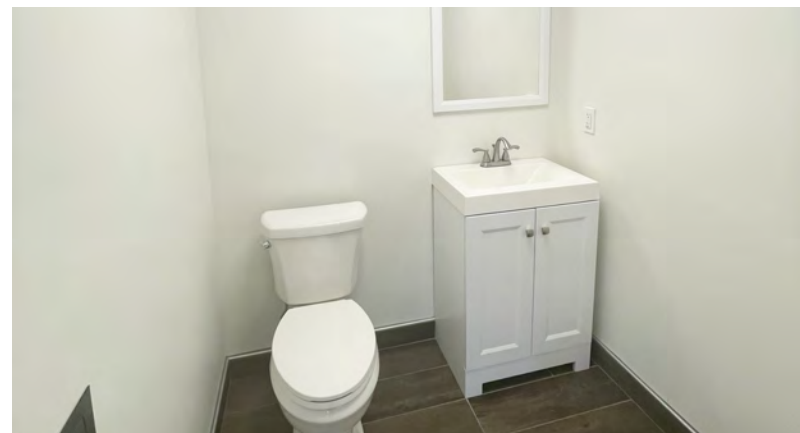
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# Suite 2 | 931 Square Feet

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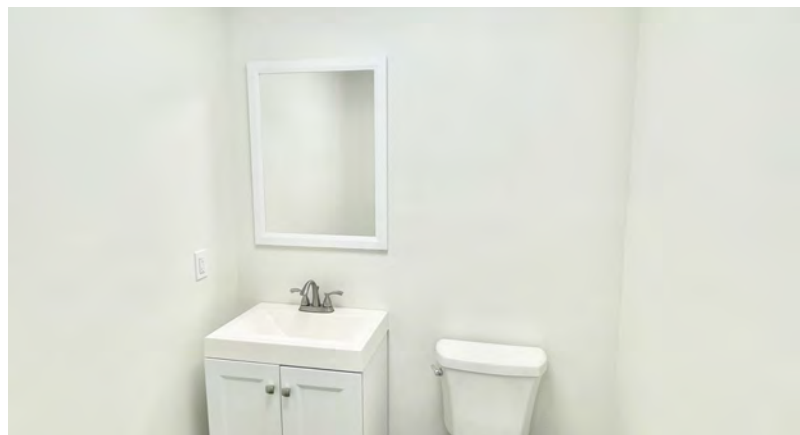
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# Suite 3N | 772 Square Feet

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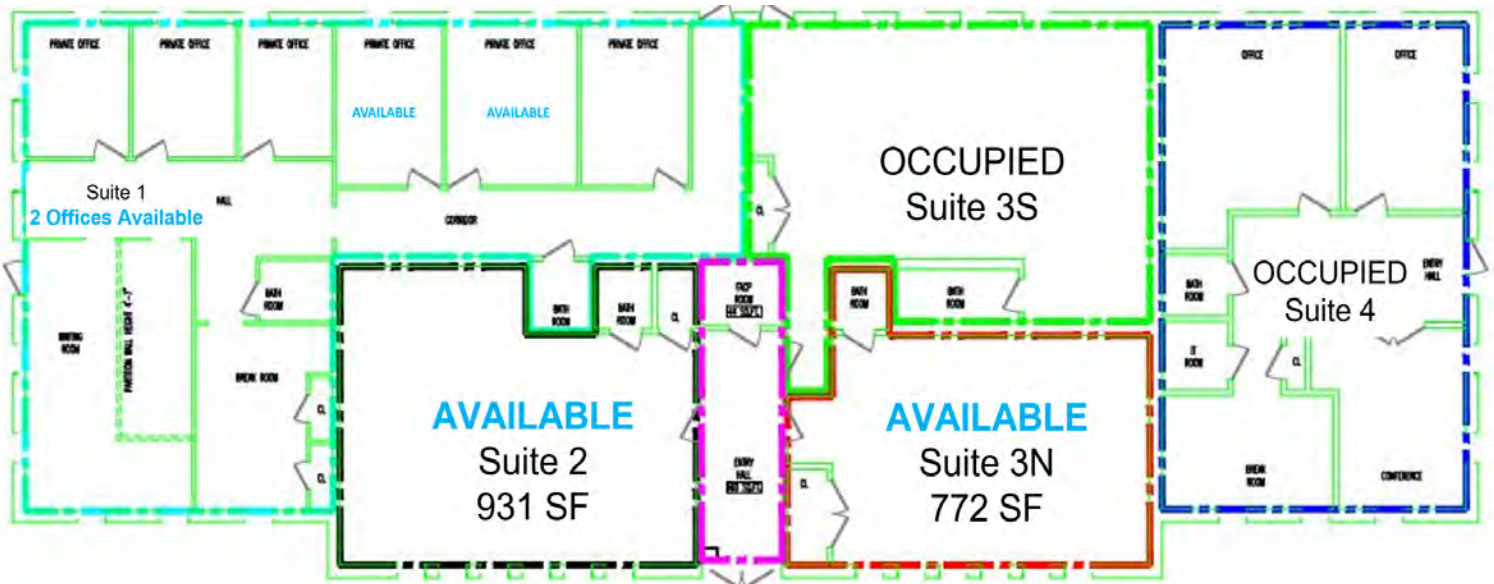
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# Floor Plan

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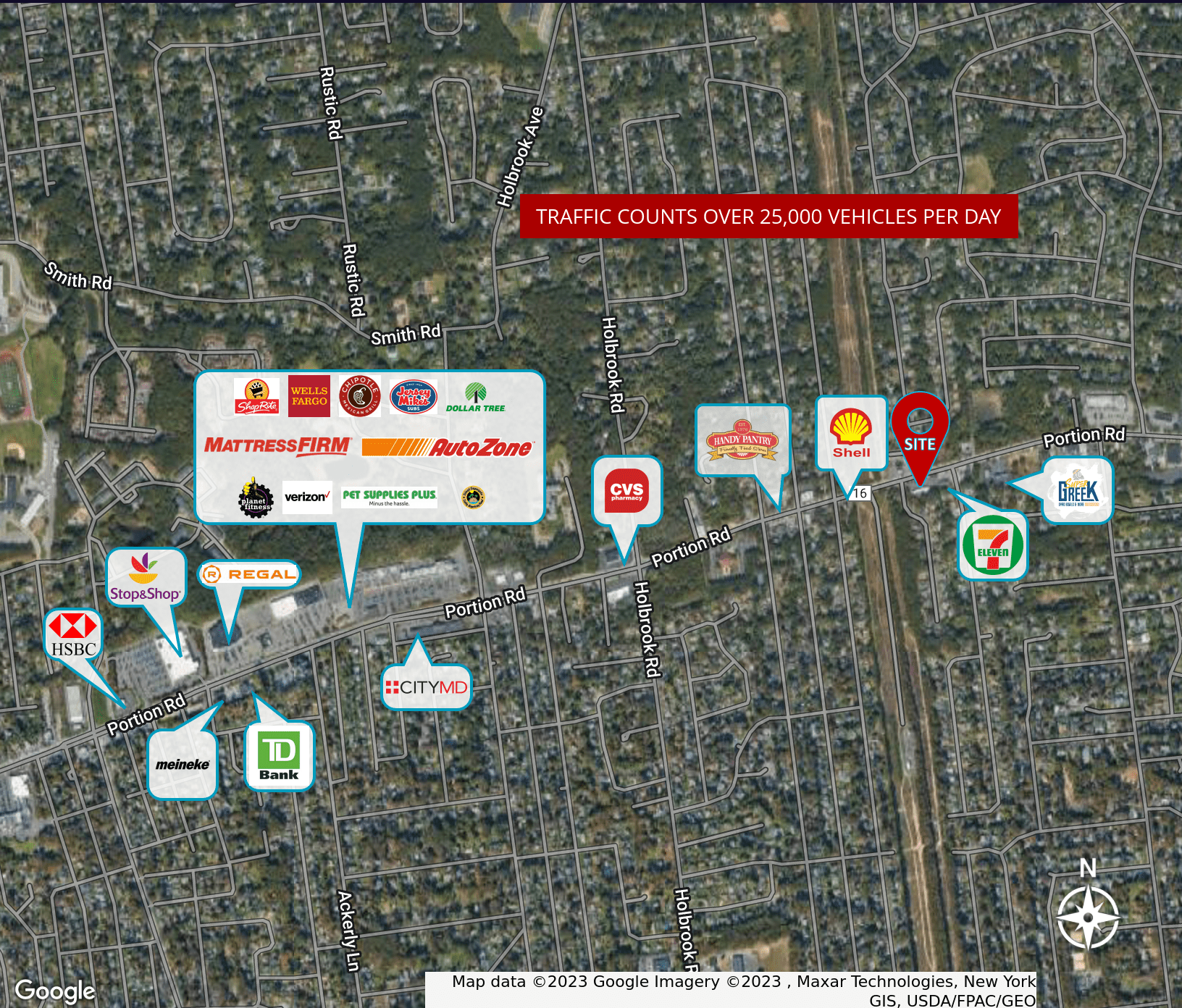
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# Local + National Retailer Map

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TRAFFIC COUNTS OVER 25,000 VEHICLES PER DAY

**MATTRESS FIRM**

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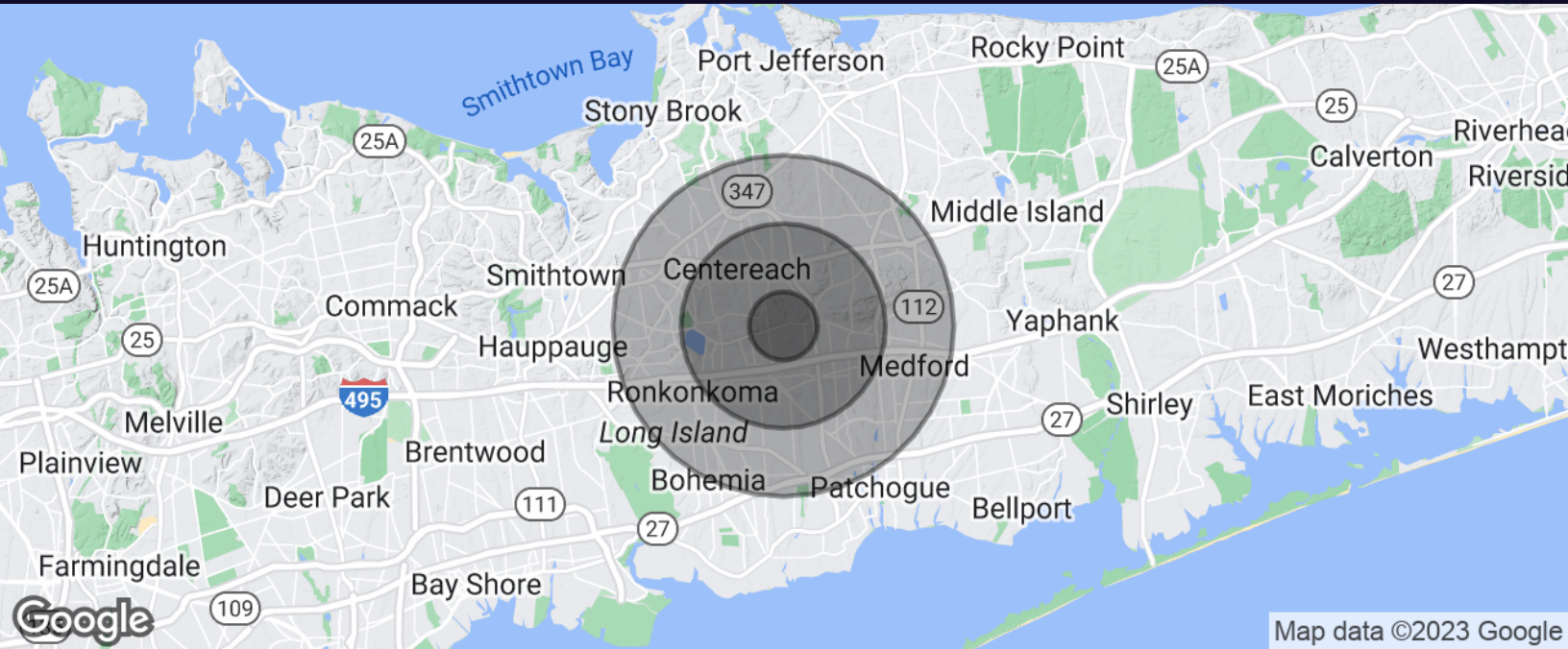
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# Property Demographics

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Map data ©2023 Google

Population	1 Mile	3 Miles	5 Miles
Total Population	11,567	100,762	245,436
Average Age	40.4	39.1	41.1
Average Age (Male)	38.3	37.4	39.2
Average Age (Female)	41.3	40.3	42.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,866	33,862	86,617
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$115,472	\$114,674	\$115,487
Average House Value	\$376,372	\$369,787	\$382,348

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631.858.2460

[michael.murphy@elliman.com](mailto:michael.murphy@elliman.com)

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass

Smithtown, NY 11787