

4,200 SF Free-Standing Building PLUS 2,800 SF Lower Level Storage with 9' Ceiling



2845 Middle Country Road

Lake Grove, New York 11755

Property Highlights

- Highly visible freestanding retail or office building
- 40,000 + daily traffic count
- J-2 Commercial zoning
- 2 newly outfitted high-efficiency HVAC units
- 600 AMPS of power
- Roll down delivery door on the 1st Floor
- Well maintained, ready for immediate occupancy
- Prime corner lot
- Lower level storage with 9' ceilings
- Two Curb Cuts
- 22 Private Parking Spaces
- Elevator service to all floors including the lower level

Offering Summary

Sale Price:	\$1,999,000
Building Size:	4,200 SF
First Floor:	3,000 SF
2nd Floor Offices and Mezzanine	1,200 SF
Lower Level (not incl in bldg size)	2,800 SF
Lot Size:	0.43 Acres
2024-2025 Taxes:	\$19,771.54

For More Information

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Property:

Introducing an exceptional opportunity to purchase 2845 Middle Country Road, Lake Grove, NY, 11755. This impeccably renovated 4,200 SF building is ideally suited for a retail showroom or professional office with J-2 zoning and excellent on-site parking. The property is strategically located one half mile east of Smith Haven Mall, and offers unparalleled potential. Don't miss this opportunity to position your business in a prime location on one of Suffolk County's busiest commercial corridors.

Location:

A high visibility property located on the Northwest corner of Middle Country Road and Hawkton Place with two curb cuts and a 40,000+ daily traffic count.

Exterior:

Upgraded brick exterior with a street level main entry, high ceilings, custom lighting, and large display windows along Middle Country Road. Excellent public-facing signage and street presence.

Interior:

3,000 SF of showroom or open office space includes 12'+ ceilings and plenty of natural light. The drive-in roll down door on the first floor provides easy access for seamless deliveries.

The 1,200 SF 2nd floor includes 2 well designed executive offices with elevator access and a mezzanine overlooking the floor below.

The lower level features 2,800 SF of secure storage with a 9' ceiling, storage racks, and full elevator access.

The building includes many unique amenities and is fully ADA accessible.

Parking Description:

Private lot with 22 spaces and 2 curb cuts

Utilities Description:

Gas service, newly refurbished HVAC units, and 600 AMPS of power

4,200 SF Free-Standing Building PLUS 2,800 SF LL Storage Space w/9' Height|



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**1601 Veterans Memorial Highway, Suite 420
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4,200 SF Free-Standing Building PLUS 2,800 SF LL Storage Space w/9' Height



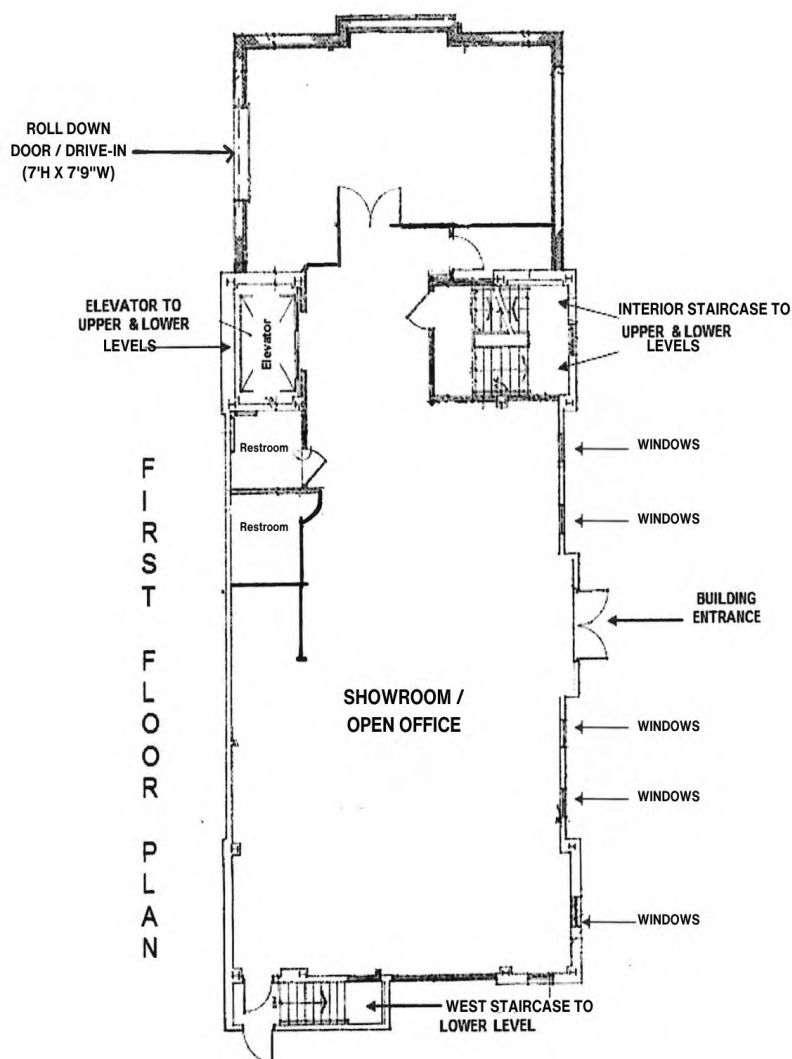
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1st Floor - 3,000 SF - FLOOR PLAN

2845 MIDDLE COUNTRY ROAD

1ST FLOOR - 3,000 SF

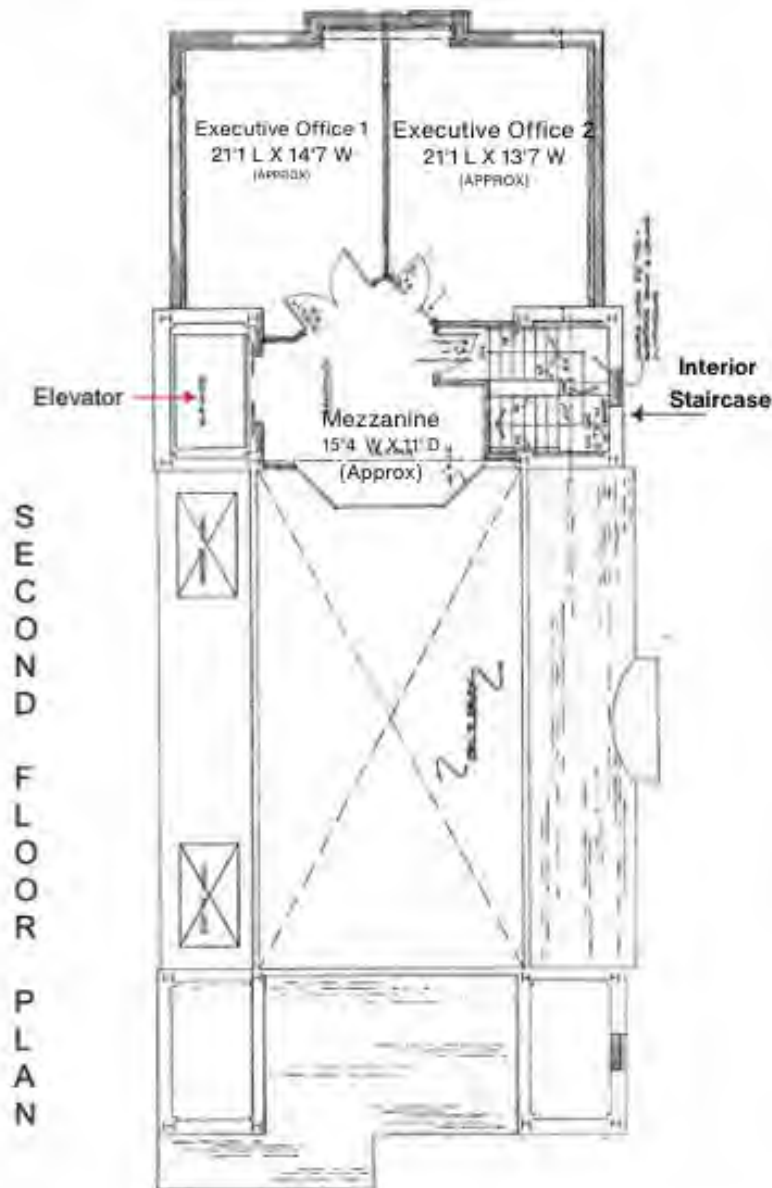


- High Visibility on Middle Country Road
- Ideal for Office or Retail Use
- Direct street access
- 12'+ Ceilings, windows throughout and custom lighting
- 2 New ADA Restrooms
- Drive-In / Roll down door with direct access to the building's 1st floor

2nd Floor - 2 Executive Offices with Mezzanine

2845 MIDDLE COUNTRY ROAD

2ND FLOOR 1,200 SF

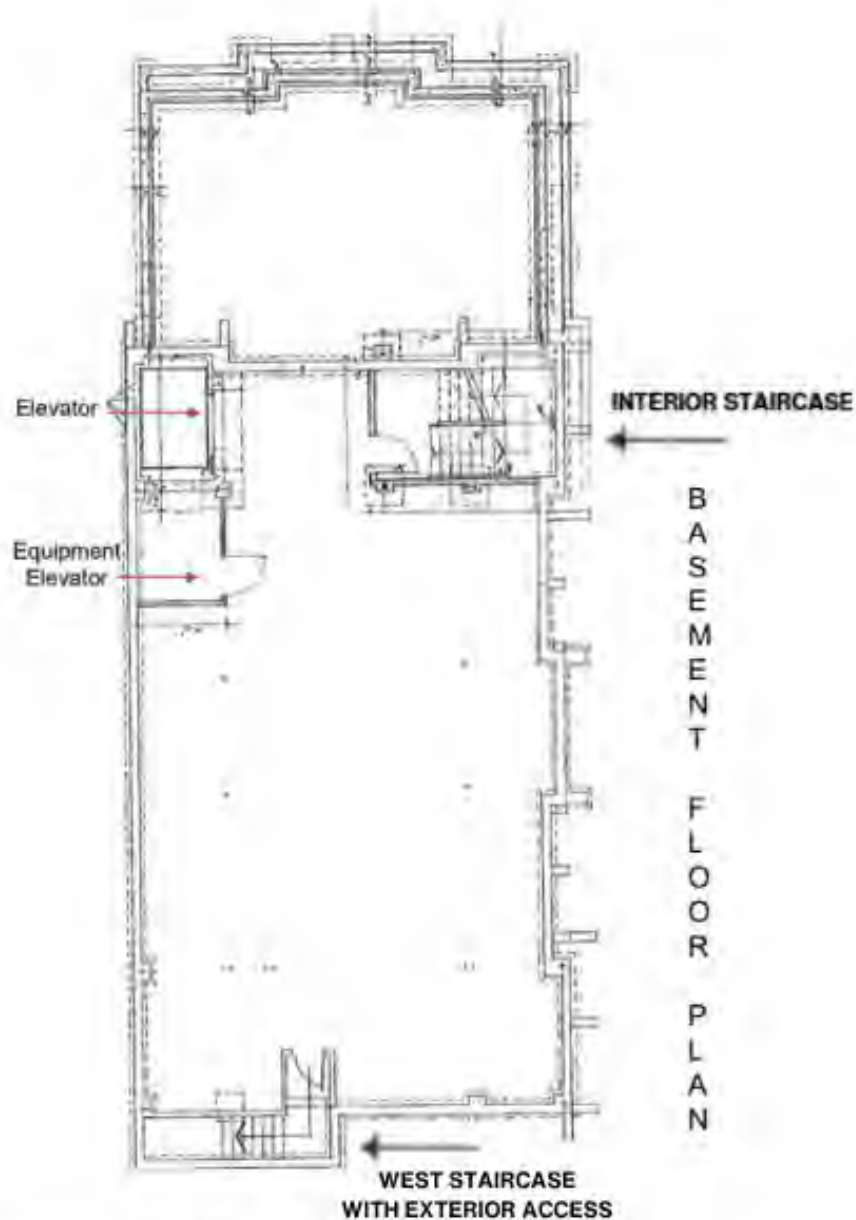


- 2 Private Executive Offices
- Mezzanine overlooking the Main Floor below

2,800 SF Lower Level With Full Elevator Access

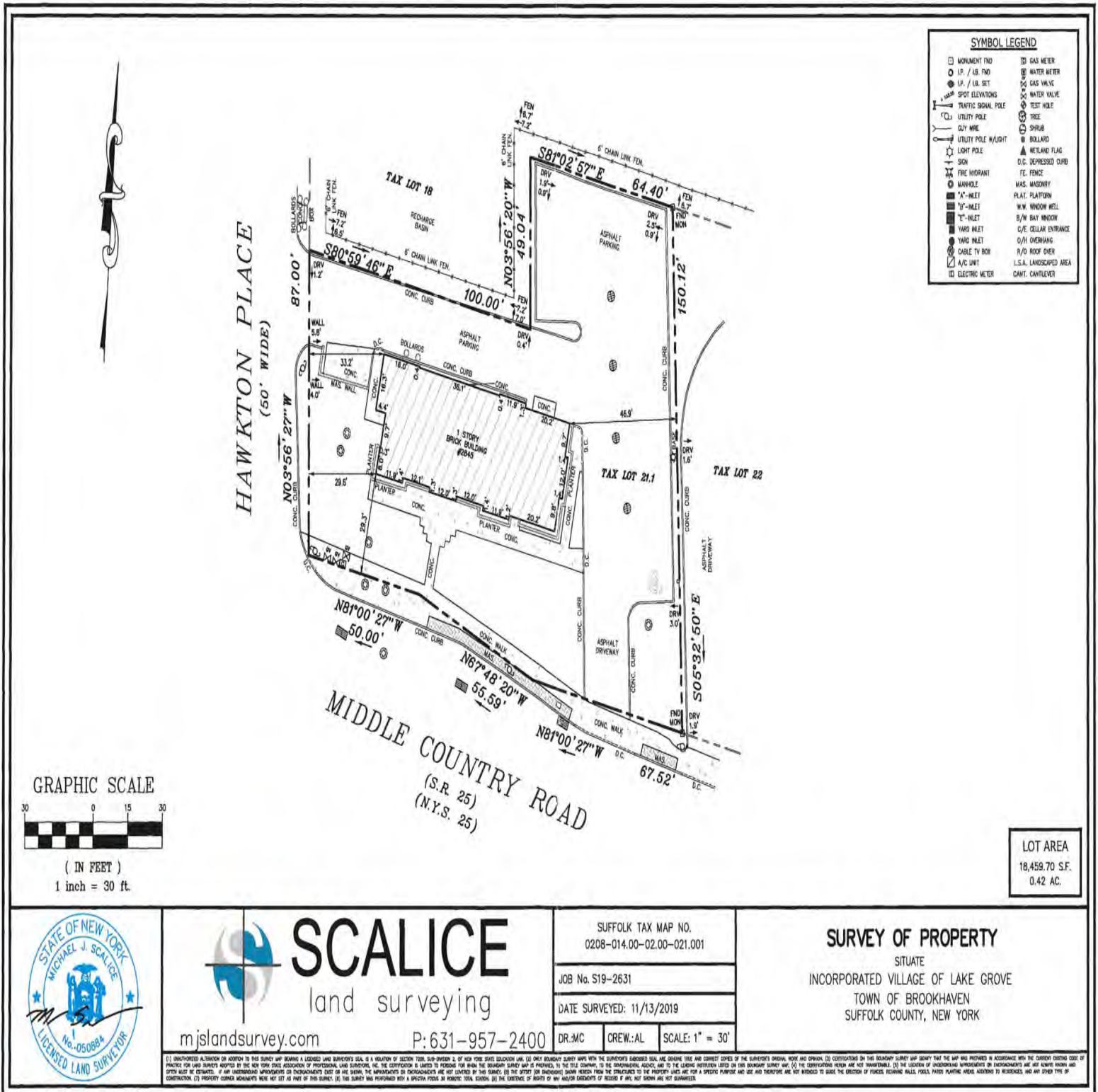
2845 MIDDLE COUNTRY ROAD

BASEMENT 2,800 SF



- Open area storage with 9' ceilings
- Elevator service
- 2 Stairwells (West can be accessed with an exterior entry)
- Shelving available - negotiable

Property Survey



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A map of Long Island, New York, showing major highways, towns, and water bodies. Lake Grove, NY is highlighted with a red pin. The map includes labels for various towns such as New Canaan, Westport, Fairfield, Norwalk, Darien, Amford, Port-Jefferson, Rocky Point, Stony Brook, Smithtown, Centereach, Coram, Medford, Shirley, East Moriches, West, Mastic Beach, Patchogue, Sayville, Bay Shore, Brentwood, Ronkonkoma, Hauppauge, Commack, Melville, Huntington, Deer Park, Levittown, Massapequa, Lindenhurst, and Jones Beach Island. Major highways shown include I-95, I-495, I-27, I-112, I-25, I-25A, and I-135. Water bodies include Long Island Sound, Smithtown Bay, Great South Bay, and Jones Beach Island. The map is sourced from Google, with data from 2026.

4,200 SF Free-Standing Building - Major Commercial Corridor - 40,000+ Daily Traffic Count



2845 Middle Country Road

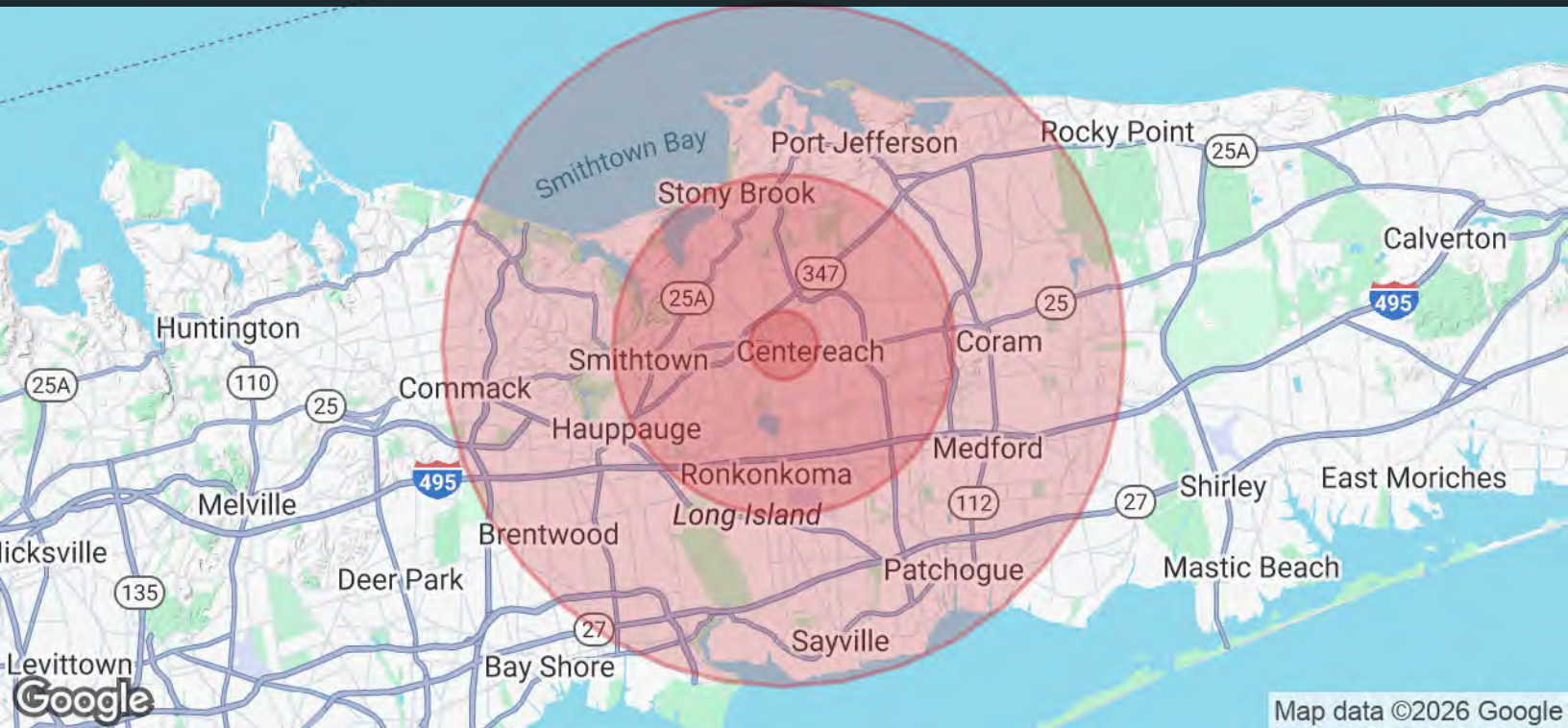
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This map of Lake Grove, NY, features several business callouts. At the top, **Marshalls & HomeGoods** is located near Maymont Ln. Along the Stony Brook Rd corridor, **Shake Shack Lake Grove** is situated near Moriches Rd. Further south, **Capital One**, **CHASE**, and **Citi** are clustered together. **Starbucks** is located near Burr Ln. **Trader Joe's** is positioned near Russet Ln. **Smith Haven Mall** is a central landmark. **Ford's Garage Smith Haven** is located near Middle Country Rd. **Panera Bread** is situated near Alexander Ave. **Lake Grove Shopping Center** is a large commercial area. **Miller's Ale House** is located near Middle Country Rd. **Bank of America** is situated near Hallock Rd. **Dunkin'** is located near Middle Country Rd. **Uncle Joe's** is situated near Middle Country Rd. The map also shows major roads like Stony Brook Rd, Middle Country Rd, and Moriches Rd.

Central Suffolk County, NY - Market Demographics



Population	1 Mile	5 Miles	10 Miles
Total Population	11,058	228,287	681,481
Average Age	44	42	42
Average Age (Male)	43	41	41
Average Age (Female)	44	43	43
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,877	73,256	223,903
# of Persons per HH	2.9	3.1	3
Average HH Income	\$170,749	\$174,449	\$167,271
Average House Value	\$617,218	\$598,004	\$584,088

Demographics data derived from AlphaMap