

**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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Islandia, NY 11749  
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**4,200 SF Free-Standing Building PLUS 2,800 SF Lower Level Storage with 9' Ceiling****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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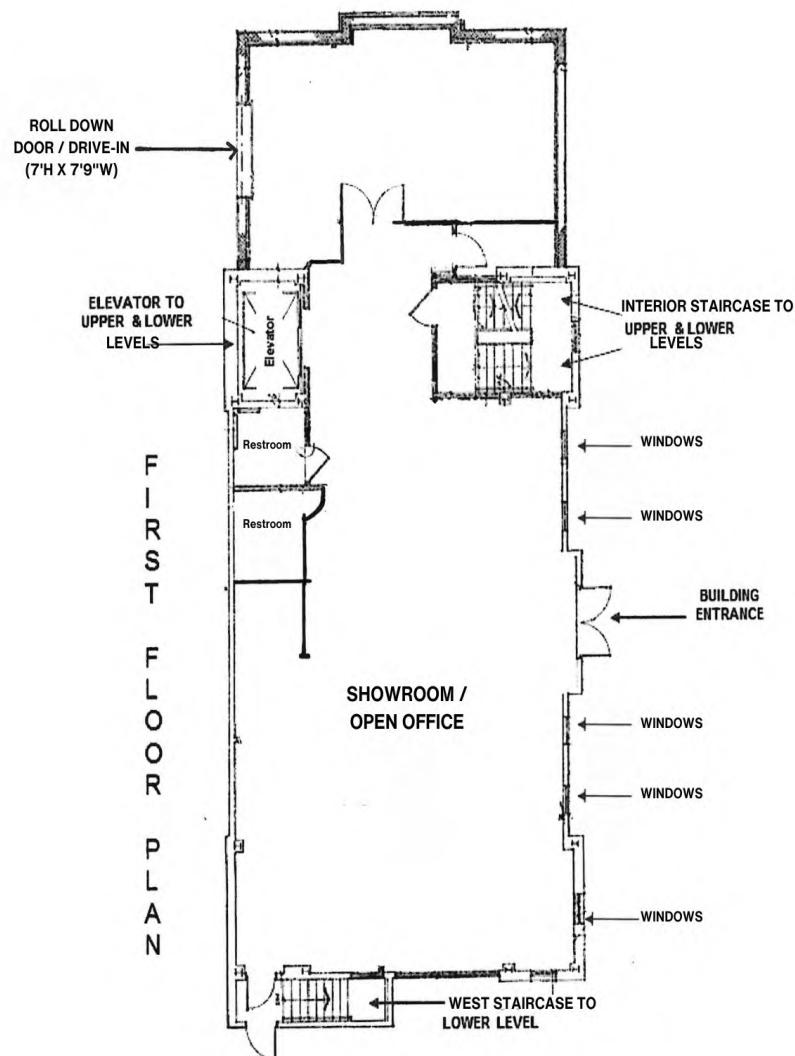
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## 1st Floor - 3,000 SF - FLOOR PLAN

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

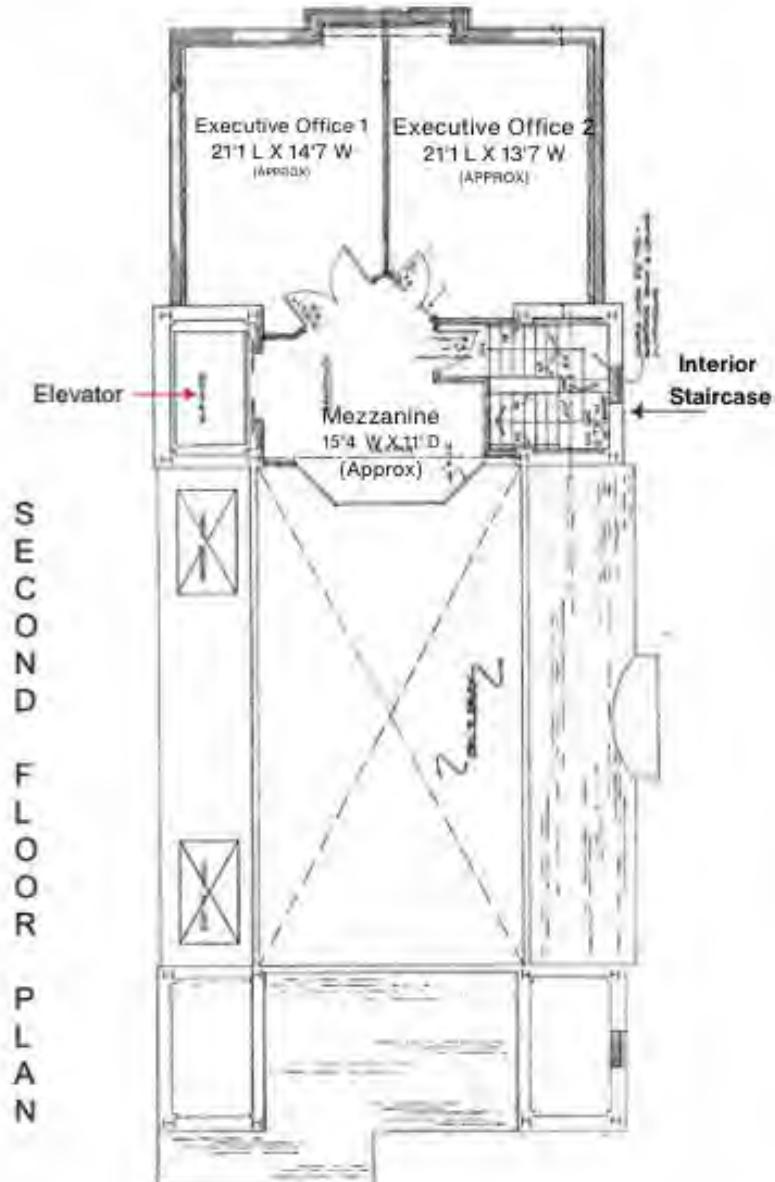
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**2nd Floor - 2 Executive Offices with Mezzanine**

**2845 MIDDLE COUNTRY ROAD**

**2ND FLOOR 1,200 SF**



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

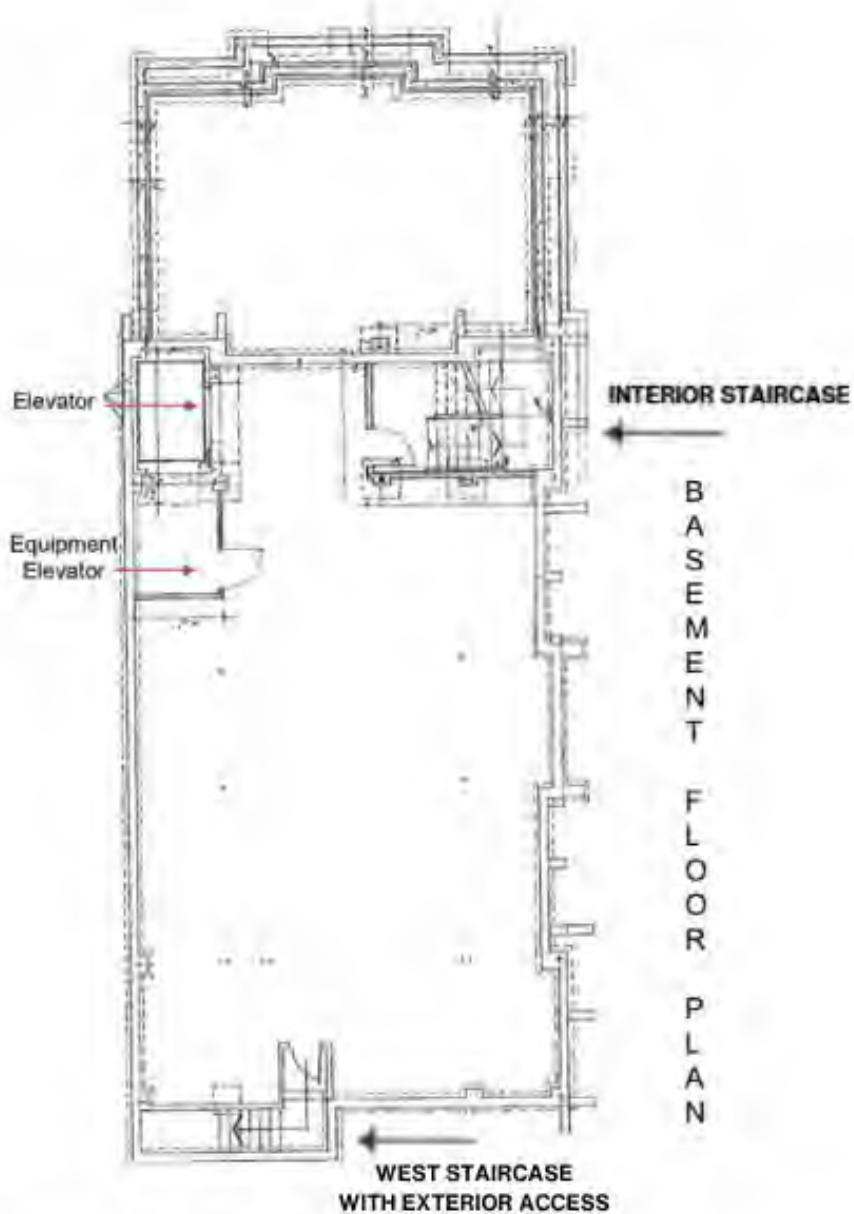
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2,800 SF Lower Level With Full Elevator Access

2845 MIDDLE COUNTRY ROAD

BASEMENT 2,800 SF

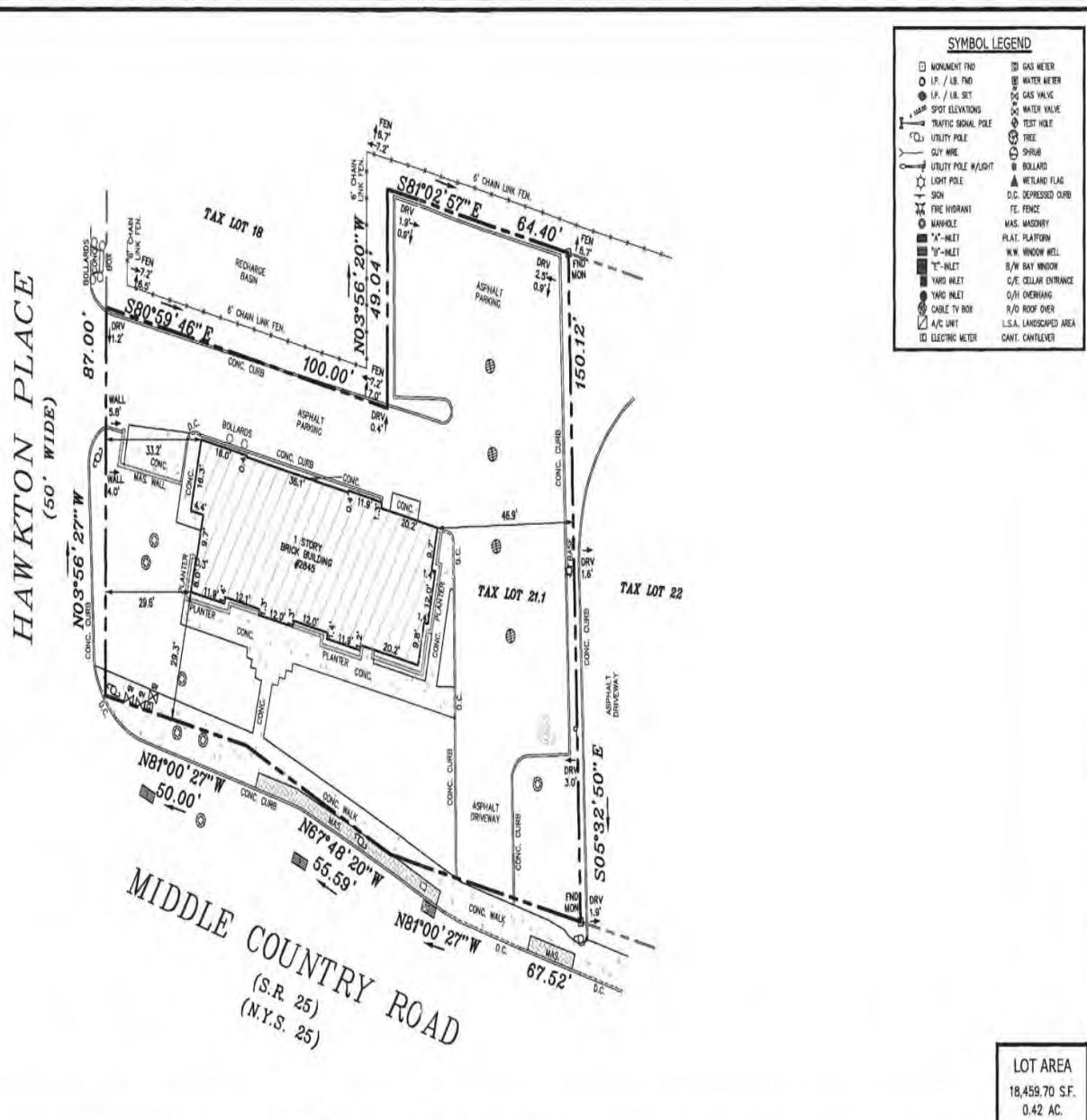


- Open area storage with 9' ceilings
- Elevator service
- 2 Stairwells (West can be accessed with an exterior entry)
- Shelving available - negotiable

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# Property Survey



# SCALICE

land surveying

mislandsurvey.com

P-631-957-2400

SUFFOLK TAX MAP NO.  
0208-014.00-02.00-021.001  
No. S19-2631  
SURVEYED: 11/13/2019  
IC CREW: AL SCALE: 1" = 30'

### **SURVEY OF PROPERTY**

### SITUATE

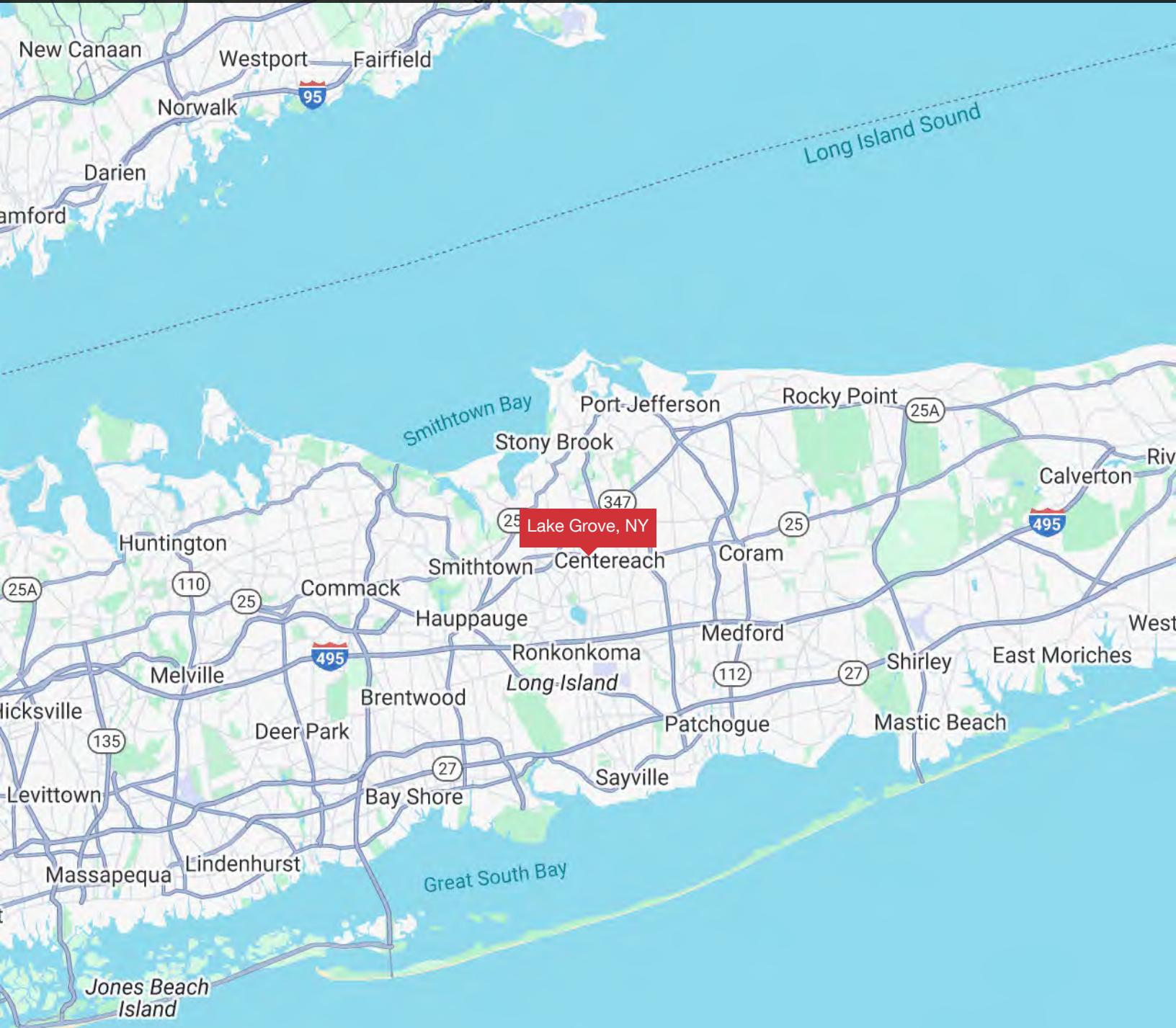
INCORPORATED VILLAGE OF LAKE GROVE  
TOWN OF BROOKHAVEN  
SUFFOLK COUNTY, NEW YORK

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### 4,200 SF Free-Standing Building - Major Commercial Corridor - Suffolk County, NY

Bridgeport



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

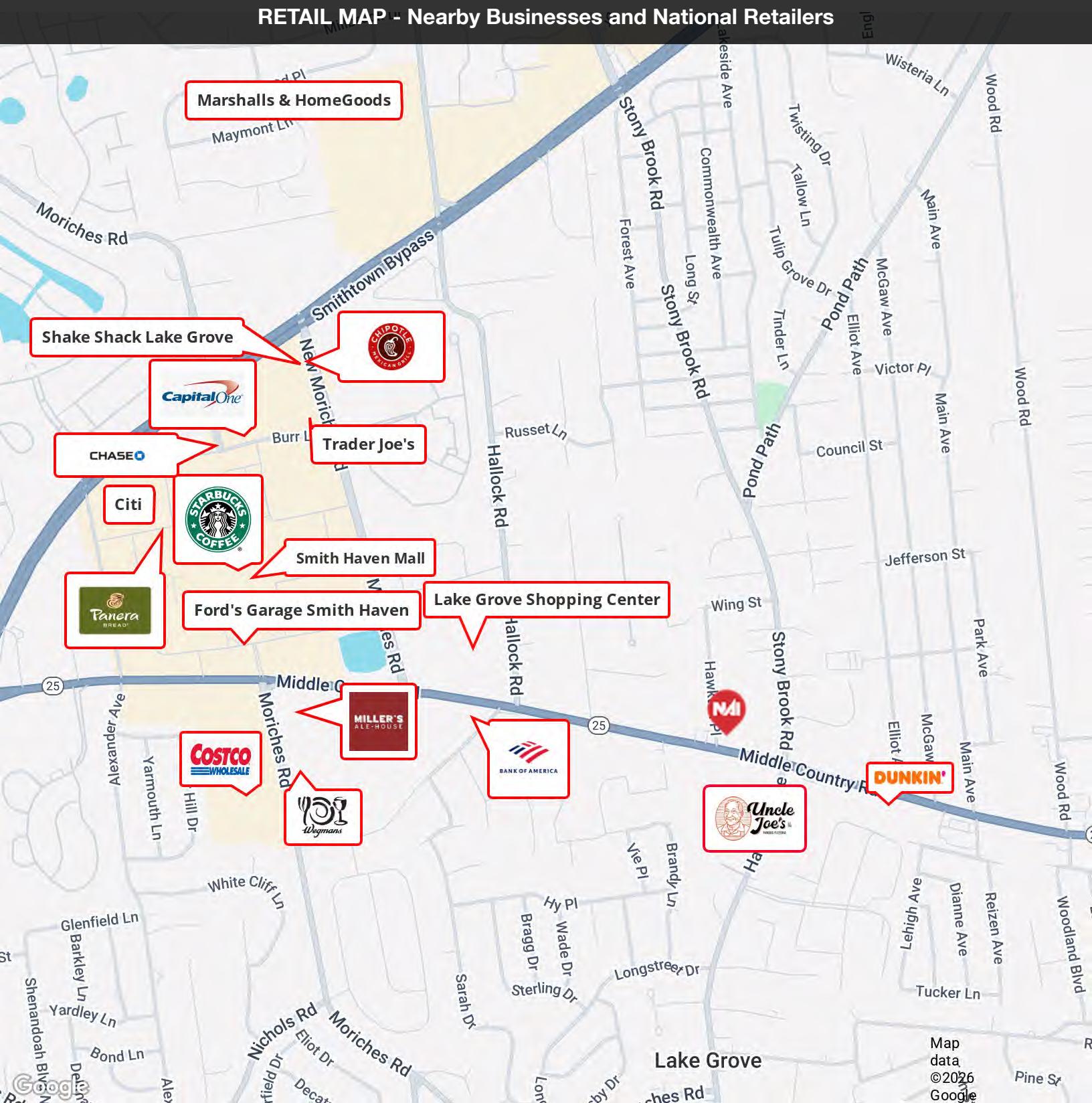


Imagery ©2026 Airbus, Maxar Technologies

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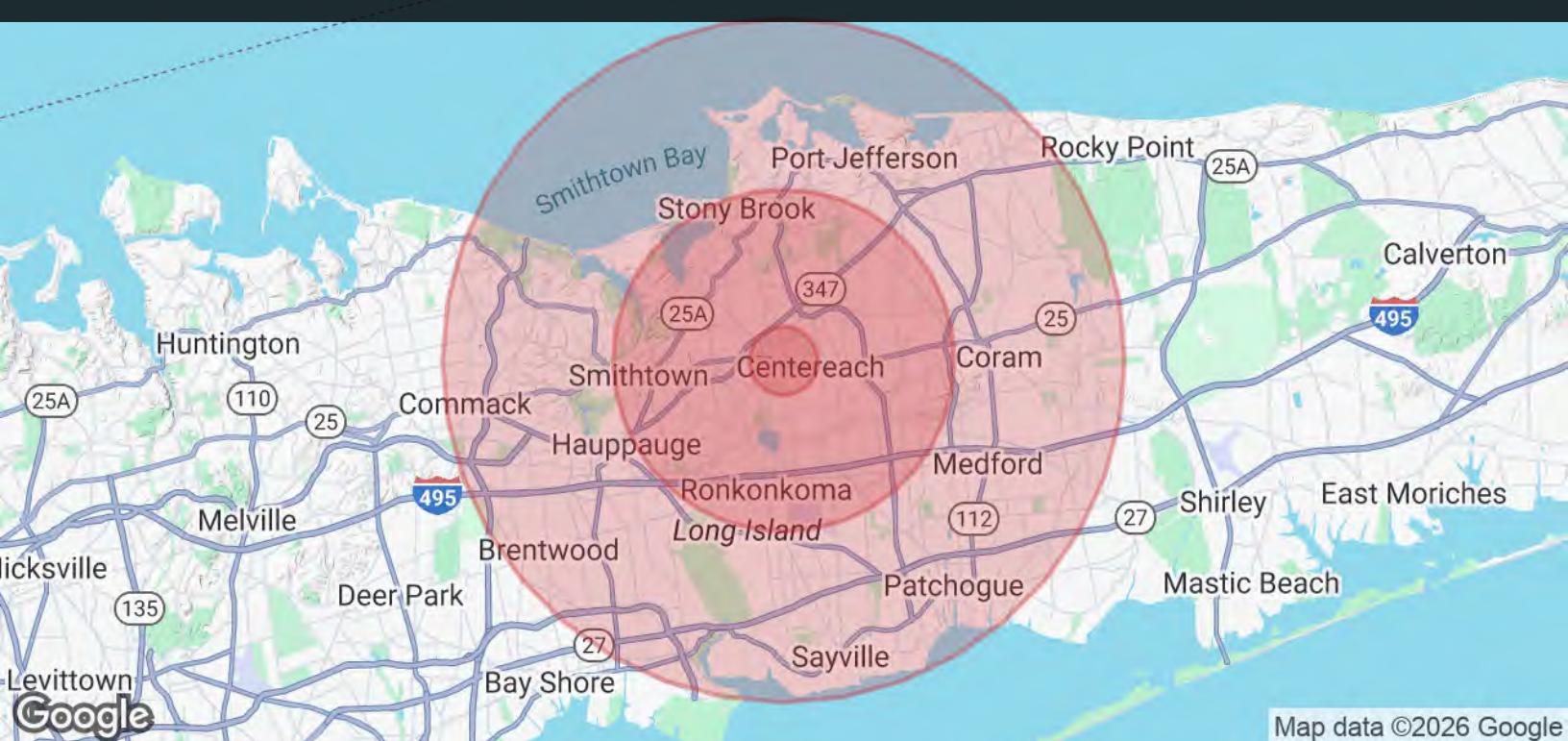
## RETAIL MAP - Nearby Businesses and National Retailers



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## 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

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