

350 Woodbine Ave.
Northport

Retail or Office

**2,150 Sq/Ft
FOR LEASE**



Property Overview

Located at the prominent corner of Route 25A and Fort Salonga Road, this highly visible space offers an exceptional opportunity for office or retail users seeking exposure in a prime North Shore location. Serving as the main artery into Northport Village, this site functions as the gateway to downtown and welcomes steady vehicle and pedestrian traffic year-round.

Highlights

- Gateway Location — Strategically positioned at the entrance to downtown Northport, capturing traffic entering the village from Route 25A.
- High Visibility — Corner lot with signalized intersection and excellent frontage, ideal for brand exposure and signage.
- Versatile Use — Suitable for a wide range of retail or professional office uses, including wellness, medical, boutique, or creative service tenants.
- Strong Demographics — Serves an affluent and engaged local community with strong support for neighborhood businesses.
- Convenient Access — Easy connectivity to major roadways including Sunken Meadow Parkway, Northern State Parkway, and the Long Island Expressway.

Bring your business to the heart of Northport with a location that combines charm, visibility, and access in one of Long Island's most desirable village corridors.

Property Specifications

- Unit A: ±750 sq/ft – Ideal for boutique retail, office, wellness, or professional services
- Unit B: ±1,400 sq/ft – Flexible layout with private office, showroom, storage, and restroom .

Can be leased individually or combined for a total of ±2,150 sq/ft

Zoning

The property is located within a commercial corridor governed by the Village of Northport's C-3 General Business and C-6 Highway Business zoning districts, offering broad flexibility for a range of office, retail, and service-oriented uses.

Highlights:

- Flexible zoning allows a wide array of business types, ideal for professional, retail, wellness, and light industrial tenants
- Special permit pathways available for light manufacturing, and contractor operations
- Prime corner location at the entrance to Northport Village with outstanding visibility and traffic volume

This zoning structure offers a rare blend of main-street accessibility and highway commercial flexibility, making 350 Woodbine Avenue a uniquely adaptable site for a variety of business models.