

FOR SALE

Premier Medical Condominium
333 Route 25A | Rocky Point, NY 11778

**Corner Suite
with Large Windows!**



COMMERCIAL REAL ESTATE ADVISORS

SITE PLAN

±2,350 RSF

Available: Suite 40

\$549,,900

Sale Price

\$1,800

Monthly CAM Expense

\$13,102.00 (2025/2026)

Annual Real Estate Taxes



AARON SMILES • 631-599-3344 • aaron@cra-realty.com | **BOB DAMON** • 516-551-3302 • bob@cra-realty.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



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Annual Real Estate Taxes



6.2 Miles | 13 Min. Drive



8.3 Miles | 13 Min. Drive



15.3 Miles | 27 Min. Drive

 **42.8** Est. Median
Age (2025)

 **\$153,427** Avg.
HH Income (2025)

*within a 3-Mile Radius



\$90.87M Health Care
Expenditures (2025)

SUITE HIGHLIGHTS

- » Prominent corner suite featuring expansive window lines and abundant natural light.
- » Existing medical build-out with a thoughtfully designed, patient-forward floor plan.
- » Available within 90 days, allowing for near-term planning.

LOCATION HIGHLIGHTS

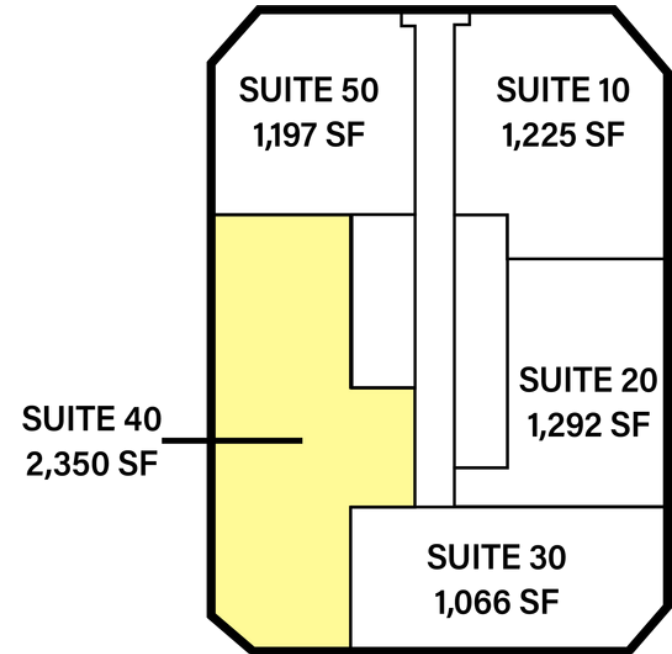
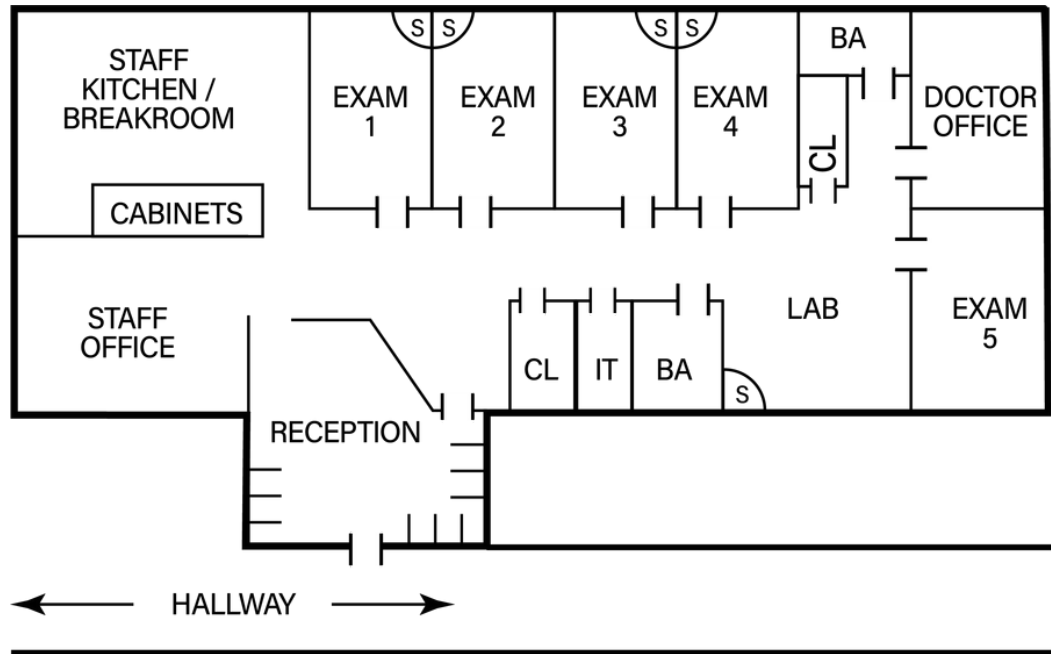
- » Abundant on-site parking with 74 total spaces (1.85 spaces per 1,000 SF).
- » Tenant-controlled HVAC for individualized comfort and operational efficiency.
- » Excellent visibility and direct access from Route 25A, ensuring convenience for both patients and staff.
- » Strategically located with close proximity to William Floyd Parkway and Patchogue–Mount Sinai Road, offering convenient regional access.

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FLOOR PLAN

333 Route 25A | Rocky Point, NY

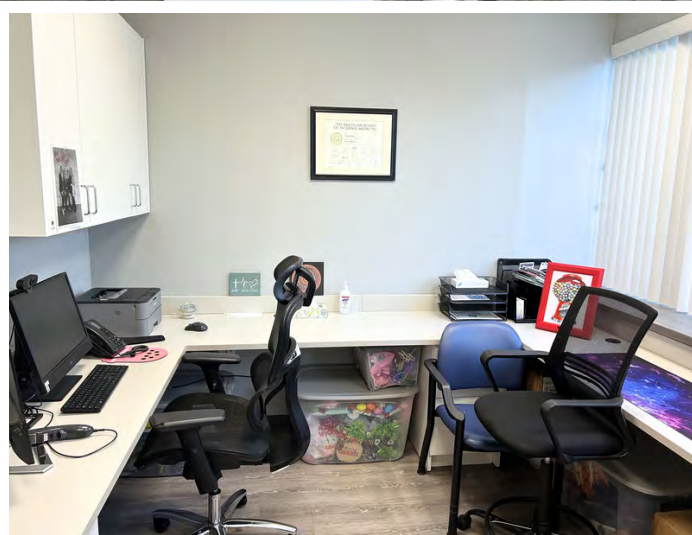


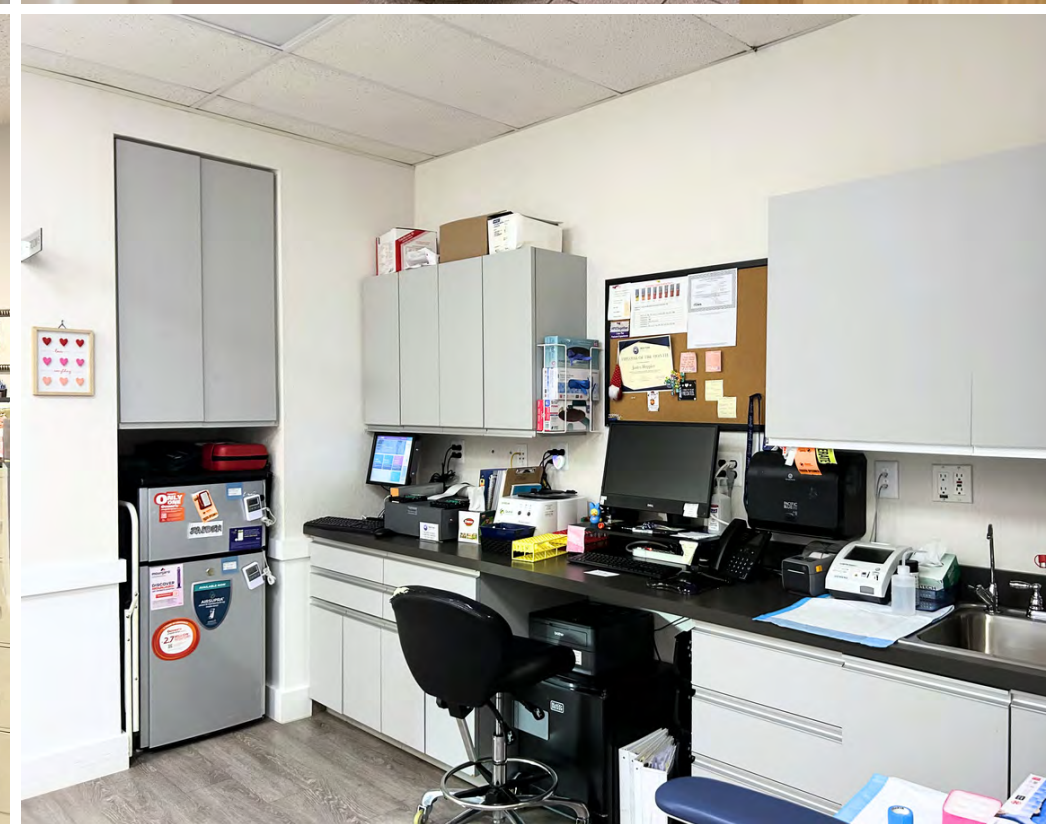
SUITE HIGHLIGHTS – FULL MEDICAL BUILDOUT 2,350RSF

- | | | |
|-----------------------------------|--|--|
| ✓ Corner suite | ✓ Private patient bathroom | ✓ Staff kitchenette / breakroom |
| ✓ 5 total exam rooms 4 with sinks | ✓ IT closet | ✓ Staff office |
| ✓ Laboratory area | ✓ Private doctors office with staff bathroom | ✓ Large Reception area with seating for 12+/- people |

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Trade Area Demographics

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	5,588	34,903	84,112
2025 Est. Median Age	39.6	42.8	44.3
2025 Estimated Households	1,894	12,571	31,385
2030 Projected Households	1,881	12,531	31,224
2025 Median Home Value	\$456,577	\$506,395	\$504,792
2025 Median Rent	\$1,955	\$1,947	\$1,866

Population & Households

2025 Est. Average Household Income	\$161,938	\$153,427	\$147,974
2025 Est. Median Household Income	\$133,338	\$136,636	\$128,579
2025 Est. Total Businesses	324	1,212	2,509
2025 Est. Total Employees	2,105	7,097	14,597

Businesses/Employees

	Stony Brook	Setauket-East Setauket	Port Jefferson Station
2025 Est. Total Household Expenditure	\$267.35 M	\$1.75 B	\$4.18 B
2025 Est. Apparel	\$4.83 M	\$31.06 M	\$74.24 M
2025 Est. Entertainment	\$14.88 M	\$95.66 M	\$228.71 M
2025 Est. Food, Beverages, Tobacco	\$29.67 M	\$188.04 M	\$451.87 M
2025 Est. Health Care	\$13.54 M	\$90.87 M	\$226.72 M
2025 Est. Household Furnishings and Equi	\$7.02 M	\$45.32 M	\$108.21 M

Household Expenditures





FOR MORE INFORMATION CONTACT:

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