



# 1 MARK TREE ROAD

CENTEREACH, NEW YORK



## Freestanding Single-Tenant Asset for Sale

Credit Worthy, Specialized Dentistry Practice

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**CBRE**



# 3,549 SF Single-tenant Medical Dental Building



10-year initial lease term beginning March 20, 2023



Located in a well-established medical corridor



Lease expiration: March 19, 2033



Strong visibility and reliable patient traffic



Stable dental office with long-term tenant retention potential



Resilient tenant profile in a healthcare-driven submarket



Tenant responsible for property expenses reimbursements other than taxes



Tenant reimburses real estate tax increases over base year 2022/2023



NOI 2025/2026: \$111,176.10



Sale Price: \$1,650,000  
6.75% Cap





**MARK TREE RD**

**MARKET ST**

**0.28 ACRE LOT**



# The Community

Situated in the heart of Centereach's active medical district, the property benefits from proximity to multiple healthcare providers, strong regional demographics, and direct access to Middle Country Road. This corridor attracts healthcare tenants due to its visibility, accessibility, and expanding patient base.

## 2025 DEMOGRAPHICS



1,020,649  
**POPULATION**



938,921  
**DAYTIME POPULATION**



\$159,402  
**AVERAGE HH INCOME**



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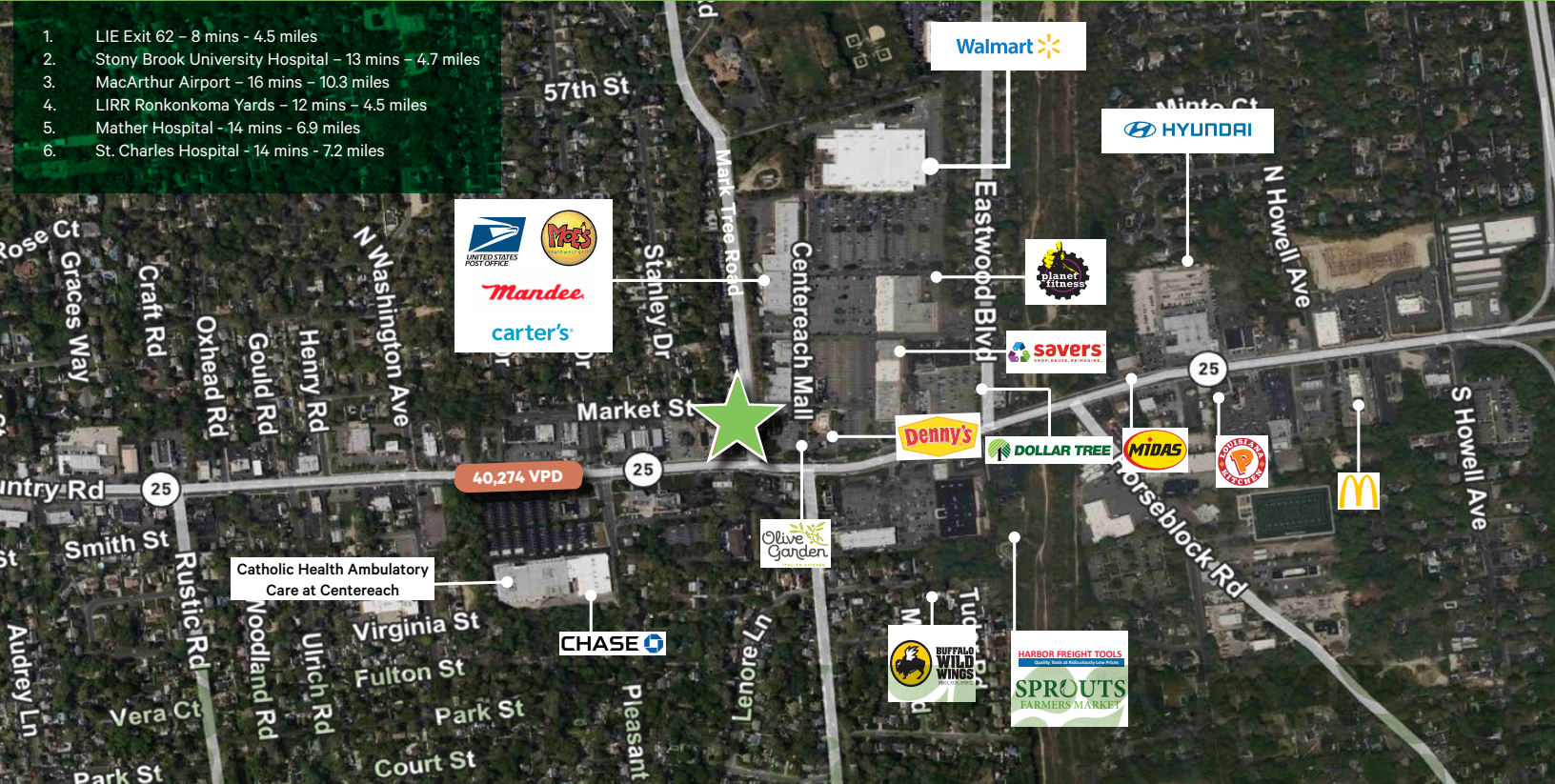


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## MARKET AERIAL

1. LIE Exit 62 - 8 mins - 4.5 miles
2. Stony Brook University Hospital - 13 mins - 4.7 miles
3. MacArthur Airport - 16 mins - 10.3 miles
4. LIRR Ronkonkoma Yards - 12 mins - 4.5 miles
5. Mather Hospital - 14 mins - 6.9 miles
6. St. Charles Hospital - 14 mins - 7.2 miles



## FOR INQUIRIES, CONTACT

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