

**2,500 SF SPACE AVAILABLE**

140 Belle Meade Rd., Setauket, NY 11733

**FOR LEASE**



Commercial



# EXECUTIVE SUMMARY

140 Belle Mead Road Setauket New York | 140 Belle Meade Rd Setauket, NY 11733

<b>Total Building Size:</b>	22,000 SF	<b>Lot Size:</b>	2.06 Acres
<b>Available SF:</b>	2,500 SF	<b>Parking:</b>	AMPLE
<b>Zoning:</b>	J4	<b>Lease Rate:</b>	\$22.00 PSF/NNN

For more information or to schedule a private tour, call Michael Murphy

## Property Overview

2,500 SF is available for lease in a newly renovated, beautifully appointed building within a well-known and affluent tech park in Setauket. This prime location offers immediate access to Stony Brook University, Stony Brook Hospital, the LIE, Nicholls Road, and other major thoroughfares. The property is just minutes from heavily traveled Route 347, a major retail corridor with national brands and traffic counts exceeding 70,000 cars per day. Flexible zoning accommodates medical office, professional office, retail, sports, and various other commercial uses. Space is divisible to suit a wide range of tenant needs

## Property Highlights

- Located in Extremely Busy & Well-Known Technology Park
- Minutes from SBU University and Hospital
- Ideal for Use for Medical, Professional Office, Retail, Sports and More
- Ample Parking in Large Lot

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com



TECHNOLOGY DR ↑  
RESEARCH WAY ↗

10,600 SF  
FOR LEASE  
MICHAEL MURPHY  
631.858.2460

FOCUS ON PERSONAL  
FITNESS

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FITNESS



# STONYBROOK-SETAUKET MAP

140 Belle Mead Road Setauket New York | 140 Belle Meade Rd Setauket, NY 11733



Exclusively represented by:

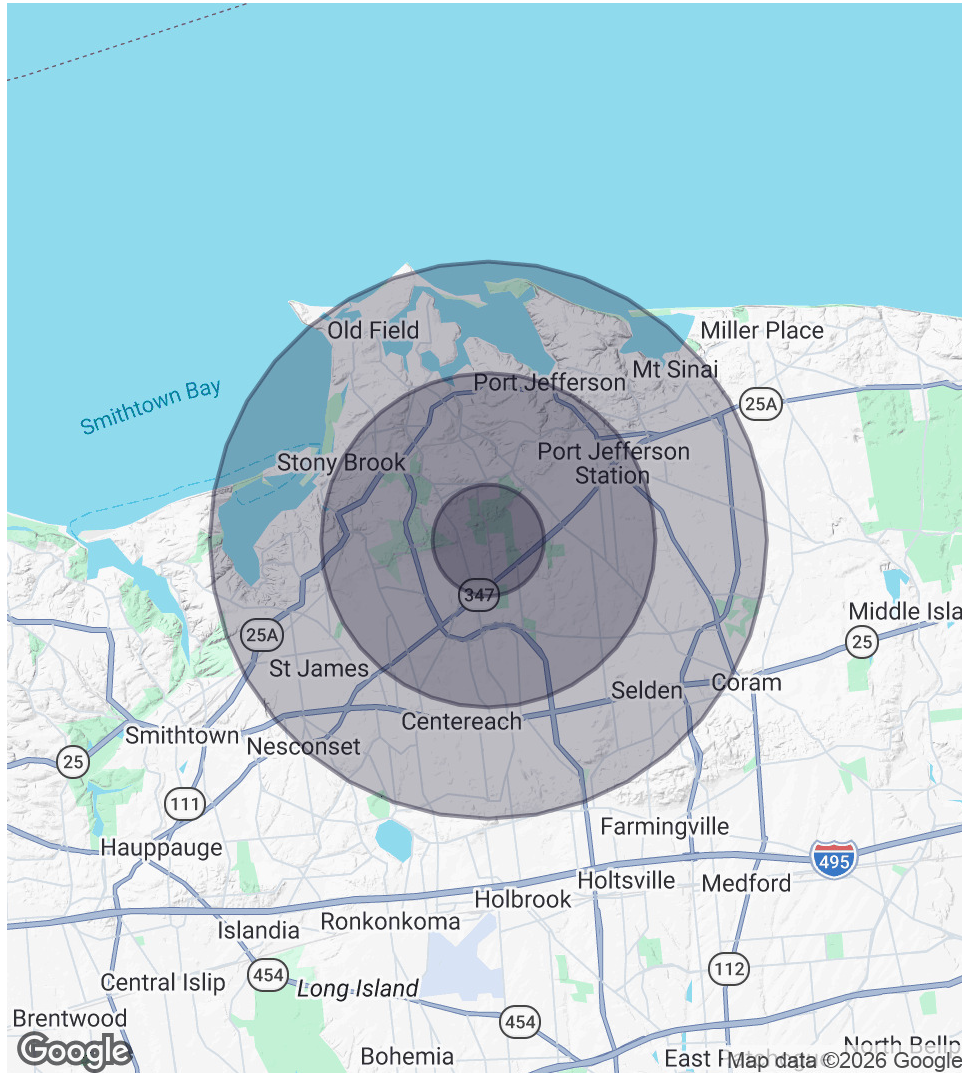
**Michael G. Murphy**

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# DEMOGRAPHICS MAP & REPORT

140 Belle Mead Road Setauket New York | 140 Belle Meade Rd Setauket, NY 11733



## 1 Mile Radius

**Population**  
6,457  
**Households**  
2,173  
**Average HH Income**  
\$111,632

## 3 Miles Radius

**Population**  
84,246  
**Households**  
24,650  
**Average HH Income**  
\$113,569

## 5 Miles Radius

**Population**  
204,771  
**Households**  
64,590  
**Average HH Income**  
\$110,235

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## We Are Commercial Real Estate

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