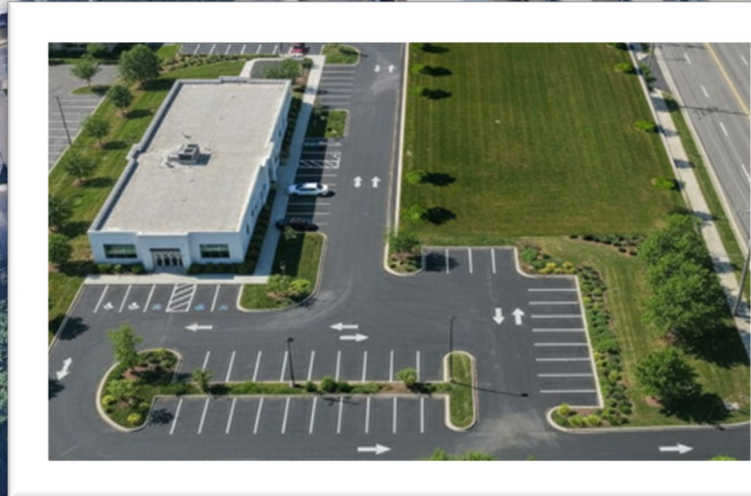


**FOR LEASE :**  
**1662 Middle Country Rd.**  
**Centereach, NY**



**1.63 Acres Of Land Zoned J-2 Commercial (Brookhaven)**  
**See Following Pages for Development Concepts**  
**(Medical Office and Drive-Thru QSR)**  
**Land Lease Possible**

## Property Description

- 1.63 Acre Site – South Side of Middle Country Rd (Route 25) & South Howell Ave
- Entire Parcel is Zoned J-2
- Property has 120' of Frontage on MCR
- 160 +/- Feet of Frontage on S Howell
- Has Benefit of a 4 Way Traffic Signal at S Howell Ave & MCR
- Great Visibility and Very High Traffic Area

## Contact Exclusive Brokers:

**Carmine LiBretti**

LICENSED REAL ESTATE SALESPERSON

Cell: 631.879.1814

Office: 631.694.3500 Ext 319

[carmine@industryone.com](mailto:carmine@industryone.com)

**Mario Asaro**

President/Broker



Cell: 631.553-7329

Office: 631.694.3500 Ext 301

[masaro@industryone.com](mailto:masaro@industryone.com)



**PRICING: UPON REQUEST**  
**Taxes: \$21,549.44**

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All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice

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[www.industryone.com](http://www.industryone.com)

150 Broadhollow Rd. Suite 315 Melville, NY 11747

# Conceptual Rendering of a 9,625 SF Medical Building

This conceptual rendering is provided for illustrative purposes only. It is not to scale and has not been reviewed or approved by any licensed architect, civil engineer, or town code authority. These concepts are purely speculative and should not be relied upon for decision-making or development purposes. Interested parties are strongly advised to consult with certified professionals to create final designs, ensure compliance with all applicable codes and regulations, and perform thorough due diligence to determine feasibility.



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# Conceptual Rendering of a Two-Story Medical Building Footprint of 9,625 SF

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# Conceptual Rendering of a Drive – Thru QSR

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# Conceptual Rendering of a Theme Restaurant

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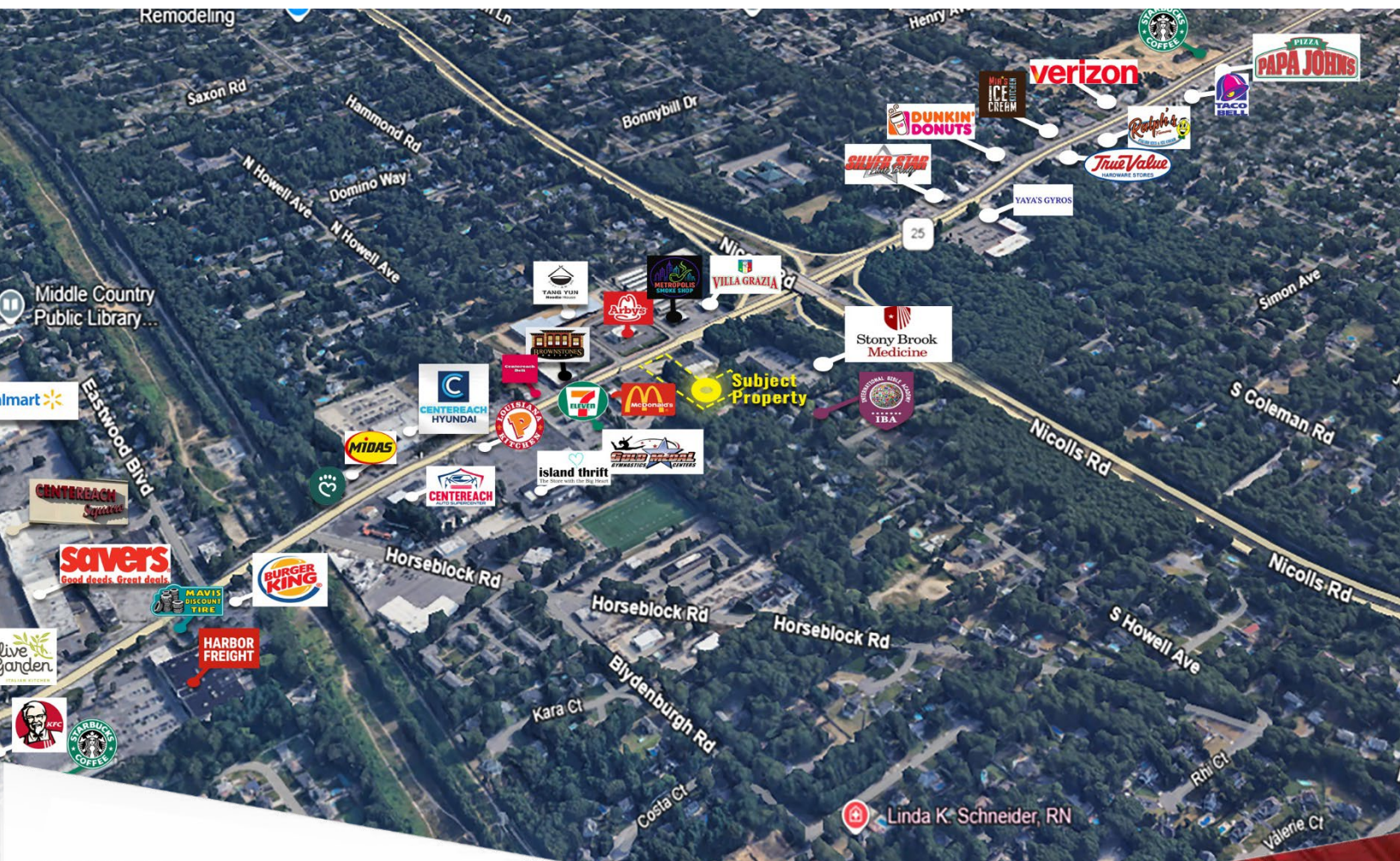
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**Location 1662 MCR Centereach**



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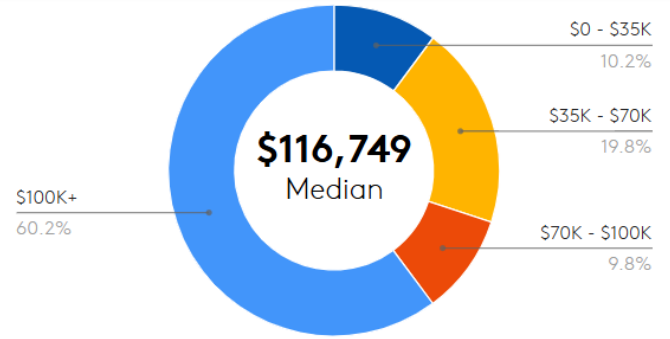
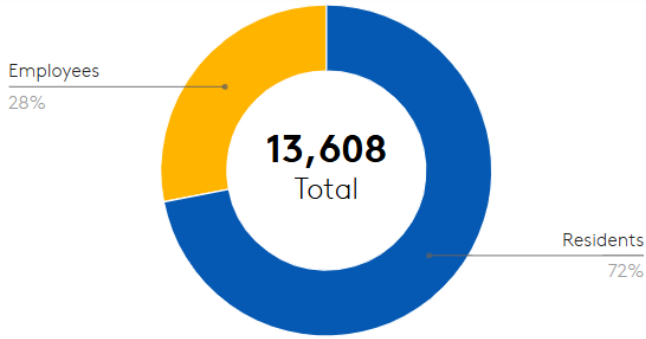
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# Demographics and Travel Count

Traffic

Collection Street	Cross Street	Traffic Volume
Middle Country Rd	Hammond Rd E	41,071
Middle Country Rd	Hammond Rd W	26,194
Middle Country Rd	Nicolls Rd NE	4,669
NY 25 at CR97 from RT 25 W/B TO to MERGE TO CR97 SB	Nicolls Rd NE	4,682
Nicolls Rd	Middle Country Rd N	6,174
Middle Country Rd	Nicolls Rd SE	1,313
NY 25 at CR97 from DIVERGE TO NY25 EB&WB RAMP to RT 25 ...	Nicolls Rd SE	1,312
NY 25 at CR97 from DIVERGE FROM CR97 SB to RT 25 E/B	Middle Country Rd SE	2,758
NY 25 at CR97 from MERGE TO CR97 SB to CR97 SB (ON)	Butler Ct W	12,659
Nicolls Rd	Middle Country Rd SE	2,737



## CONSUMER SPENDING

