

EAST MORICHES




PREMIER WELLNESS/FITNESS LOCATION OPPORTUNITY

ABOUT LIII GROUP



Welcome to LIII Group, a premier vertically integrated real estate model dedicated to delivering exceptional value in luxury residential and high-quality commercial development.

Our Structure

At the heart of our organization is  LIII GROUP , serving as the umbrella entity for four key components:

First Hampton International Realty:

Our esteemed brokerage, providing unparalleled market expertise and a results-driven approach to all real estate transactions.

Citarelli Construction:

Our expert design and construction firm, renowned for delivering exceptional craftsmanship and comprehensive construction management services.

Citarelli Capital:

Our financial arm focused on providing innovative funding solutions and investment strategies to support real estate ventures and projects.

Citarelli Holdings:

Overseeing our diverse portfolio, Citarelli Holdings is committed to maximizing value through strategic asset management and operational excellence.

MISSION



We aim to offer a fully turnkey platform that ensures seamless project execution from concept to completion. Our commitment to professionalism, transparency, and disciplined attention to detail provides a solid foundation for all our endeavors.

Our Approach

- **Client-Focused Service:** We prioritize the needs and goals of our clients, ensuring a personalized and attentive experience throughout every phase of the project.
- **Community Commitment:** Grounded in a desire to give back, we believe in making positive contributions to the communities we serve.
- **Dedication to Quality:** Our relentless pursuit of excellence drives us to maintain the highest standards in all aspects of our work.

Together, through the collaboration of our entities, we are poised to leverage our combined capabilities to deliver innovative projects, including the premier Wellness and Fitness Center in East Moriches, symbolizing the next step in our journey.

SITE SNAPSHOT

Land Area: 1.5 acres

Approved Build: ±12,000 sq ft (permits pending)

Buildings: Two modern structures + oversized lower levels

Status: Land for sale; build-to-suit; leasing options





OPPORTUNITY OVERVIEW



A rare chance to secure one of the last premier development parcels in a high-demand corridor. Engineered for next-generation fitness, recovery, wellness, and sports performance franchises needing scale, visibility, and modern infrastructure. Price is for land only.

WHY?

Consider This Site

-
- High-traffic, high-income demographics ideal for membership-driven models
-
- Visibility and signage potential for premium brand exposure
-
- Infrastructure adaptable for boutique, hybrid, or multi-unit franchise operations
-
- A destination layout designed to support multiple revenue streams
-



LOCATION



- Prime commercial corridor
- Superb frontage for brand visibility
- Strong residential and second-home demographics
- High discretionary income ideal for fitness/wellness spend
- Scarce inventory—one of the area's last premium parcels.

**MARKET
STRENGTH**



BRAND COMPATIBILITY

An ideal flagship site for:

Full-service fitness franchises

Boutique concepts
(HIIT, Pilates, Cycling, Yoga, Recovery)

Sports performance franchises

Longevity, medical wellness, PT/chiropractic,
integrative health, sports medicine, regenerative
therapy, recovery labs & holistic wellness brands.

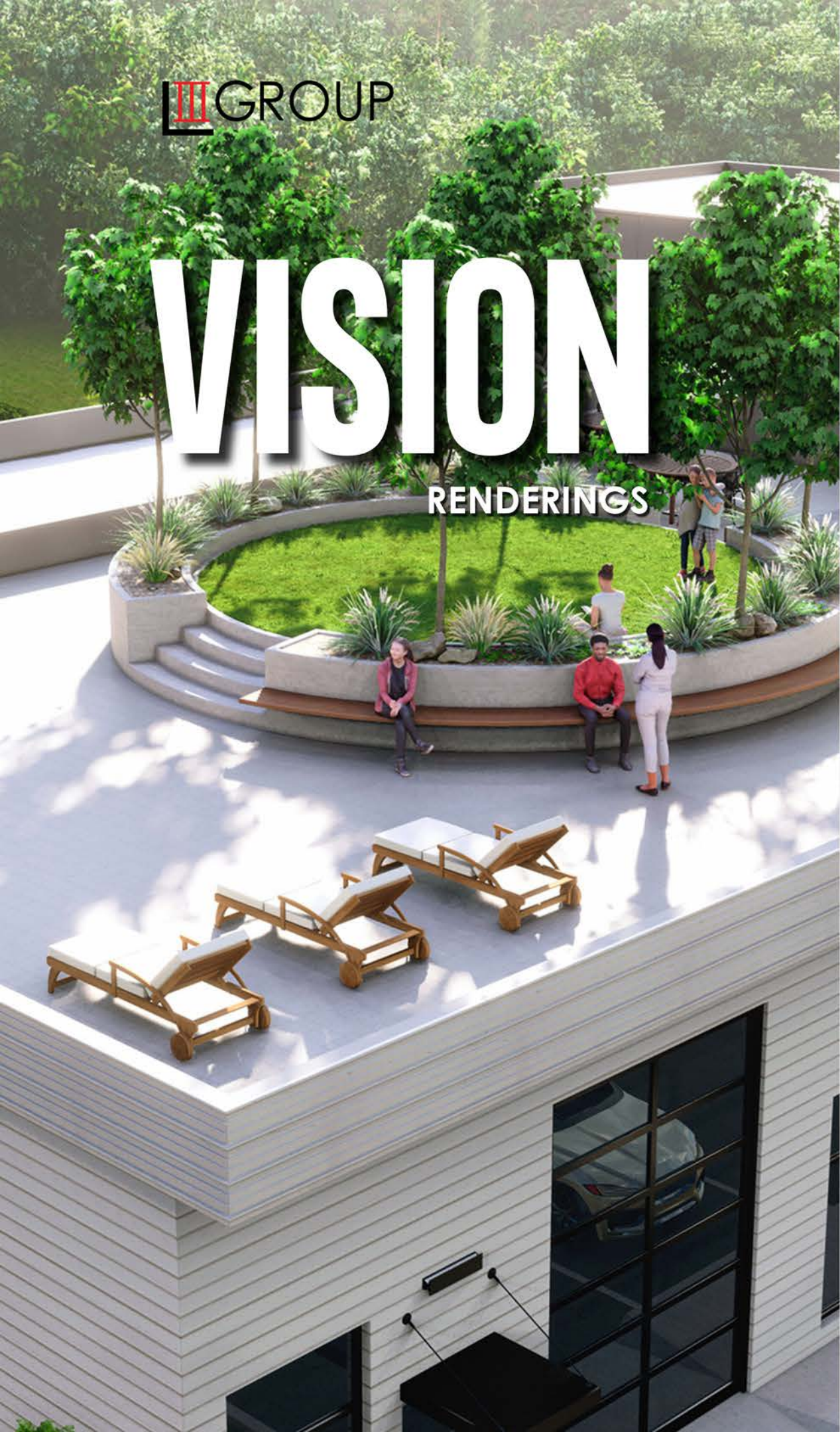
Nutrition, supplements, and health retail

Hybrid wellness ecosystems under one roof



VISION

RENDERINGS



BUILDING A: SIGNATURE FLAGSHIP STRUCTURE

1.5 stories, Premium visibility,
Wellness-focused architecture

Expansive glass façade

Second-floor executive/
administrative suites

Green roof with sunken garden
and lounge

Ideal for VIP training, outdoor
classes, small-group wellness
sessions



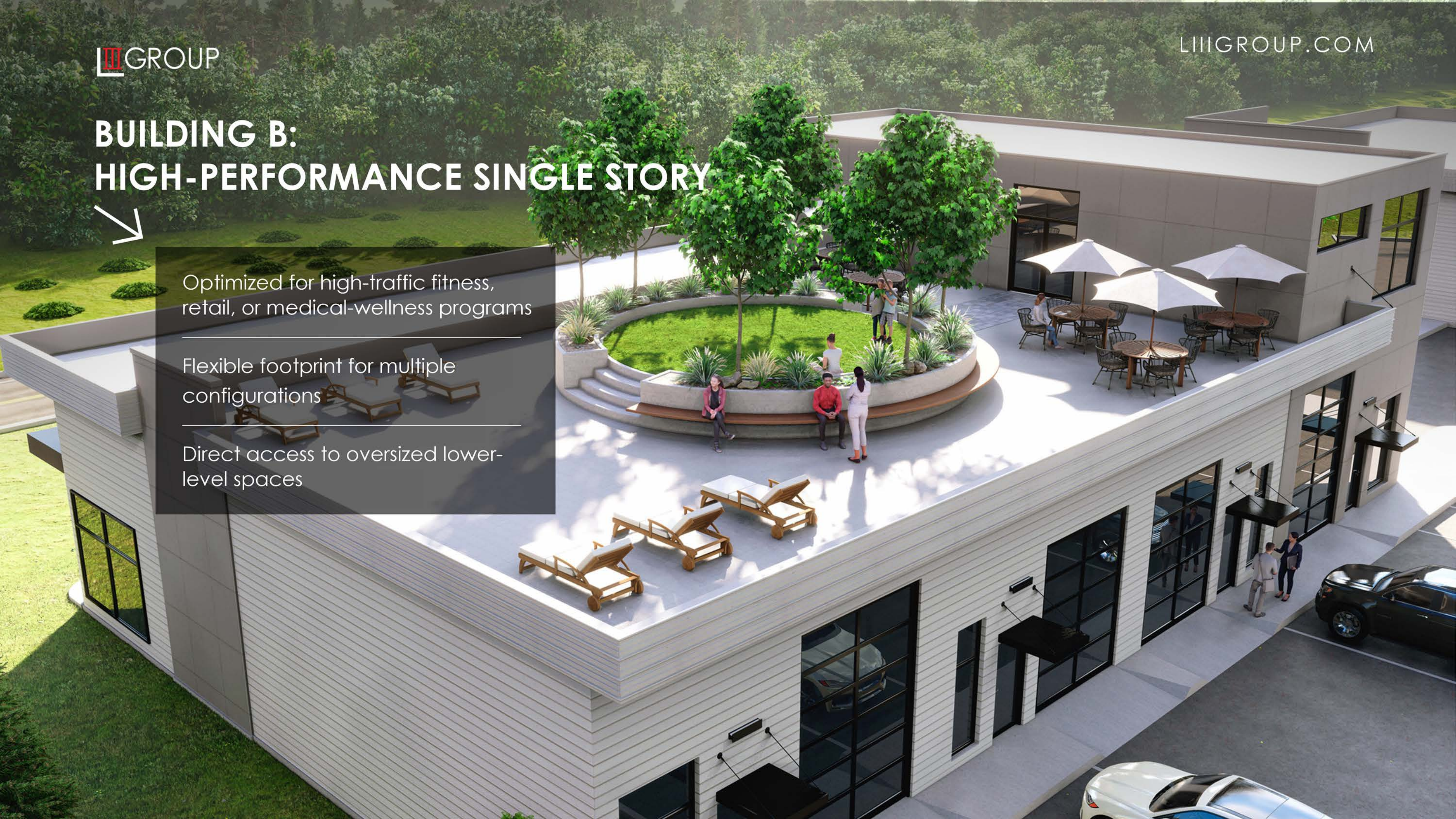
BUILDING B: HIGH-PERFORMANCE SINGLE STORY



Optimized for high-traffic fitness,
retail, or medical-wellness programs

Flexible footprint for multiple
configurations

Direct access to oversized lower-
level spaces



OVERSIZED LOWER LEVELS

High ceilings + large spans support:

- Pickleball courts
- Strength or turf areas
- Recovery zones
- Athlete labs
- Back-of-house storage
- Franchise multi-programming under one roof



↙ MULTI-REVENUE POTENTIAL

This site supports diversified franchise revenue verticals

- Membership + class revenue
- Med-wellness and PT services
- Spa & recovery services
- Retail (nutrition, apparel, supplements)
- PT/Chiro/Performance add-ons
- Event space (rooftop + outdoor lounge)



BUILD—TO—SUIT ADVANTAGE

Developed by an experienced owner/developer/builder offering



FULL DESIGN— BUILD SERVICES

- Value-engineered construction
- Ability to meet strict franchise infrastructure requirements
- Streamlined delivery from concept to opening day

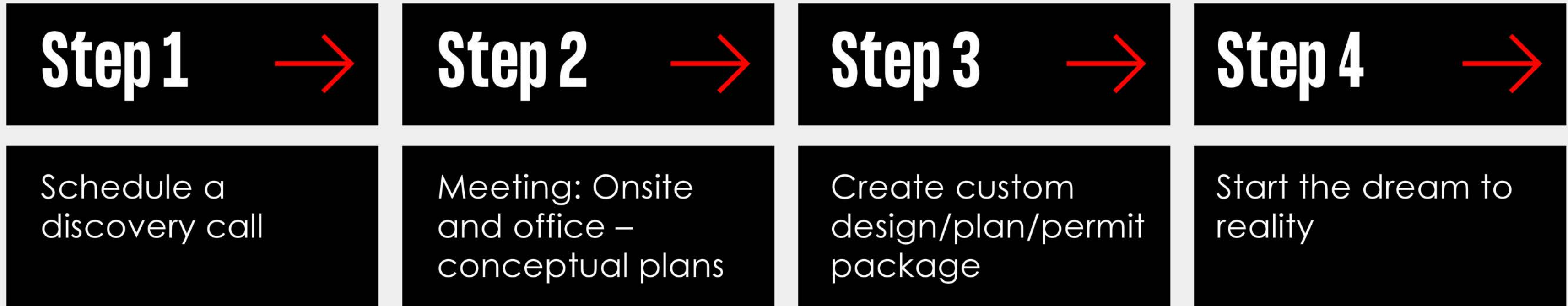


↘ LEASING OPTIONS

This site supports diversified franchise revenue verticals

- Anchor tenancy available
- Full-building or divided-space lease models
- Long-term NNN or modified lease structures
- Ideal for franchise growth without land acquisition

NEXT STEPS



TO LEARN MORE ...

LAWRENCE CITARELLI

631.872.0280 • LC@FHIRNY.COM