

MEDICAL SUITE FOR LEASE

Wading River Professional Center
6144 New York 25A | Wading River, NY 11792

END-CAP MEDICAL OFFICE FOR LEASE

End-cap office overlooking a central courtyard
with a charming gazebo, mature trees, and
manicured lawns.





±1,808 RSF
Available Medical Office

Upon Request
Lease Rate



9.4 Miles | 16 Min. Drive



12 Miles | 22 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

- » Premier end-cap suite, with private entrance, overlooking a serene central courtyard with a charming gazebo, mature landscaping, and manicured green space
- » Fully built-out medical office suite offering a functional, patient-centric layout designed for operational efficiency
- » Complete medical layout featuring four (4) exam rooms, a private office, nurse's station/lab, reception and waiting area, two (2) restrooms, a breakroom, and a dedicated storage area

Location Highlights

- » Wading River Professional Center is a prominent medical and office campus
- » Highly visible location along Route 25A, providing excellent exposure and easy accessibility
- » Conveniently positioned near major transportation hubs, including Riverhead, Yaphank, and Port Jefferson stations
- » Surrounded by a strong mix of retail, dining, and service amenities, including The Shoppes at East Wind just minutes away



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

Suite Photos

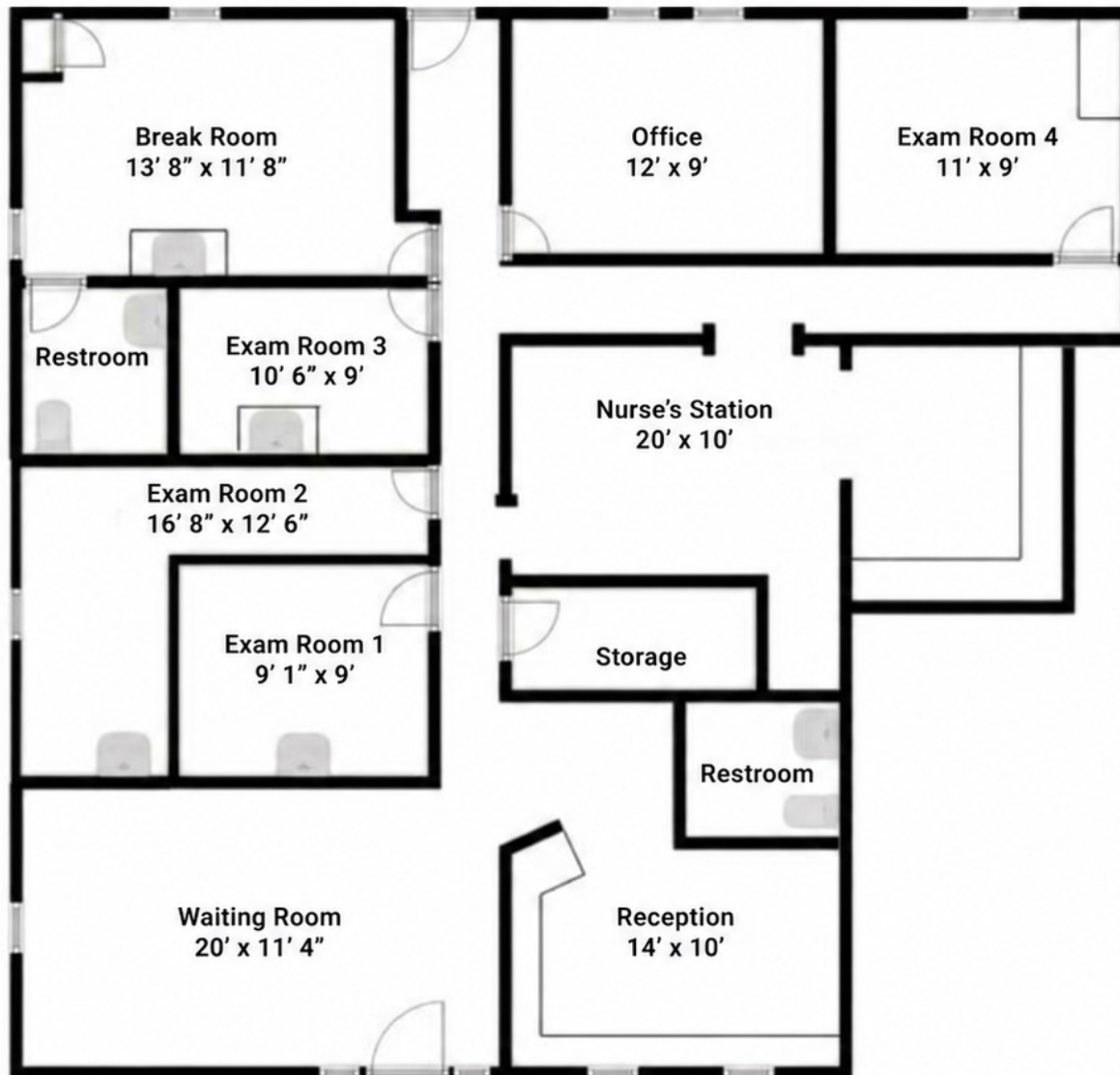


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Floor Plan



+1,808 RSF

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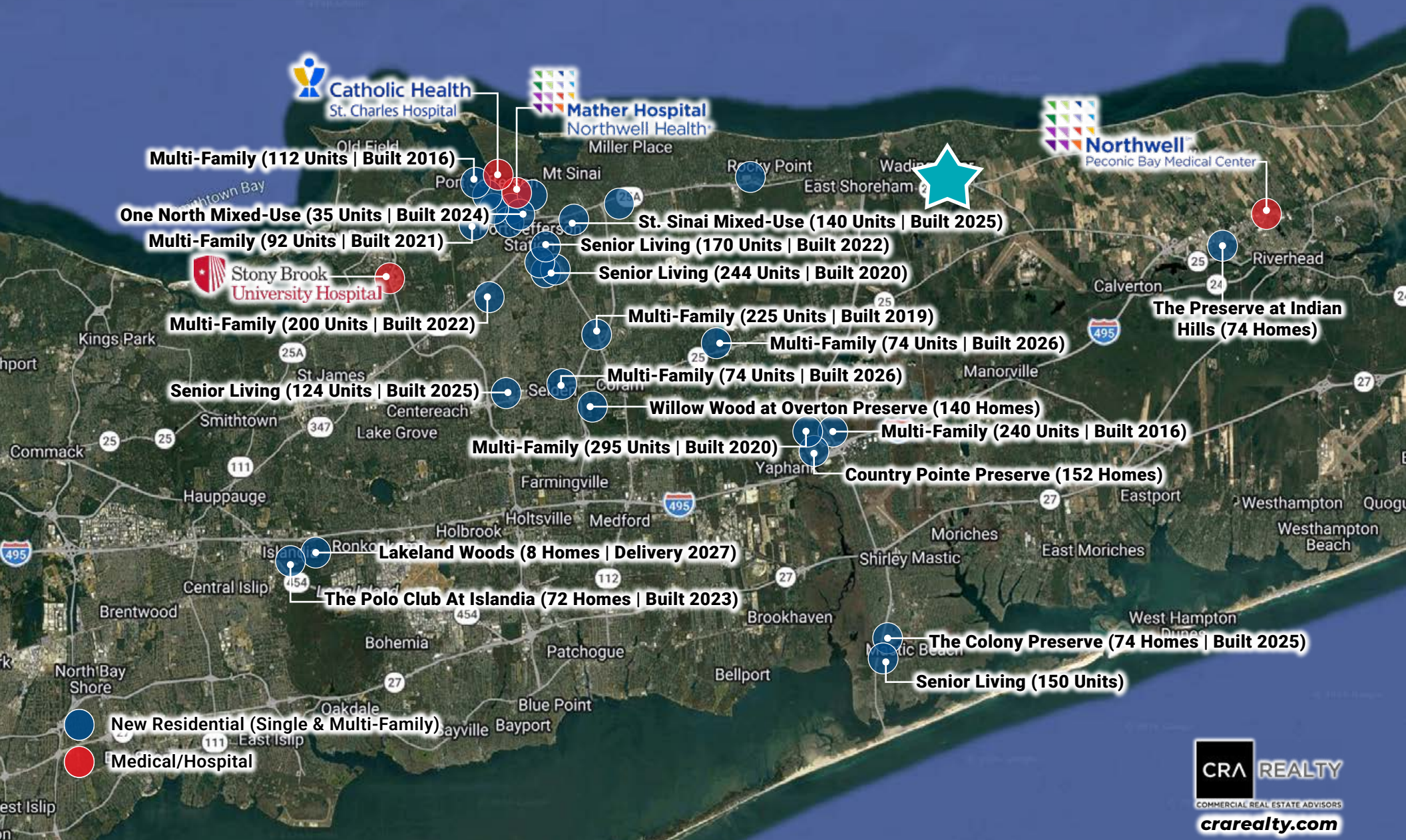
Lease Rate



Property Location



The Trade Area



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Trade Area Demographics



	3 Mile	5 Mile	7 Mile
2026 Estimated Population	13,522	34,638	61,069
2026 Est. Median Age	44.6	46.9	44.7
2026 Estimated Households	4,845	13,532	23,480
2031 Projected Households	4,788	13,409	23,276
2026 Median Home Value	\$578,505	\$531,496	\$523,948
2026 Median Rent	\$2,038	\$2,071	\$2,088

Population & Households

2026 Est. Average Household Income	\$161,641	\$142,344	\$140,697
2026 Est. Median Household Income	\$142,471	\$122,734	\$117,831
2026 Est. Total Businesses	391	1,018	1,940
2026 Est. Total Employees	3,037	8,266	15,461

Businesses/Employees

2026 Est. Total Household Expenditure	\$615.67 M	\$1.56 B	\$2.71 B
2026 Est. Apparel	\$12.65 M	\$32.22 M	\$56.15 M
2026 Est. Entertainment	\$28.53 M	\$72.68 M	\$126.68 M
2026 Est. Food, Beverages, Tobacco	\$71.01 M	\$182.09 M	\$318.53 M
2026 Est. Health Care	\$35.07 M	\$99.84 M	\$169.94 M
2026 Est. Household Furnishings and Equi	\$15.32 M	\$38.91 M	\$67.68 M

Household Expenditures



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