



Medical Office Leasing Opportunity

9 SMITH HAVEN MALL | LAKE GROVE, NY

PROPERTY SPECIFICATIONS

Address:	9 Smith Haven Mall, Lake Grove, NY
Premises:	Entire 2nd Floor: 44,717 SF
Zoning:	Shopping Center Business (SCB) / Medical office use with approvals
Parking:	All surface parking, exceeds medical code
Proposed Building Improvements:	• Add exterior windows and skylights to second floor • Dedicated entrance and lobby for medical office • Reserved area for patient drop-off or valet • Prominent exterior signage

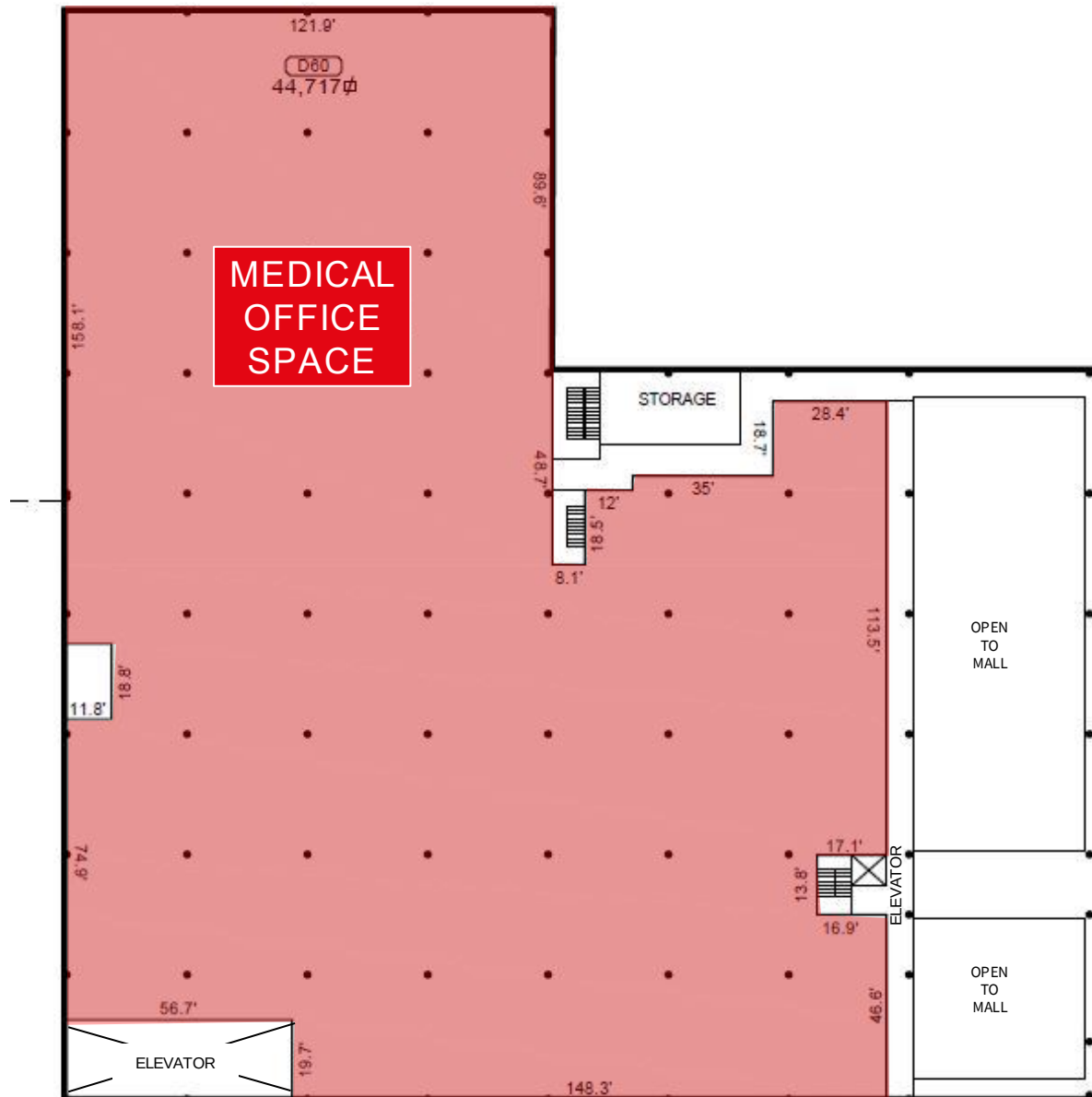


BLOCK / FLOOR PLAN

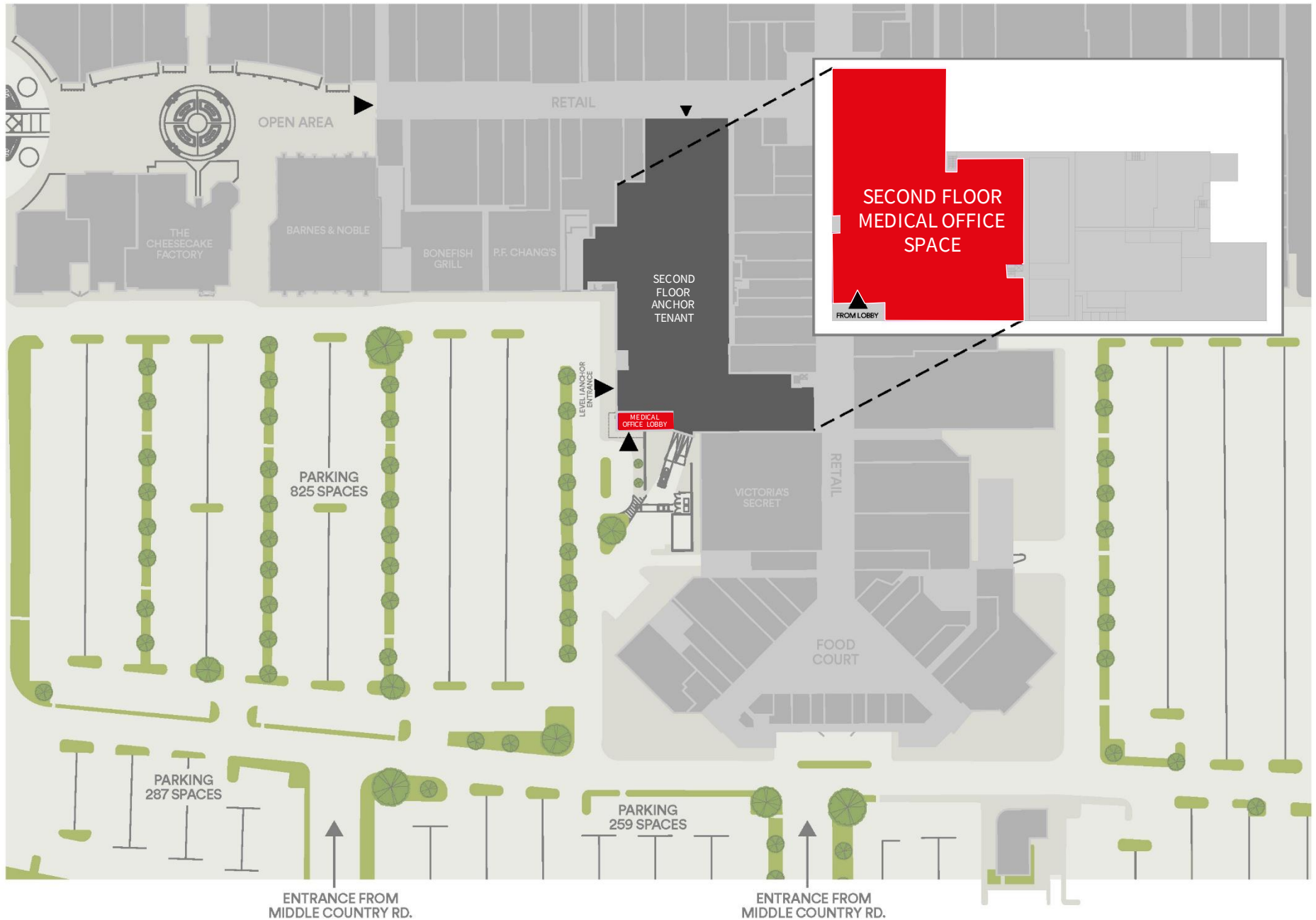
ENTIRE SECOND FLOOR

44,717 SF

No loss factor



SITE PLAN



KEY PLAN

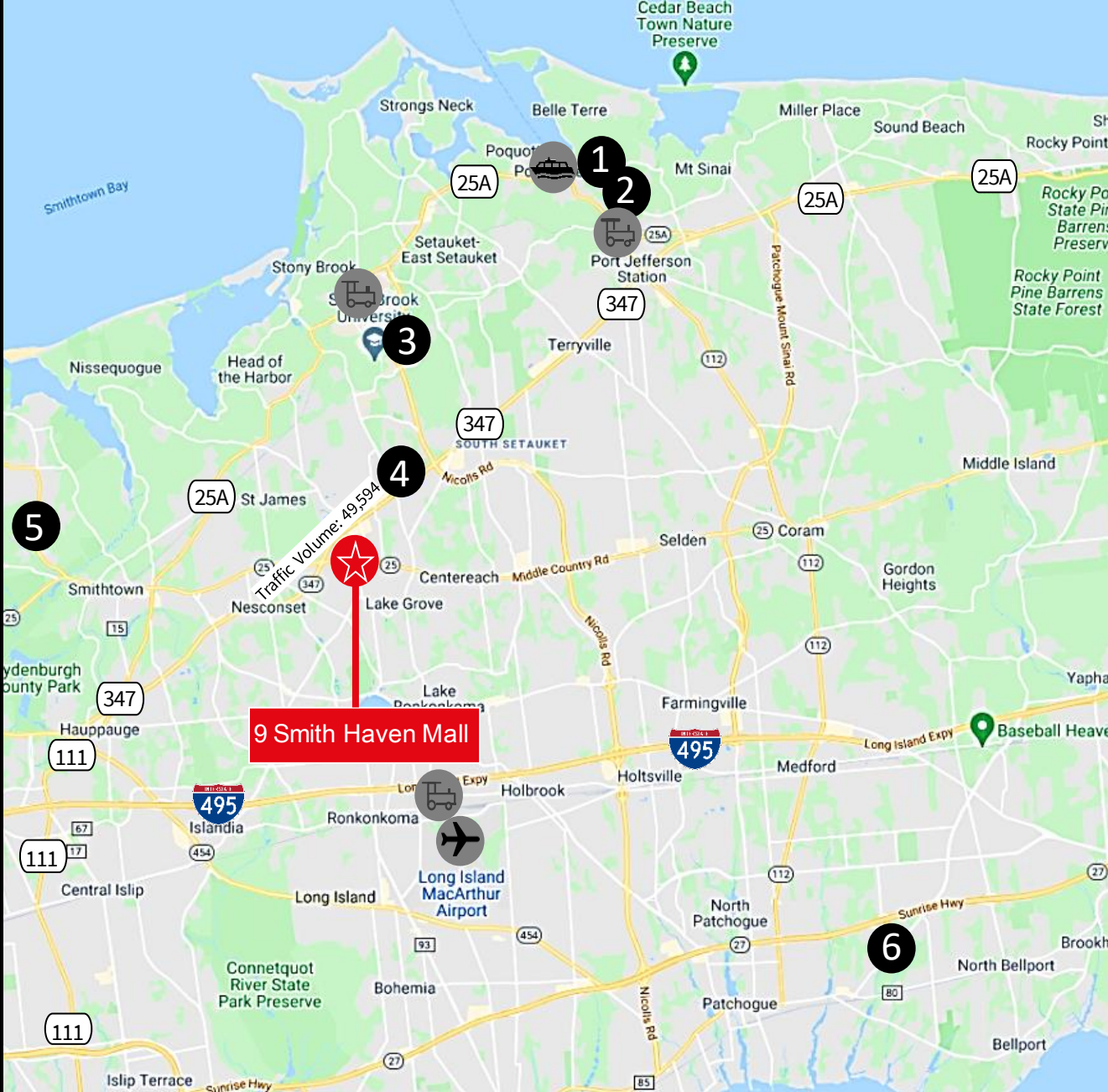
KEY

- RESTAURANTS
- ANCHOR & DEPARTMENT STORES
- RETAIL
- MEDICAL OFFICE SPACE



LOCATION MAP

9 SMITH HAVEN MALL | LAKE GROVE, NY



Hospitals

1. St. Charles Hospital
2. Mather Hospital
3. Stony Brook University Hospital
4. Stony Brook Medical Park
5. St. Catherine of Siena Hospital
6. Long Island Community Hospital

Transportation

-  Port Jefferson Ferry
-  Port Jefferson LIRR
-  Stony Brook LIRR
-  Ronkonkoma LIRR
-  MacArthur Airport

	2 mile	5 mile	10 mile
2021 Population	40,936	208,827	671,736
Median Household Income	\$121,655	\$119,878	\$111,745



EXCLUSIVE ADVISORS

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