

# ±1,250 SF MEDICAL/PROFESSIONAL OFFICE SPACE

1 Edgewood Avenue | Smithtown, New York 11787

## FOR LEASE



Commercial



# EXECUTIVE SUMMARY

1 Edgewood Avenue | Smithtown, New York 11787

|                             |                    |                        |                  |
|-----------------------------|--------------------|------------------------|------------------|
| <b>Total Building Size:</b> | 4,900 SF           | <b>Parking Spaces:</b> | 34               |
| <b>Available SF:</b>        | 1,250 SF on 1st Fl | <b>Lease Type:</b>     | NNN (Triple Net) |
| <b>Zoning:</b>              |                    | <b>Lease Rate:</b>     | \$3,500.00       |

For more information or to schedule a private showing contact Mike Lightcap.

## ±1,250 SF First Floor Office Space For Lease – Prime Smithtown Location

This ±1,250 square foot first floor professional or medical office suite is located at 1 Edgewood Avenue in Smithtown. The building totals 4,900 square feet on a 0.30-acre lot and sits just steps from the corner of heavily traveled Main Street (Route 25A). The location offers excellent visibility, strong demographics, and outstanding suitability for medical, wellness, or professional office use.

The property is positioned next to a Dunkin' Donuts and adjacent to a 7-Eleven, benefiting from tremendous daily traffic counts and marquee signage opportunities. There are 34 on-site parking spaces, and the property is zoned NB, Neighborhood Business, which allows for a wide range of professional uses.

The site is seconds from the Smithtown Main Street Village and the Smithtown LIRR station, and it offers convenient access to major highways and regional thoroughfares. The space is currently occupied by a chiropractor and includes a large waiting area, multiple private offices and treatment rooms, and an efficient layout suitable for many professional practices.

### Lease details:

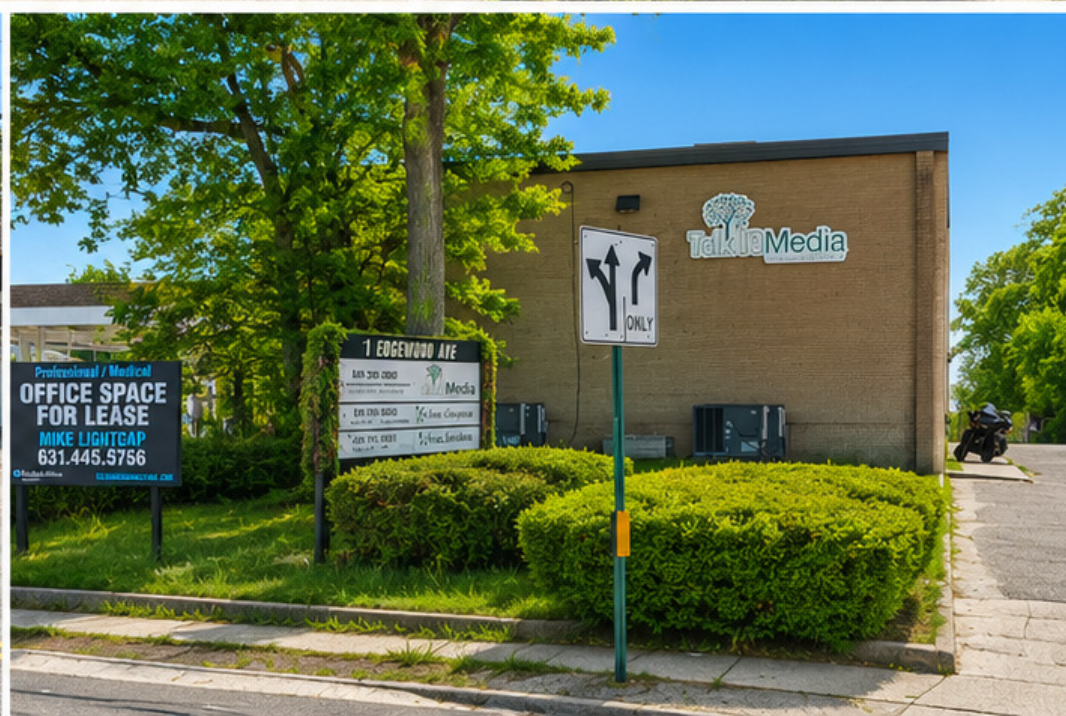
The rent is \$3,500 per month with a 1.5 percent annual increase. This is a triple net lease with a 25 percent pro rata share. The term is five years. The tenant has separate meters and pays their own utilities.

This is a rare opportunity to secure a first-floor professional or medical office space in one of Smithtown's most visible and convenient locations.

Exclusively represented by:

**Mike Lightcap**

Licensed Real Estate Salesperson  
631.445.5756 Email: [mike.lightcap@elliman.com](mailto:mike.lightcap@elliman.com)



# PROPERTY HIGHLIGHTS

1 Edgewood Avenue | Smithtown, New York 11787



## Property Highlights

- FIRST FLOOR MEDICAL/PROFESSIONAL OFFICE SPACE offers  $\pm 1,250$  square feet with a large waiting area and multiple private offices suitable for a variety of practices.
- HIGH-VISIBILITY SMITHTOWN LOCATION just steps from Main Street 25A, delivering exceptional exposure, strong demographics, and valuable marquee signage.
- CONVENIENT ON-SITE PARKING with 34 dedicated spaces and NB zoning that accommodates a wide range of medical and professional uses.
- UNBEATABLE ACCESS TO THE VILLAGE AND LIRR only seconds from Smithtown's Main Street corridor, with seamless connectivity to major highways and regional thoroughfares.

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# EXTERIOR PHOTOS

1 Edgewood Avenue | Smithtown, New York 11787



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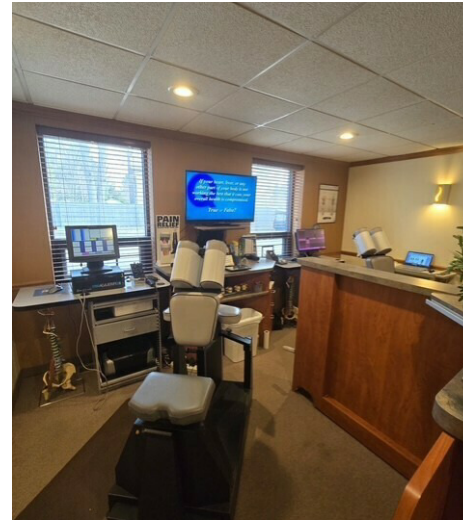
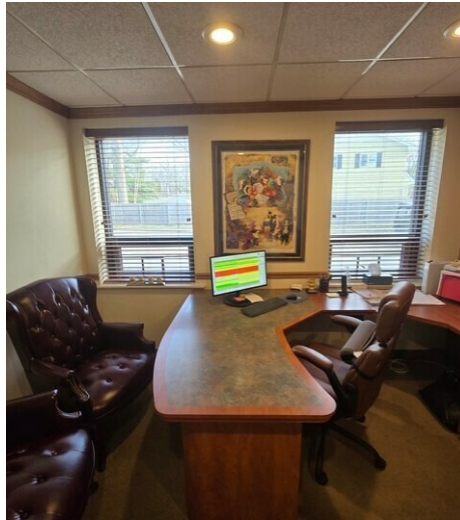
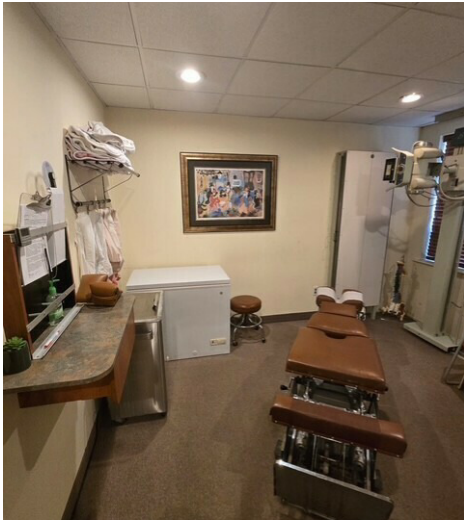
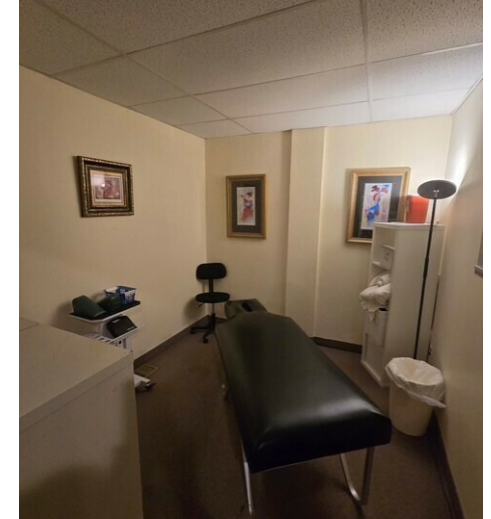
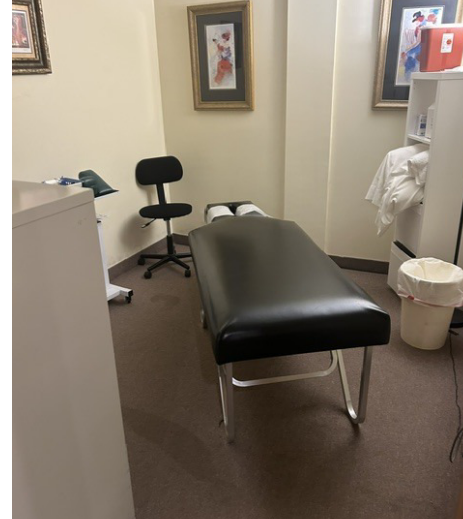
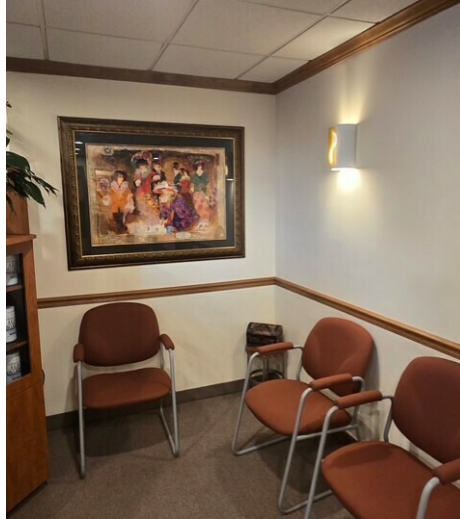
**Mike Lightcap**

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# INTERIOR PHOTOS

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# RETAIL MAP

1 Edgewood Avenue | Smithtown, New York 11787



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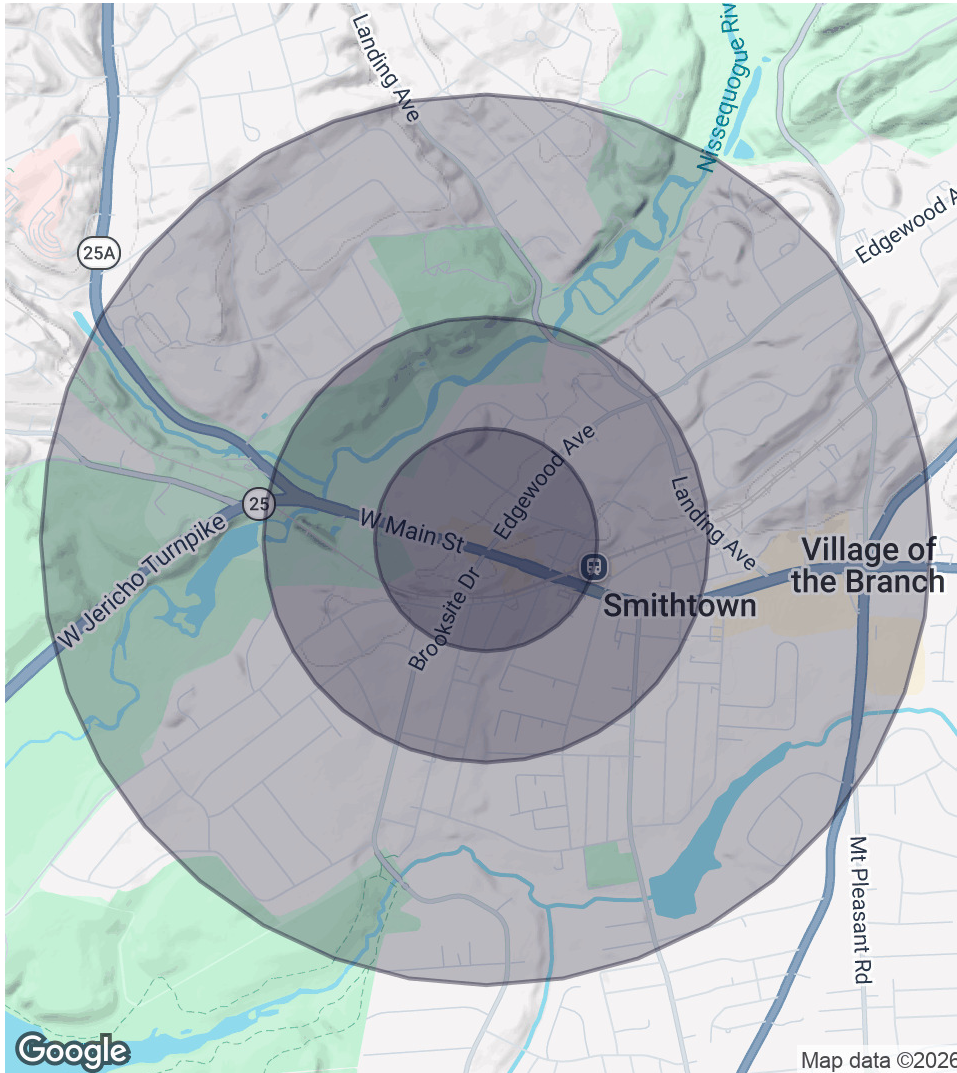
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# DEMOGRAPHICS MAP & REPORT

1 Edgewood Avenue | Smithtown, New York 11787



## 0.25 Miles Radius

**Population**  
359  
**Households**  
131  
**Average HH Income**  
\$189,778

## 0.5 Miles Radius

**Population**  
1,522  
**Households**  
542  
**Average HH Income**  
\$186,828

## 1 Mile Radius

**Population**  
5,862  
**Households**  
1,968  
**Average HH Income**  
\$191,080

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## We Are Commercial Real Estate

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