

Property For Lease

720 Smithtown Bypass, East Wing

720 Smithtown Bypass (East Wing), Smithtown, NY 11787



For More Information:

MARIA LEBER

Licensed Real Estate Salesperson

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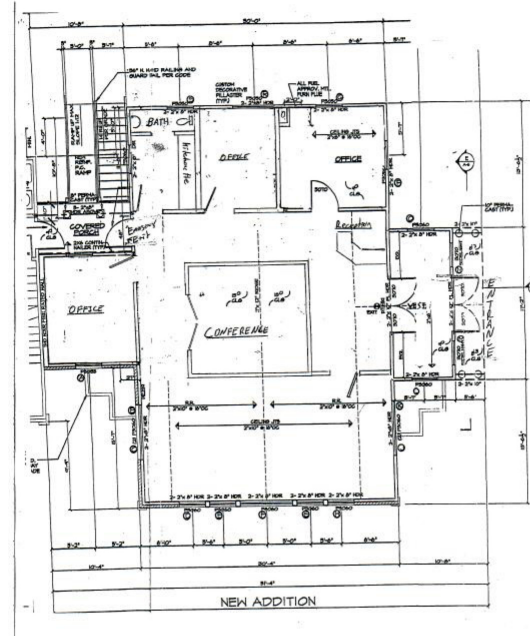
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Office Property For Lease

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Offering Summary

Available SF:	1,600 SF
Space:	East Wing
Lease Type:	Modified Gross
Lease Rate:	\$41.50 SF/yr (MG)
Zoning:	LI

Property Overview

Prime Smithtown location with exceptional visibility and exposure. This 1,600 SF East Wing commercial space features a private entrance vestibule, reception area, multiple private rooms surrounding a centrally located conference room, kitchenette and private restroom. Convenient surface parking is available near the East Wing entrance, with additional shared parking at the rear of the property. Taxes and water are included in the rent; tenant is responsible for all other utilities.

Property Highlights

- 1,600 SF East Wing commercial space
- Excellent visibility and exposure
- Private entrance, reception & multiple private rooms
- Conference room, kitchenette & private restroom
- Shared surface parking + accessible parking & entrance
- Potential daytime café/restaurant use with existing grease trap; subject to approvals

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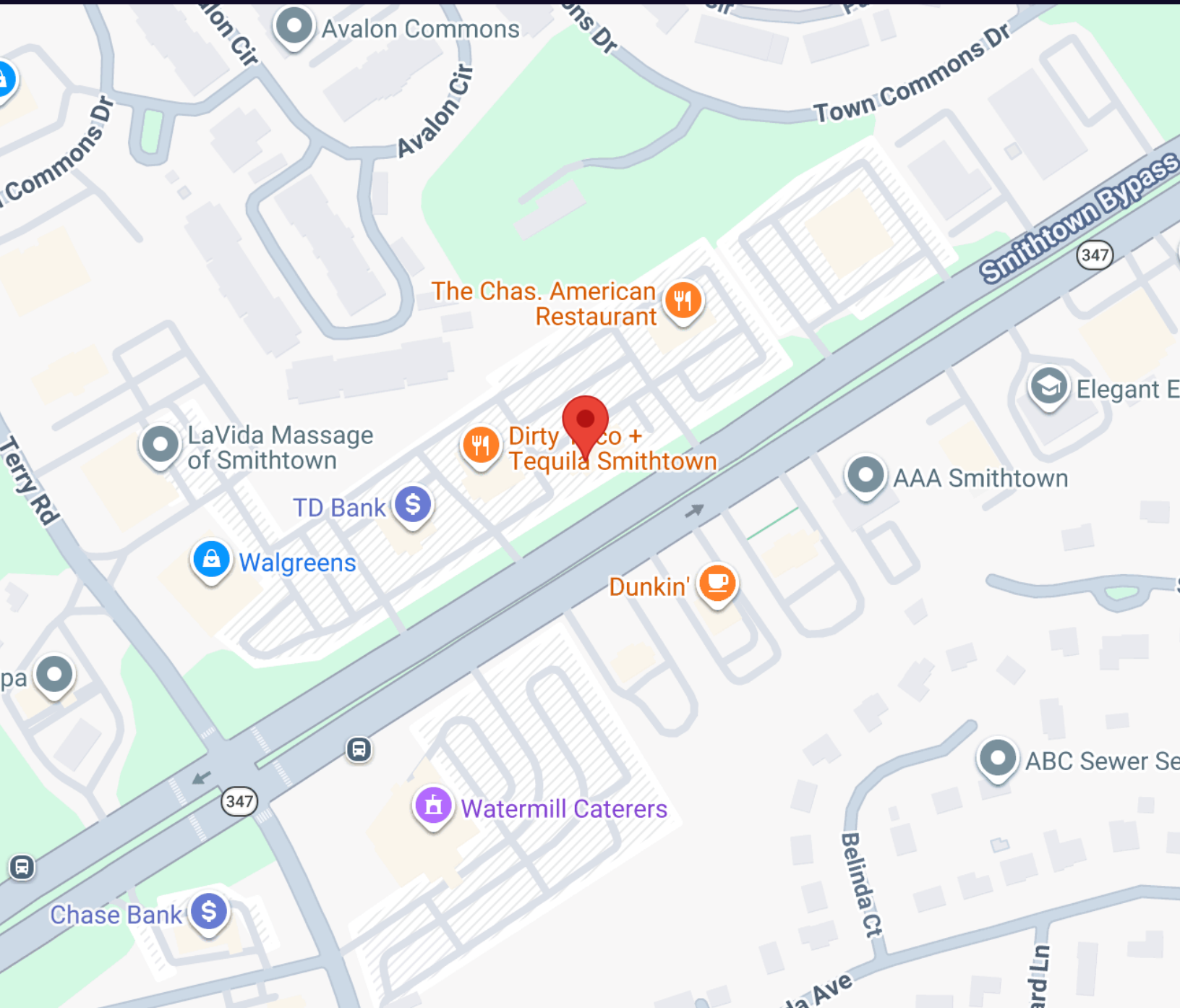
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Commercial

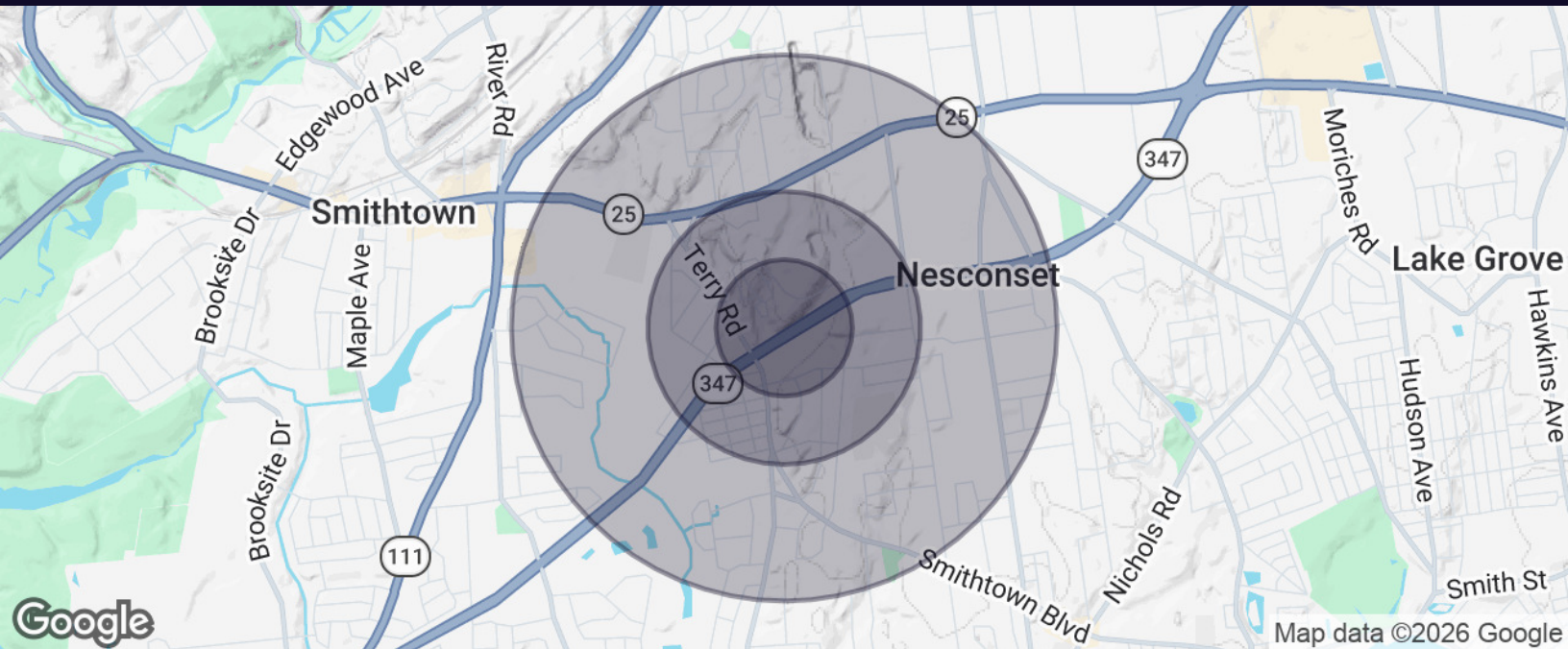
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	592	2,268	8,830
Average Age	43.7	43.6	43.2
Average Age (Male)	41.9	42.4	41.5
Average Age (Female)	44.2	43.9	44.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	226	853	3,099
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$126,409	\$129,617	\$155,488
Average House Value	\$626,753	\$622,279	\$645,638

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