



1814 Middle Country Road

Ridge, New York 11961



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PROPERTY SUMMARY

Offering Price **\$1,200,000**

Building SqFt **3,486**

Lot Size **.44 Acres**

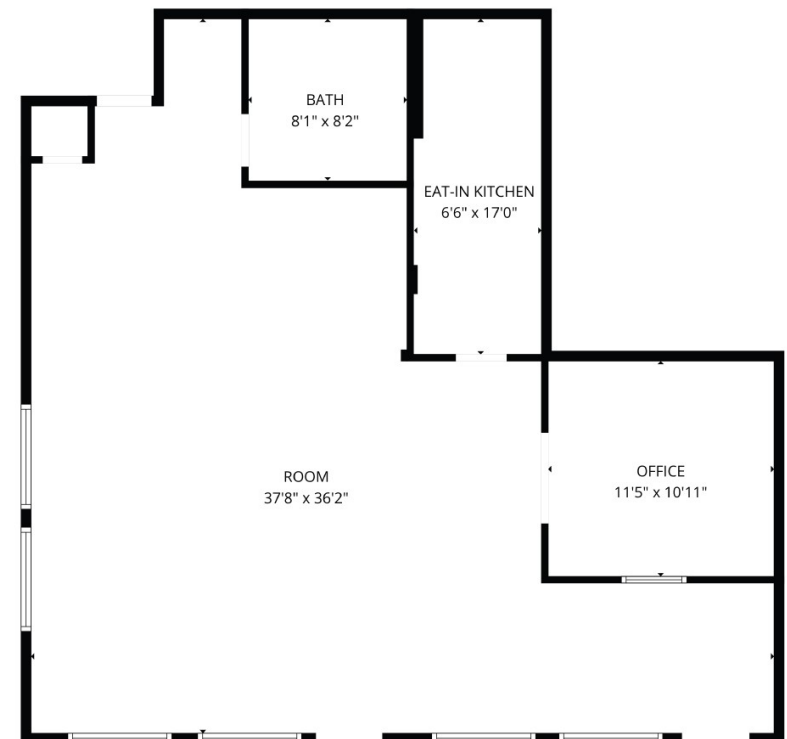
Zoning **J4 Business**

Parking **21 Spaces**

Taxes (2025) **\$17,545.90**

INVESTMENT SUMMARY

Hybrid owner-user / value-add opportunity along Route 25 in Ridge, NY. $\pm 3,486$ SF professional office building with four units (A, B, C, D). Units A&B; ($\pm 1,800$ SF) are currently combined and expected to become vacant, creating a compelling owner-user suite or lease-up upside. Unit C (± 986 SF) is occupied by a window-treatment business at $\$26.00/\text{SF}/\text{YR}$. Unit D (± 700 SF) is vacant. Zoned J4 Business supporting a wide range of professional and business office uses.

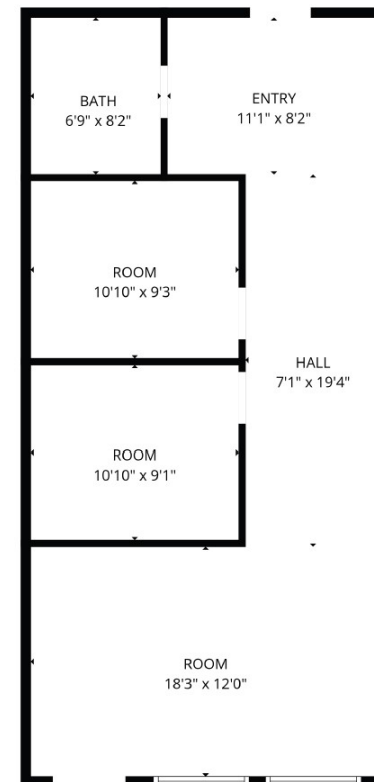
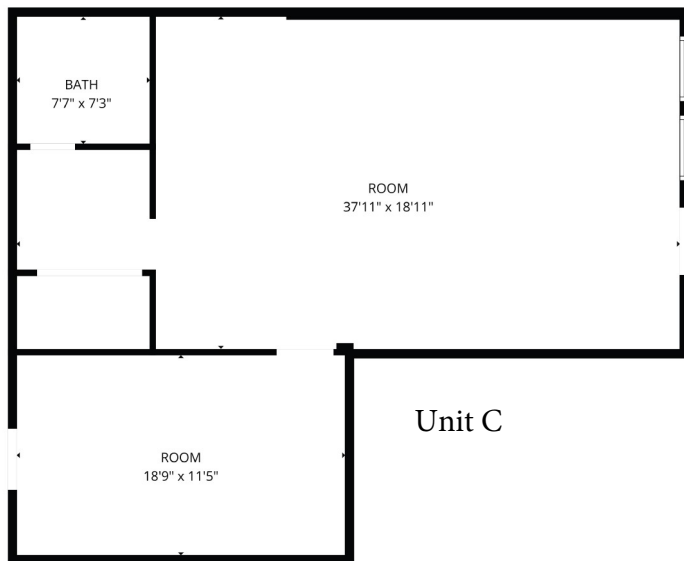


Units A & B

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

INVESTMENT HIGHLIGHTS

- Hybrid owner-user and value-add profile with near-term vacancy upside
- Prominent Route 25 exposure with strong regional connectivity
- In-place income with pro-forma lease-up opportunity (Unit D + A&B; vacancy)
- Flexible J4 Business zoning for professional and business office uses
- 21 on-site parking spaces (20 standard + 1 handicap)



Unit D

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION HIGHLIGHTS

Route 25 (Middle Country Rd) corridor – established Long Island commercial artery supporting office, retail, and service uses.

Access – proximate to William Floyd Pkwy (CR 46) and the broader Brookhaven trade area.

Nearby Traffic Count (NYSDOT):

William Floyd Pkwy (CR 46) at/near NY 25 (Over):
24,384 AADT (2022)

Source: NYSDOT Local Highway Inventory (Suffolk County), County Roads Listing (8/26/2025).



ZONING & USE STRATEGY

Zoning: J4 Business – permits a range of professional and business office uses. Positioned as a **hybrid owner-user with lease-up upside.**



Leasing / Value-Add Plan:

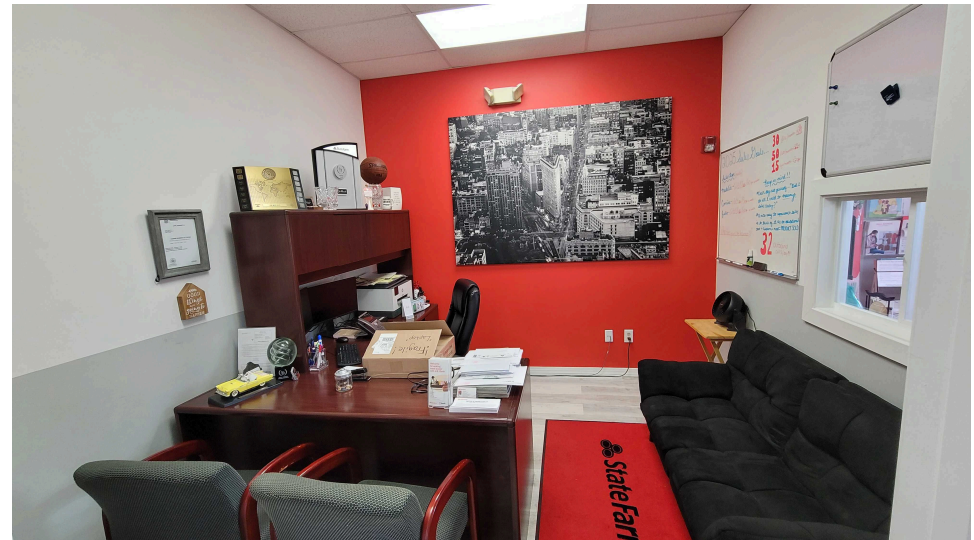
- Backfill Unit D (± 700 SF) at market rent
- Capture owner-user demand for the combined A&B; suite ($\pm 1,800$ SF) once vacant
- Maintain Unit C income and extend term where possible

Rent Guidance: Unit C in-place at **\$24.00/SF/YR** with desire to remain, current lease has 3.5% increases. Lease ends May 2026.

Pro forma applies the market rate to vacant/soon-to-be-vacant areas based on size.

PERMITTED/COMMON USES (HIGHLIGHTS)

- Professional / Business Offices
- Bank (with or without drive-through)
- Day Care Facility
- Place of Worship
- Art Gallery / Museum / Exhibit Hall
- Undertaking Establishment / Mortuary
- Veterinary Hospital



FINANCIALS – RENT ROLL

UNIT	TENANT	SF	RENT/SF/YR	ANNUAL RENT	STATUS
A&B	State Farm (combined)	1,800	\$26.00 (PF)	\$46,800	Vacating
C	Window Treatment Co.	986	\$23.84	\$23,504	Occupied
D	Vacant	700	\$28.00 (PF)	\$19,600	Vacant

Note: Seller operating expenses not relied upon; OM presents **taxes only** as requested. Pro forma uses Unit C in-place rent as benchmark for vacant/soon-vacant areas.

FINANCIALS – PRO FORMA (TAXES ONLY)

INCOME

Gross Potential Rent (GPR)	\$89,904
Less: Vacancy / Credit Loss	\$0 (Stabilized)
Effective Gross Income (EGI)	\$89,904

EXPENSES (TAXES ONLY)

Real Estate Taxes (2025)	\$17,545.90
NET OPERATING INCOME	\$72,359.10
CAP RATE @ ASKING PRICE	6.0%

Important: This pro forma is simplified (taxes only) at seller request. Buyers should verify all operating expenses, leasing assumptions, and potential capital needs during due diligence.

DEMOGRAPHICS & TRAFFIC (OFFICIAL SOURCES)

Brookhaven Town (ACS/QuickFacts):

Population (July 1, 2024 est.): **492,759**

Median Household Income (2019–2023, 2023\$):

\$119,160

Median Owner-Occupied Home Value (2019–2023):

\$459,200

Bachelor's Degree or Higher (25+, 2019–2023): **36.0%**

Source: U.S. Census Bureau QuickFacts – Brookhaven town, Suffolk County, NY.

Site Summary

	2024	2023	2022
AADT	7,131	7,528	14,011
AADT (E)	7,129	7,526	7,098
AADT (W)	2	2	6,914
Single Unit AADT	393	415	897
Combo Unit AADT	39	41	199
Truck %	6%	6%	8%
DHV	570	602	1,107
DDHV	570	602	617
Stat Type	Estimated	Actual	Estimated
Speed 85th Percentile	-	54 mph	55 mph



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