

# Exclusive Listings

## Suffolk

### Bay Shore

**269 West Main Street**

**Space Available:** 7,500 SF

**Rent:** \$13.00 PSF

Former! Catholic Charities Space. Located across from Friendly's. Neighbors include Forum Diner, Bay Shore Public Library,

Goodyear. Parallel parking and parking across the street.

### Brentwood

**1825 Brentwood Road**

**Space Available:** Up to 11,000 SF

**Rent:** \$21.00 PSF NNN & \$125,000 (Padsite)

Join Subway, Checkers, Rite Aid & Compare Foods. High traffic area, senior citizen housing adjacent to center. Near LIRR. Located at a light on Brentwood Rd between Suffolk Ave and 2nd Ave. 277,486 people within a 5 mile radius & an AADT of 27,000 vehicles.

### Central Islip

**2-32C Wheeler Road**

**Space Available:** 8,428 SF (CVS) & Up to 4,500 SF (Endcap)

**Rent:** \$21.00 NNN (CVS) \$25.00 NNN (Endcap)

Join Islip Market, Checkers, CVS, Rainbow & Verizon. Located at the intersection of Wheeler Rd & Suffolk Ave. AADT of 24,000 on Wheeler Rd and 19,500 on Suffolk Ave. Approx. 1 mile south of the LIE.

### Commack

**6160 Jericho Turnpike**

**Space Available:** 7,500 SF Motor Sports & 1,300 SF Real Estate

**Rent:** \$24.00 SF

Tremendous exposure on Jericho Turnpike in Commack. Join Palm Beach Tan, Nail Salon and Dunkin' Donuts. Over 40,000 cars passing daily.

### Hauppauge

**490 Wheeler Road**

**Space Available:** up to 52,000 SF

**Rent:** Call for Leasing Opportunities

Professional office space. Building offers 250+ car parking, with underground parking garage, proximity to LIE, easy accessibility to all major highways.

### Islip

**181 Freeman Avenue**

**Space Available:** 9,300 SF Office Space & 3,781 SF (PCK)

**Rent:** \$17.00 SF

North Side Office Space. Gas heat & electric separate. 450+ car parking. Executive office space with separate entrance. Easy access off route 111 and Southern State Parkway. Join new 40,000 SF Golds Gym with pool.

## Middle Island

**1245 Middle Country Road**

**Space Available:** Up to 30,000 SF

**Rent:** Call for Leasing Opportunities

AAADT of 18,340 at a signal intersection on Middle Country Rd (Route 25) just east of former K-Mart. Join King Kullen Supermarket, Family Dollar, Subway, Carvel and Lemon Tree.

## Northport

**287-295 Larkfield Road**

**Space Available:** 10,000 SF

**Rent:** \$19.00 PSF

Neighboring tenants include HSBC, Wendys, Chase, Dunkin' Donuts, Friendlys, Taco Bell & Elwood Public Library

## Port Jefferson

**208 Route 112**

**Space Available:** ±7,500 SF Endcap (former Blockbuster)

**Rent:** \$23.00 SF

Tremendous exposure on Route 112. Entrance to Port Jefferson Village. Two blocks south of LIRR Port Jefferson Station. Food use acceptable. Join Optician, Hair Salon, Thai restaurant

## West Babylon

**369 Little East Neck Road**

**Space Available:** 1,320 SF & 1,300 SF Endcap

**Rent:** \$18.00 PSF NNN

Site is anchored by 21,000 SF Rite Aid. Tremendous exposure on Route 109. AADT of 31,000. Located across from West Babylon High School and adjacent to over 240 condos & apartments.

## Nassau

### Bethpage

**420-444 Wantagh Avenue**

**Space Available:** TBD

**Rent:** \$25.00 PSF

Site intersects Wantagh Ave and Route 107 at a traffic light. Tremendous exposure on Wantagh Avenue. AADT of 31,000 on Wantagh Ave & 24,000 on Route 107. 160 parking spots.

### Hempstead

**389-394 Peninsula Blvd**

**Space Available:** ~9,400 SF

**Rent:** \$32.50 PSF

Corner location with traffic light. 38 parking spots. Across from Staples shopping center. Nearby tenants include CVS, McDonalds, Taco Bell, Dunkin' Donuts, Stop & Shop, Staples, Chase, H&R Block, Chuck E. Cheese & Bethpage Federal Credit Union.



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## Levittown

### 2890 Hempstead Turnpike

**Space Available:** 1,250 to 2,400 SF

**Rent:** \$25.00 NNN

Tremendous exposure on Hempstead Tpke at light. Former site of PC Richard & Son. Parking for 80+ cars. Space subdividable.

## West Hempstead

### 605-619 Woodfeild Road

**Space Available:** 30,800 SF on Approx. 2.8 Acres

**Rent:** \$16.00 PSF NNN

Presently Stop & Shop. Proximity to LIRR. High Demos. Located at Traffic Light