

Medical • Office • Retail Use Building with Drive-Thru

FOR LEASE • 235 SMITHTOWN BOULEVARD, NESCONSET NY 11767



CONTACT EXCLUSIVE BROKER FOR DETAILS:

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REALTY INC.

12 E. 49TH STREET, SUITE 10-107 / NEW YORK, NY 10017
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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PROPERTY INFORMATION

SIZE: 3,000 SF or 6,000 SF AVAILABLE
FRONTAGE: 40 FT
CATEGORY: RETAIL
CROSS STREET: NICHOLS ROAD
POSSESSION: 2020
ASKING PRICE: UPON REQUEST

COMMENTS:

- FORMER 7-11 IN THE HEART OF NESCONSET SHOPPING DISTRICT
- STRONG DEMOGRAPHICS
- DRIVE-THRU APPROVED

AREA TENANTS:



DEMOGRAPHICS:	1 mile	2 mile	3 mile
Population	12,673	44,167	92,029
Households	4,357	14,948	31,325
Average HH Income	\$136,936	\$137,527	\$130,575

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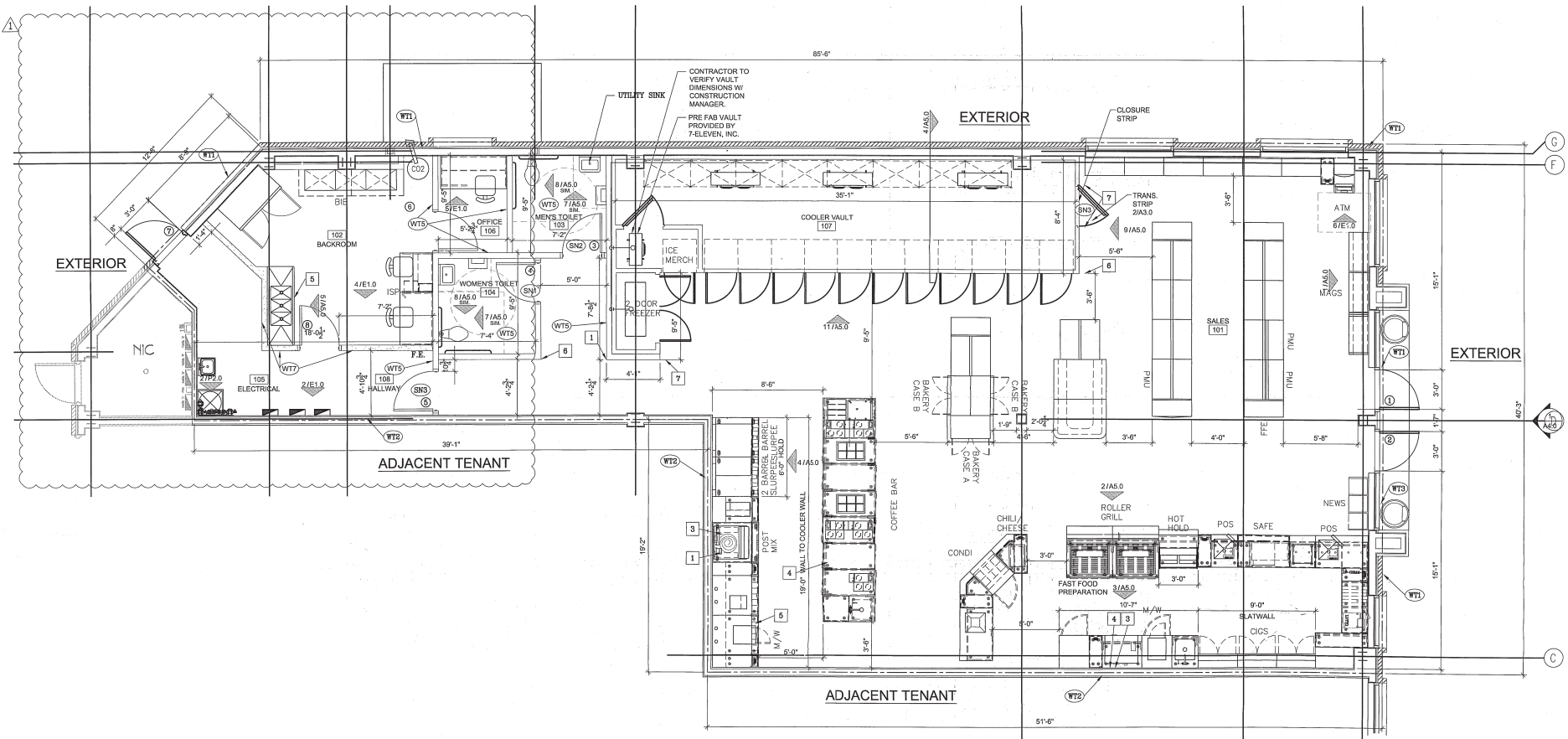
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FLOOR PLAN



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