

FOR LEASE

ROUTE 347 & ONE SOUTH BELLE MEADE ROAD

EAST SETAUKET, NEW YORK

VILLAGE MEDICAL CENTER



**EAST SETAUKET VILLAGE MEDICAL
CENTER PLANNING BOARD
APPROVED DEVELOPMENT SITE**

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EAST SETAUKET, NEW YORK

VILLAGE MEDICAL CENTER



PROPERTY INFORMATION

- + Acres: $\pm$ 12.23
- + Building Dimensions: 380 x 182 feet
- + GLA: 207,000 SF
- + 680 outdoor spots, paved and well-lit parking
- + Ground level to feature vestibule and indoor parking of 122 spots
- + Zoning: Medical site plan approved by the Town of Brookhaven
- + Approx. 56,716 vehicles per day on Route 347
- + Entrance: Route 347
- + Ceiling Heights: 11 feet on all three levels
- + Delivery: Fall 2021
- + Asking: Upon request



CONTACT US

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COMMENTS

- + New construction state-of-the-art medical office building with site plans approved; welcoming vestibule and landscaping throughout grounds
- + Ambulatory center on Route 347
- + Additional 45,000 SF can be leased in the lower level, subject to town approval. Sewer capacity is already approved by the Health Department for the lower level. Additional parking will be added.
- + 49-year lease preferred

AMENITIES

- + Building will be delivered:
- + Core and Shell
- + Three (3) Stretch Elevators
- + Electric/Gas/Water and Sewer Connections

2019 Demographics	1 Mile	3 Miles	5 Miles
Population	8,402	93,509	218,476
Median HH Income	\$117,858	\$106,191	\$104,846
Daytime Population	6,943	105,574	200,265

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RENDERINGS



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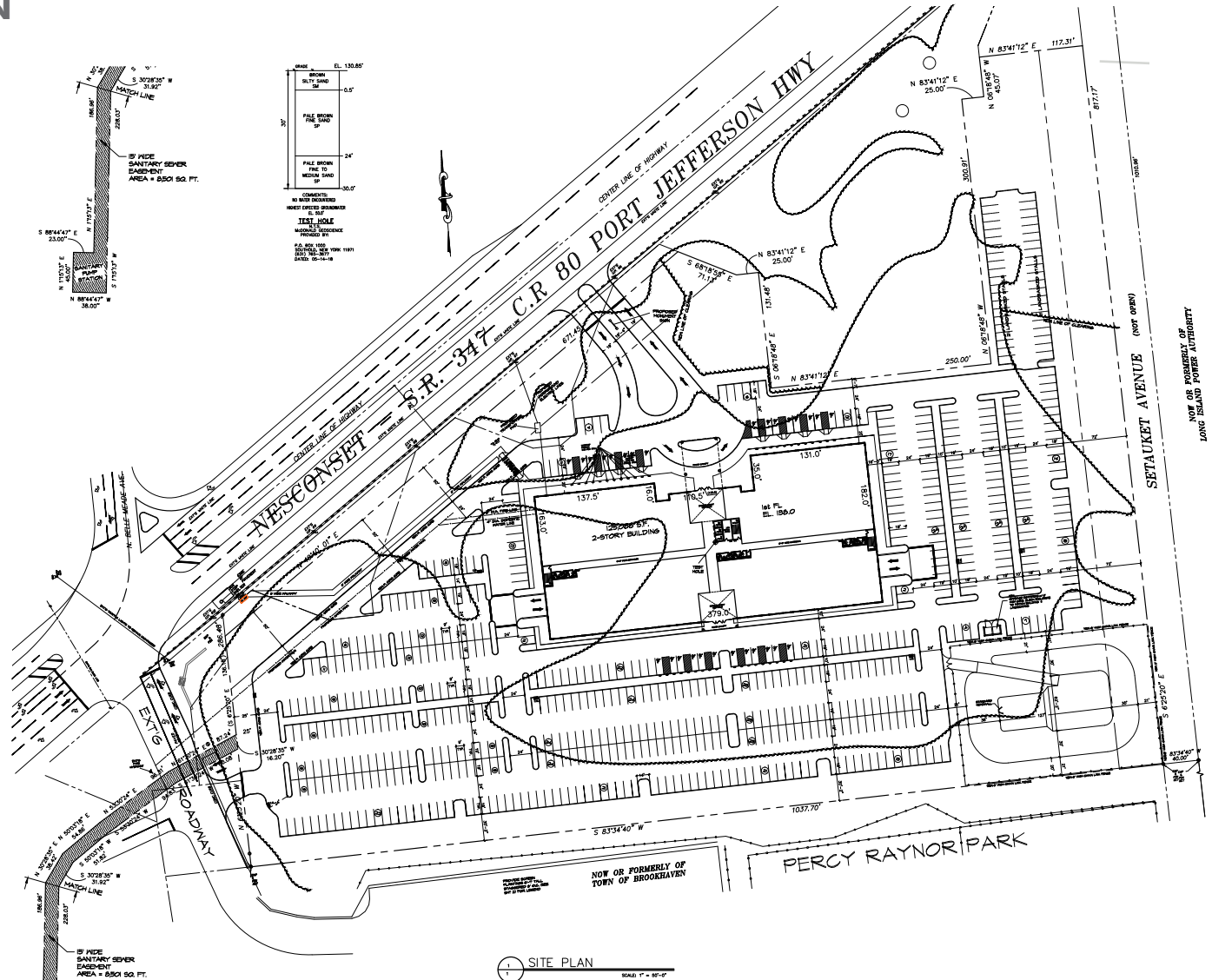
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APPROVED SITE PLAN BY THE TOWN OF BROOKHAVEN



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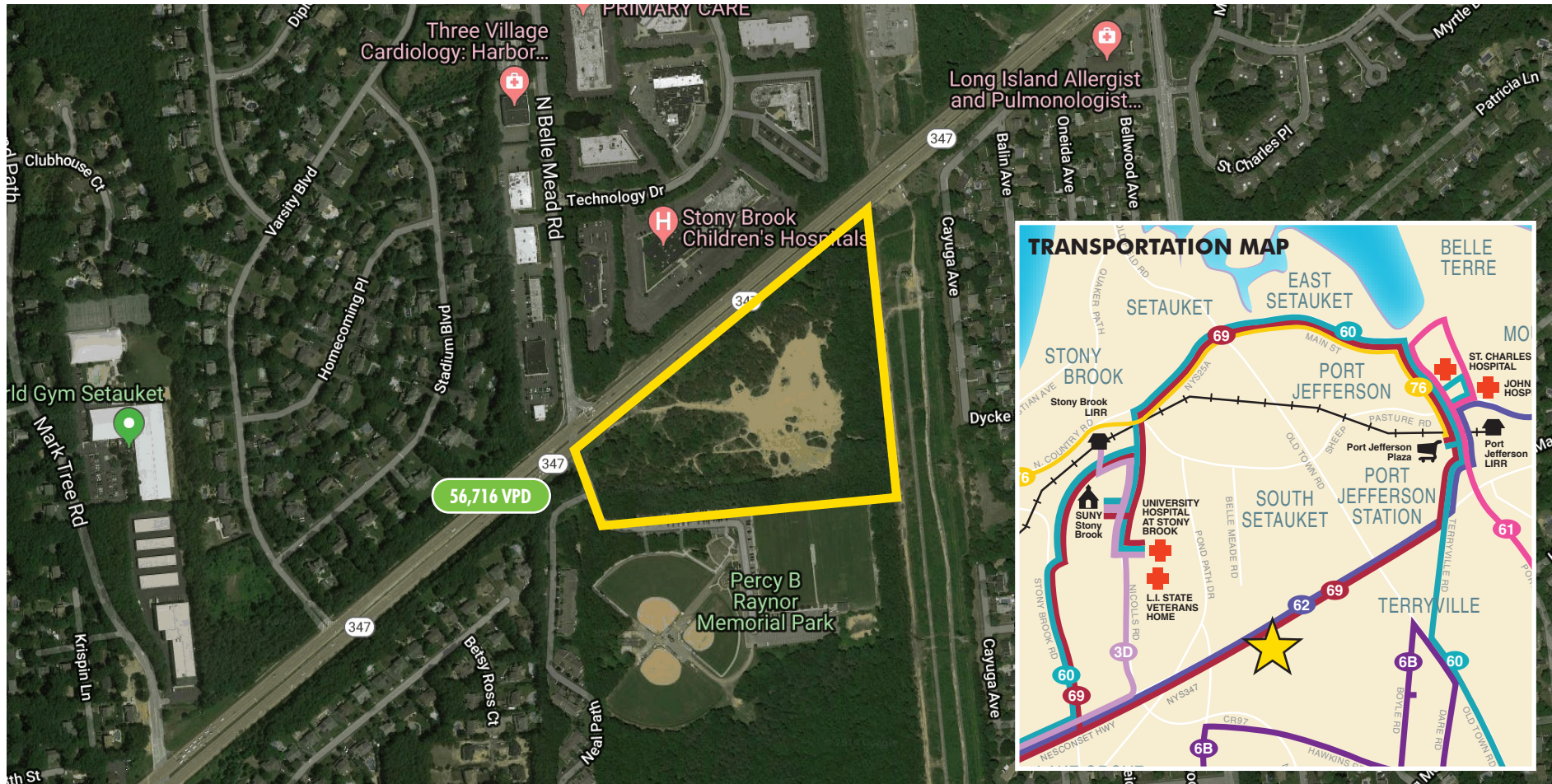
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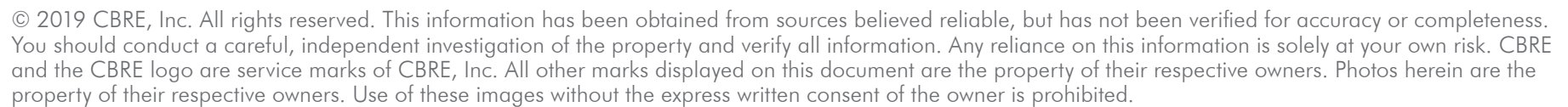


TRANSPORTATION AERIAL MAP



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RETAIL AERIAL MAP



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