



SourceOne Commercial Real Estate Services, Inc.

2135 Fifth Avenue • Ronkonkoma, NY 11779

p 631.676.2370 f 631.738.1340

RARE ANCHOR RETAIL SPACE FOR LEASE

35,000 CARS PER DAY

1,000 – 3,170 SF (plus basement) – SMITHTOWN, NY

SOURCEONE COMMERCIAL REAL ESTATE – (NEWLY SIGNED LEASE) is pleased to offer this rare retail opportunity in the **HEAVILY** trafficked **MAPLE COMMONS**. This space is perfect for any business as it offers a great tenant mix as well as exposure from Maple Avenue and Route 111 (Islip Ave). Great family neighborhood provides foot traffic of all ages. Ideal for liquor store, florist, variety store, medical and or professional use. Great Signage and exposure. More than 35,000 Cars per day exposure. **(Can be delivered in 90 Days)**

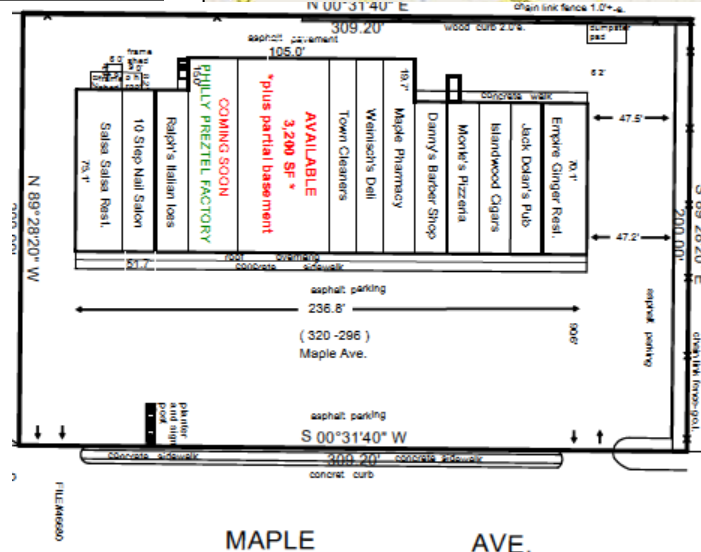
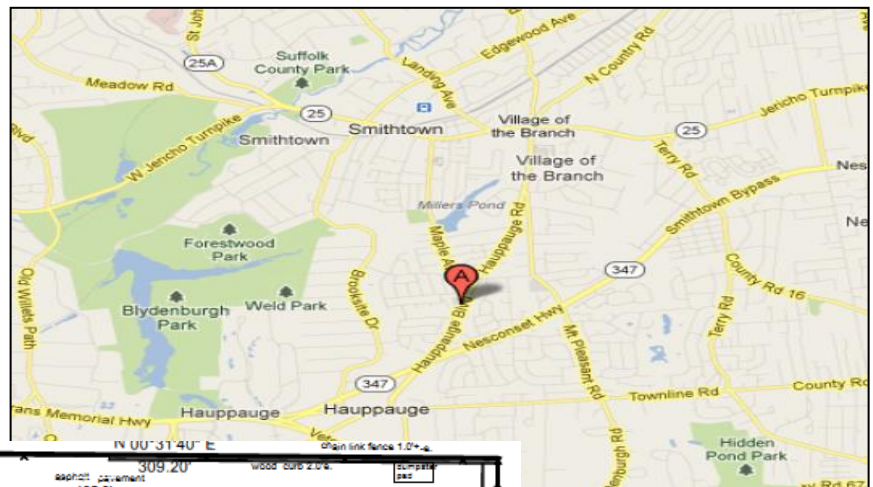
Current tenants include: Salsa Salsa, Nail Salon, Ralph's, Philly Pretzel Factory, Dry Cleaners, Deli, Pizza, Pharmacy, Barber Shop, Smoke shop, Irish Bar (New), and Chinese Restaurant.

Location: Maple Ave, Smithtown, NY 11787

Available Space: 1,000 – 3,170 SF (with basement)

Asking Price: NEG

Taxes & CAM: \$5 / SF



J. Keith Keck Ext. 101

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Demographic Summary Report

Maple Commons									
294-302 Maple Ave, Smithtown, NY 11787									
Building Type: General Retail		Total Available: 4,500 SF							
Secondary: Freestanding		% Leased: 100%							
GLA: 18,350 SF		Rent/SF/Yr: \$25.00							
Year Built: 1957									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2022 Projection		10,245		72,501		233,047			
2017 Estimate		10,204		72,516		233,997			
2010 Census		10,035		72,836		239,577			
Growth 2017 - 2022		0.40%		-0.02%		-0.41%			
Growth 2010 - 2017		1.68%		-0.44%		-2.33%			
2017 Population by Hispanic Origin		651		10,342		58,496			
2017 Population		10,204		72,516		233,997			
White		9,478	92.89%	63,268	87.25%	197,564	84.43%		
Black		112	1.10%	4,001	5.52%	19,303	8.25%		
Am. Indian & Alaskan		13	0.13%	235	0.32%	1,495	0.64%		
Asian		463	4.54%	3,925	5.41%	11,170	4.77%		
Hawaiian & Pacific Island		4	0.04%	25	0.03%	196	0.08%		
Other		133	1.30%	1,062	1.46%	4,268	1.82%		
U.S. Armed Forces		0		8		52			
Households									
2022 Projection		3,578		24,192		72,583			
2017 Estimate		3,566		24,219		72,904			
2010 Census		3,519		24,425		74,723			
Growth 2017 - 2022		0.34%		-0.11%		-0.44%			
Growth 2010 - 2017		1.34%		-0.84%		-2.43%			
Owner Occupied		3,270	91.70%	19,799	81.75%	59,179	81.17%		
Renter Occupied		296	8.30%	4,420	18.25%	13,725	18.83%		
2017 Households by HH Income		3,566		24,220		72,903			
Income: <\$25,000		238	6.67%	2,307	9.53%	8,068	11.07%		
Income: \$25,000 - \$50,000		392	10.99%	2,743	11.33%	10,019	13.74%		
Income: \$50,000 - \$75,000		414	11.61%	3,350	13.83%	9,999	13.72%		
Income: \$75,000 - \$100,000		425	11.92%	3,002	12.39%	9,987	13.70%		
Income: \$100,000 - \$125,000		476	13.35%	3,363	13.89%	9,149	12.55%		
Income: \$125,000 - \$150,000		413	11.58%	2,388	9.86%	6,268	8.60%		
Income: \$150,000 - \$200,000		622	17.44%	3,488	14.40%	9,851	13.51%		
Income: \$200,000+		586	16.43%	3,579	14.78%	9,562	13.12%		
2017 Avg Household Income		\$135,117		\$125,332		\$117,652			
2017 Med Household Income		\$116,491		\$105,263		\$95,940			

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