



# Medical Office Leasing Opportunity

9 SMITH HAVEN MALL | LAKE GROVE, NY



# PROPERTY SPECIFICATIONS

<b>Address:</b>	9 Smith Haven Mall, Lake Grove, NY
<b>Premises:</b>	Entire 2nd Floor: 44,717 SF (Divisible)
<b>Zoning:</b>	Shopping Center Business (SCB) / Medical office use with approvals
<b>Parking:</b>	All surface parking, exceeds medical code
<b>Proposed Building Improvements:</b>	<ul style="list-style-type: none"><li>• Exterior windows and skylights to second floor</li><li>• Dedicated entrance and lobby for medical office</li><li>• Reserved area for patient drop-off or valet</li><li>• Prominent exterior signage</li></ul>

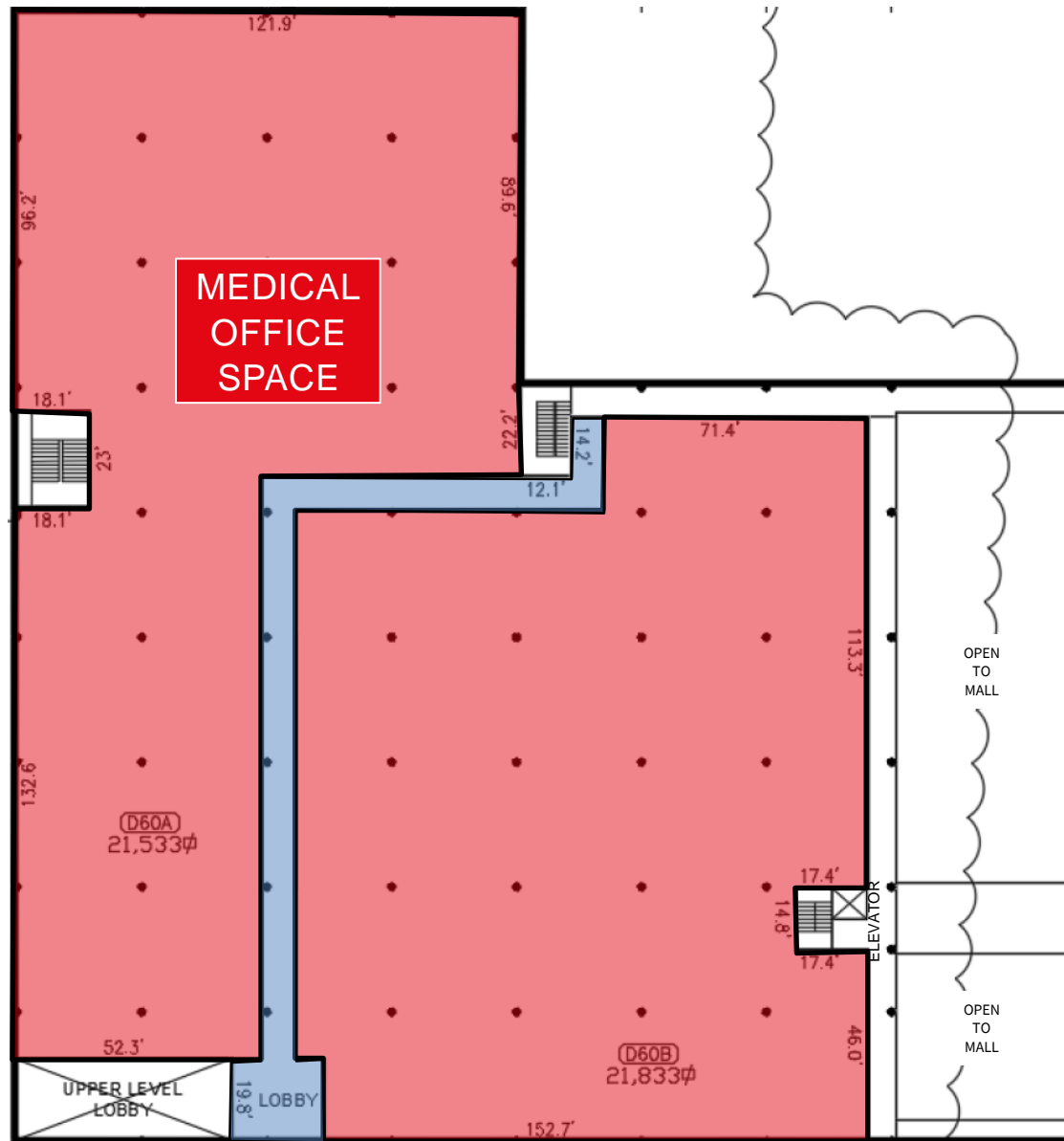


# SITE PLAN



# BLOCK / FLOOR PLAN

**ENTIRE SECOND FLOOR**  
44,717 SF (Divisible)







2nd floor perspective



Interior signage

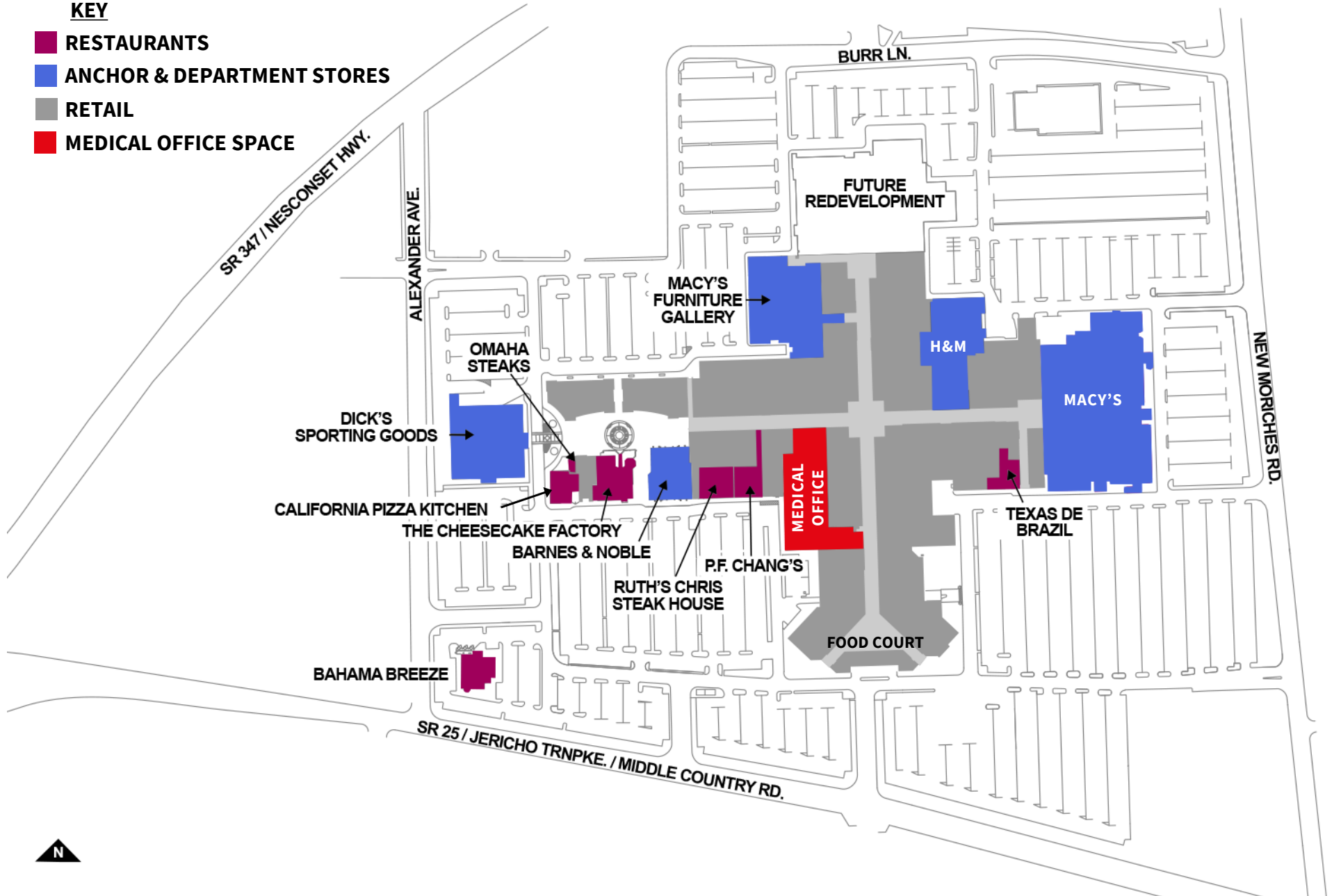


Proposed lobby

# KEY PLAN

## KEY

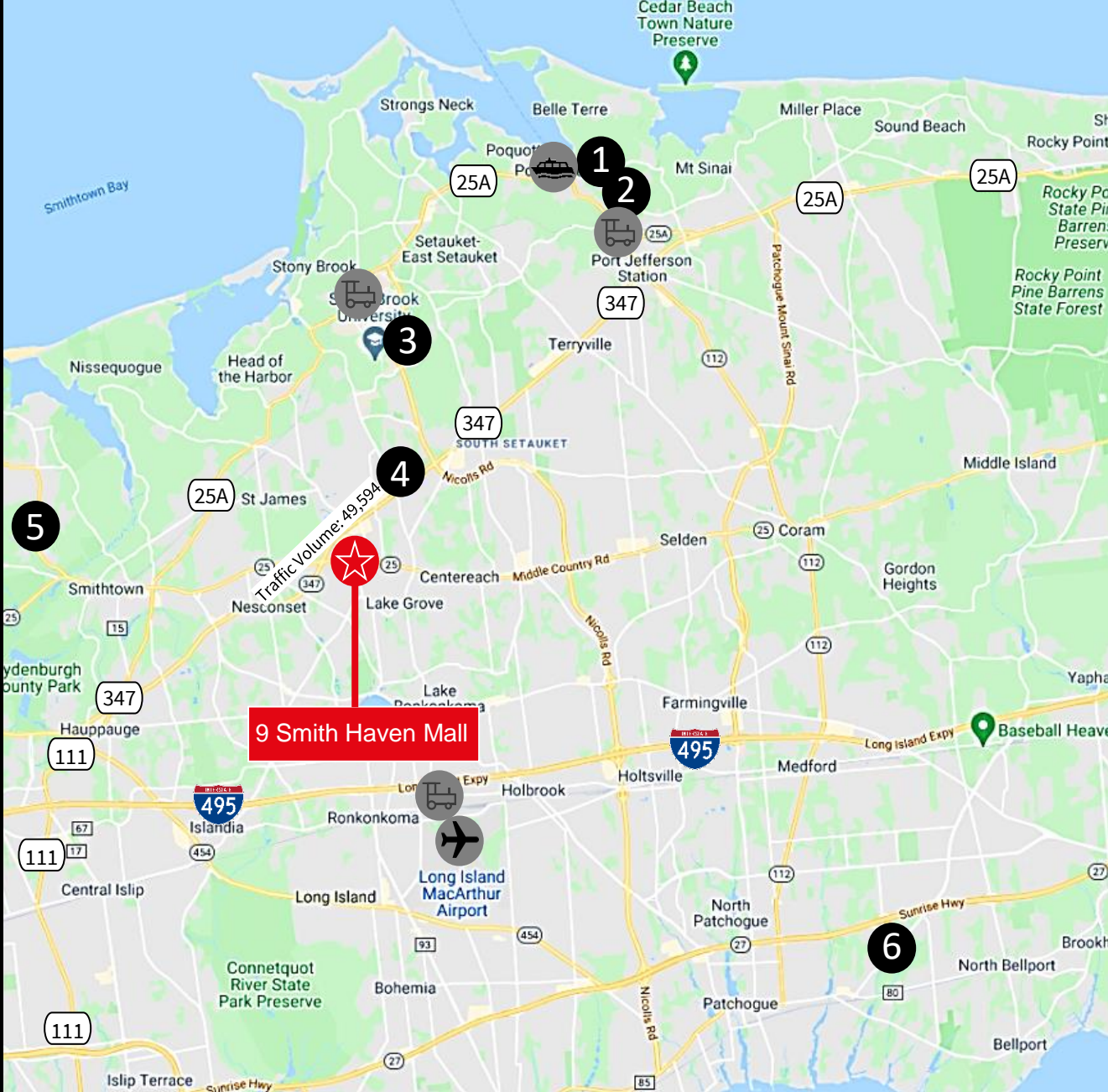
- RESTAURANTS
- ANCHOR & DEPARTMENT STORES
- RETAIL
- MEDICAL OFFICE SPACE





# LOCATION MAP






9 SMITH HAVEN MALL | LAKE GROVE, NY



## Hospitals

1. St. Charles Hospital
2. Mather Hospital
3. Stony Brook University Hospital
4. Stony Brook Medical Park
5. St. Catherine of Siena Hospital
6. Long Island Community Hospital

## Transportation

-  Port Jefferson Ferry
-  Port Jefferson LIRR
-  Stony Brook LIRR
-  Ronkonkoma LIRR
-  MacArthur Airport

	2 mile	5 mile	10 mile
2021 Population	40,936	208,827	671,736
Median Household Income	\$121,655	\$119,878	\$111,745



## EXCLUSIVE ADVISORS

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