

BRAND-NEW CENTER | READY FOR ANCHOR TENANT

Arboretum Commons | 498 Horseblock Road Farmingville, NY 11738

MULTIPLE SPACES FOR LEASE



Commercial



EXECUTIVE SUMMARY



Arboretum Commons | 498 Horseblock Rd Farmingville, NY 11738

Available SF:	20,000 SF	Lot Size:	3.65 Acres
# of Units:	(9) Nine	Parking:	150 Spaces
Frontage:	482 Feet	Zoning:	J2
Year Built:	2025	Lease Rate:	Price on Request

ARBORETUM COMMONS-PREMIER COMMERCIAL LEASING OPPORTUNITY | BUILD TO SUIT

Now Breaking Ground at Arboretum Commons, a brand-new commercial development built in 2025 and strategically positioned for success in the heart of Farmingville, NY. This exceptional two-story property offers up to 20,000 square feet of high-end retail, restaurant, medical, and professional office space, presenting an unrivaled opportunity for national tenants seeking prime visibility and accessibility. Owner will build to suit! Join this premier development and position your business for success in one of Long Island’s most sought-after commercial locations. Contact the exclusive listing brokers today for more details.

KEY HIGHLIGHTS:

- Anchor Tenant Opportunity – Ideal for national retailers, medical practices, restaurants, and professional offices.
- Prime Location – Situated on heavily traveled Horseblock Road, just feet from Nicholl’s Road, with easy access to the Long Island Expressway and major thoroughfares.
- Luxury Residential Proximity – Directly in front of The Arboretum, a newly developed luxury apartment community featuring open-concept flats, lofts, townhomes, and detached residences.
- Flexible Leasing Options – Space configurations tailored to tenant needs, with opportunities for ground-floor retail, medical, and approved restaurant use, along with second-floor professional or medical office space.
- High Visibility & Accessibility – 482 feet of prime frontage, ample parking for 150 vehicles, and a new traffic light to be installed at the entrance for seamless access.
- Vibrant Surroundings – Adjacent to busy U.S. Post Office and surrounded by National and Local Retailers.

Exclusively represented by:

Michael G. Murphy

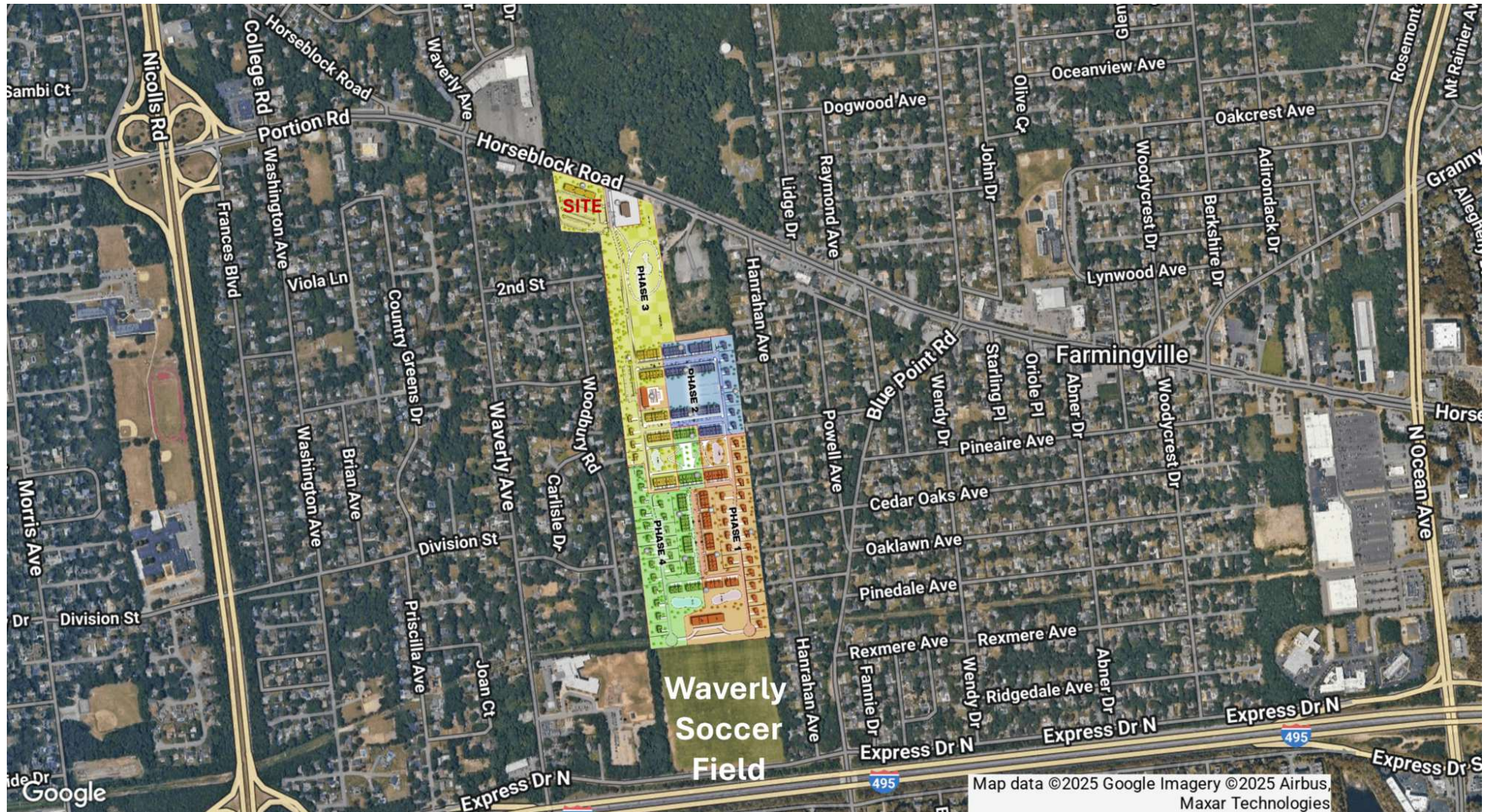
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Dennis Gandley

Licensed Real Estate Salesperson
631.858.2406 Email: dennis.gandley@elliman.com

AERIAL VIEW OF PROPERTY

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PROPERTY ELEVATIONS

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ELEVATIONS

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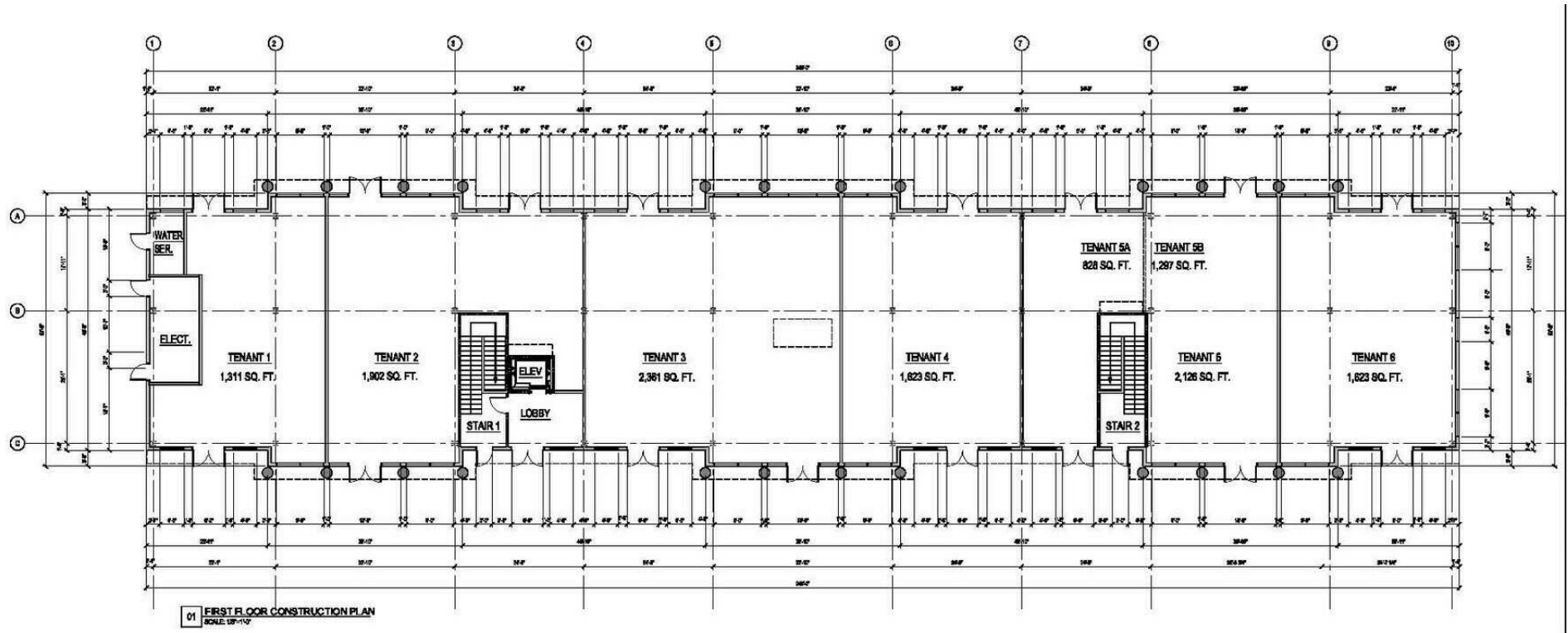
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PROPOSED FIRST FLOOR PLAN

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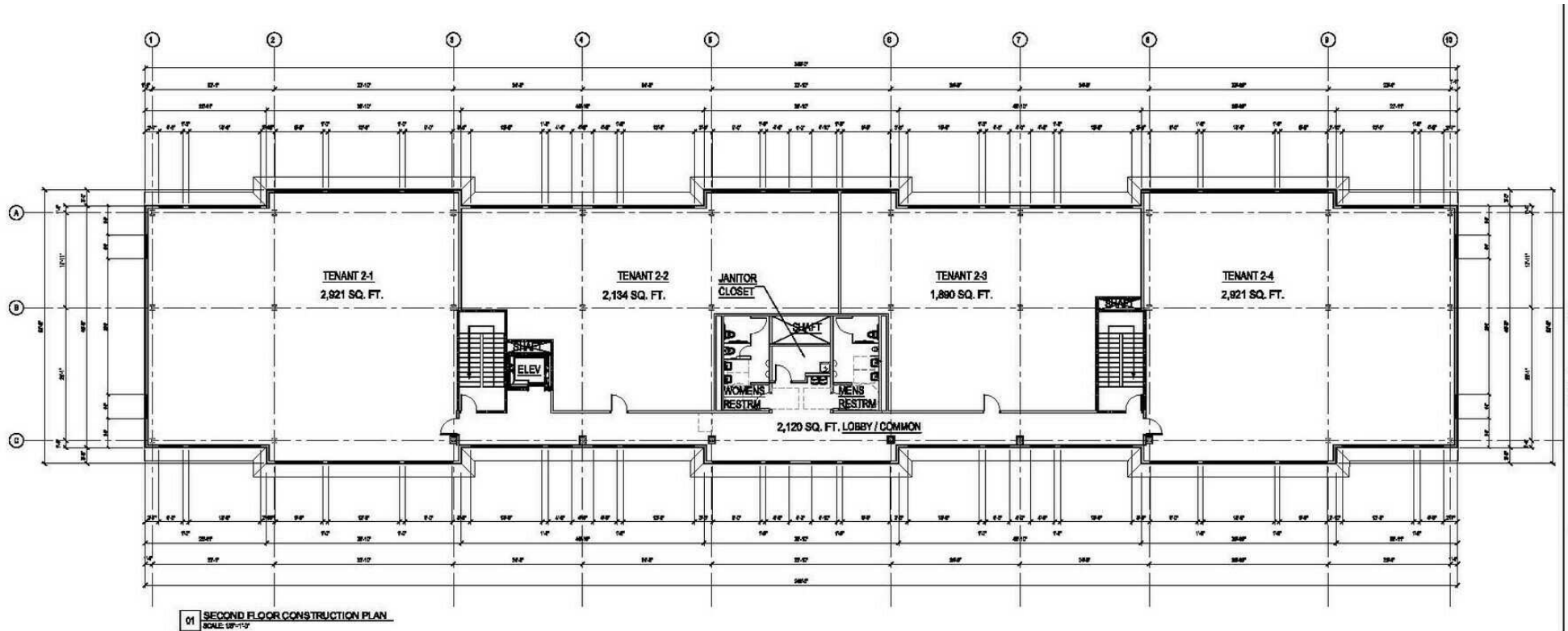
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PROPOSED SECOND FLOOR PLAN

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LOCAL + NATIONAL RETAIL MAP

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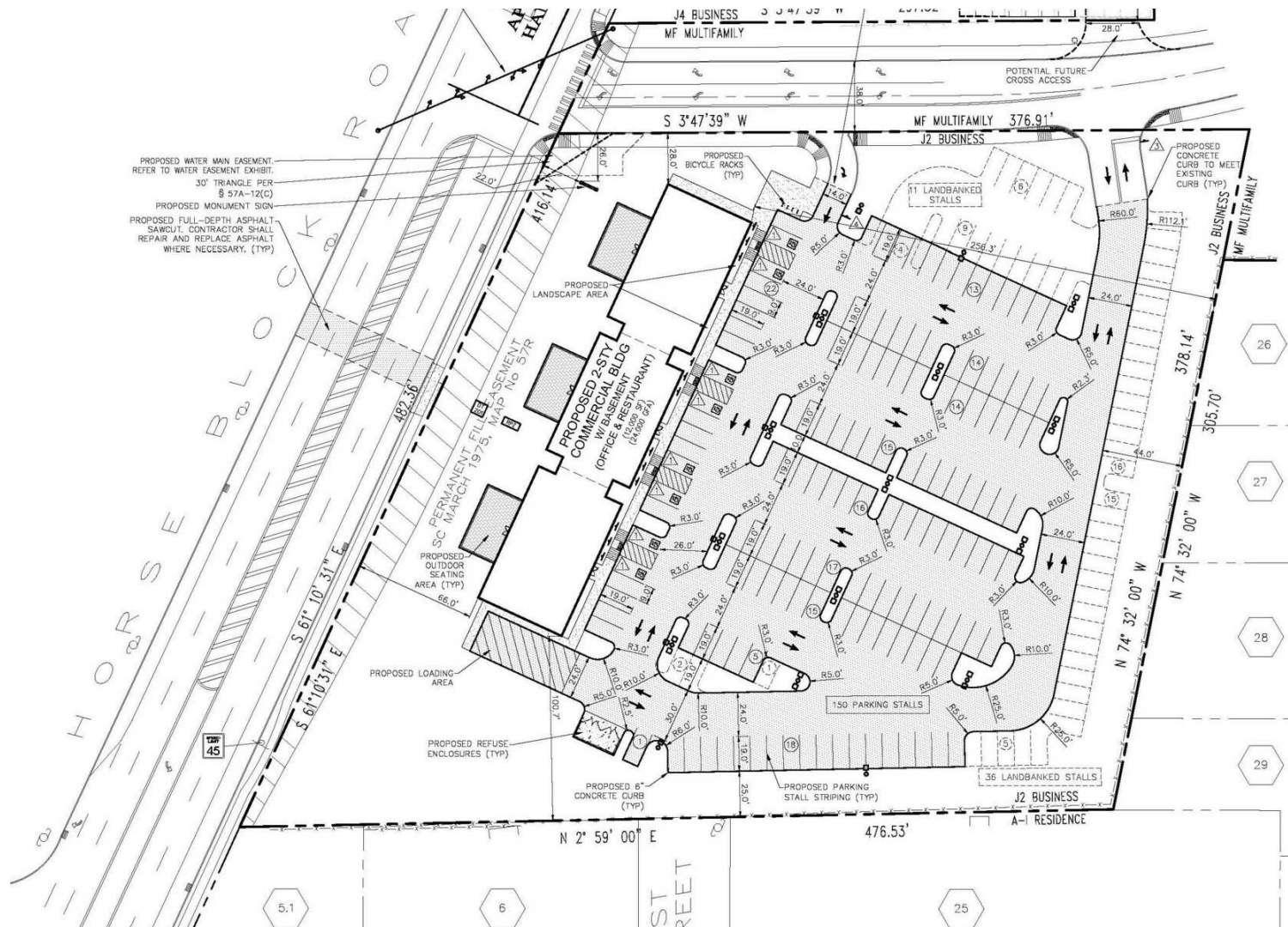
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SITE PLANS

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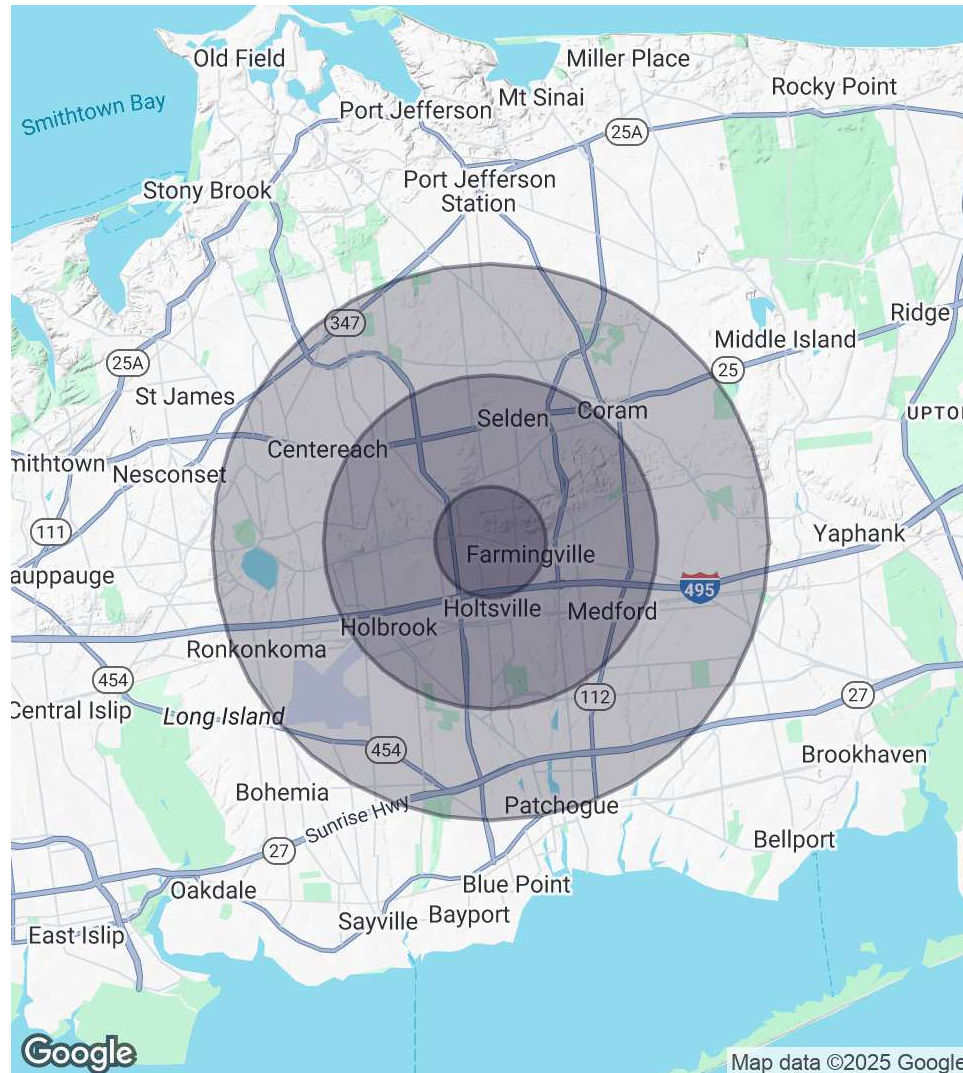
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

10,682

Households

3,392

Average HH Income

\$123,331

3 Miles Radius

Population

88,101

Households

31,102

Average HH Income

\$109,966

5 Miles Radius

Population

246,959

Households

87,058

Average HH Income

\$111,198

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