

3,250 SF FREESTANDING BUILDING AVAILABLE FOR LEASE

3850 Veterans Memorial Highway
Bohemia, New York 11716



For More Information:

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Retail Property For Sale / Lease

3850 Veterans Memorial Hwy Bohemia, NY 11716



Offering Summary

Sale Price:	\$1,699,000
Lease Rate:	Priced Upon Request
Annual Taxes:	\$39,709
Building Size:	3,252 SF
Lot Size:	0.20 Acres
Number of Units:	1
Parking Spaces:	20 +
Frontage:	260 FT on Vets Hwy
Traffic Counts:	38,000 SF

Property Overview

Incredible Opportunity to Lease a 3,250 SF Freestanding Building. This location was home to a Fast-Food Restaurant for 25+ years. Strategically Located on highly visible corner of Veterans Memorial Highway (454) and Smithtown Avenue, this 0.20 Acre lot offers one curb cut on each street and ample parking for 20 + vehicles. Situated in the ICD (Industrial Corridor District) in Bohemia, Town of Islip, New York. This unique and rare offering allows for a multitude of uses including but not limited to retail use, food use, or office use. 38,000 + Vehicles pass this site each day. Just minutes to Islip MacArthur Airport, convenient to the Long Island Expressway and surrounded by Local and national Retailers! A Do Not Miss Opportunity!

Property Highlights

- Situated on Highly Visible Corner with 38K Cars Passing Per Day
- 260 Feet of Frontage on Vets Memorial Hwy
- Minutes to LI MacArthur Airport + Industrial Hub
- Surrounded by Local + National Retailers
- Aggressive Owner Financing Is Available for the Right Buyer

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Exterior Photos

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Interior Photos

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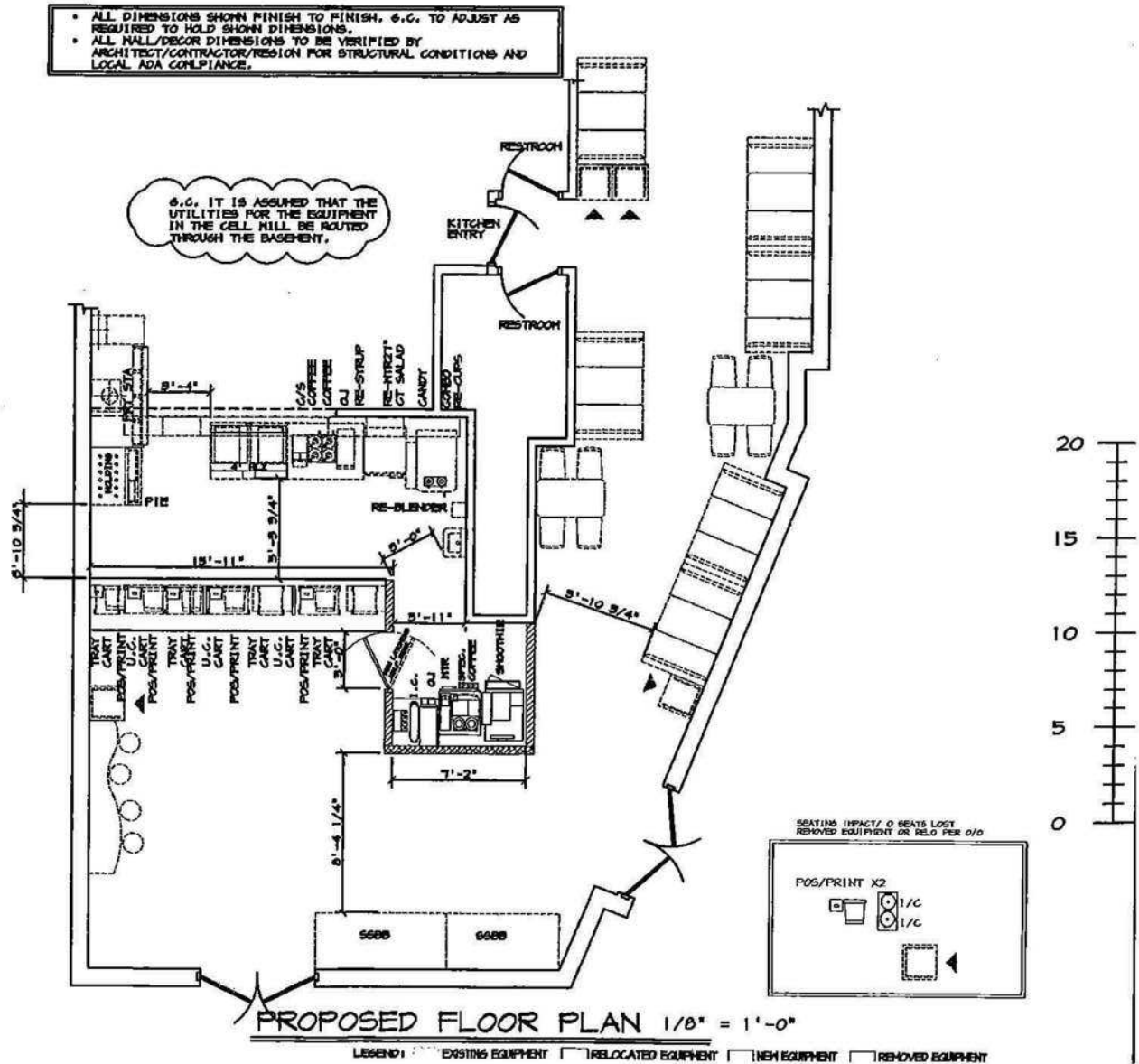
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Floor Plan

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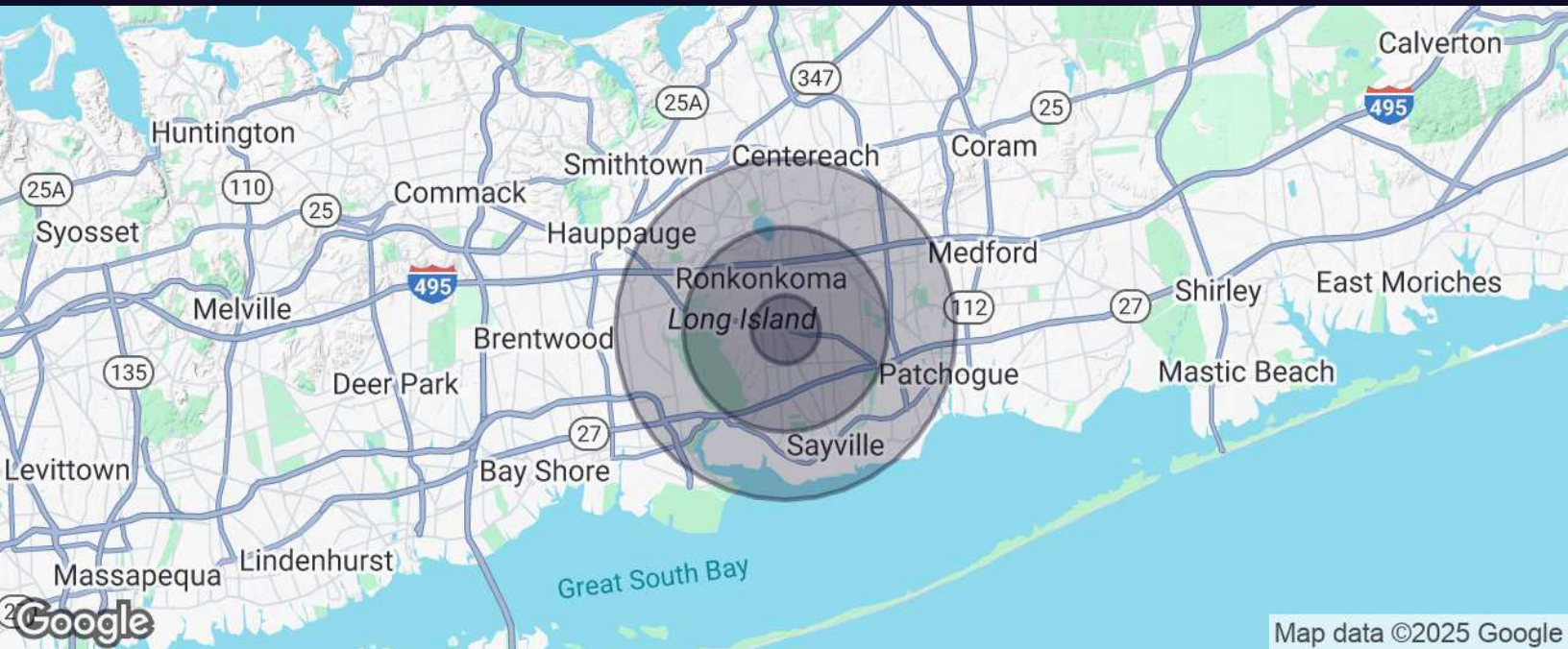
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Property Demographics

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Population	1 Mile	3 Miles	5 Miles
Total Population	4,255	65,805	211,790
Average Age	31.8	40.6	40.9
Average Age (Male)	29.5	38.6	39.3
Average Age (Female)	37.3	43.1	42.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,316	23,315	75,646
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$117,932	\$120,527	\$120,190
Average House Value	\$415,122	\$405,099	\$403,409

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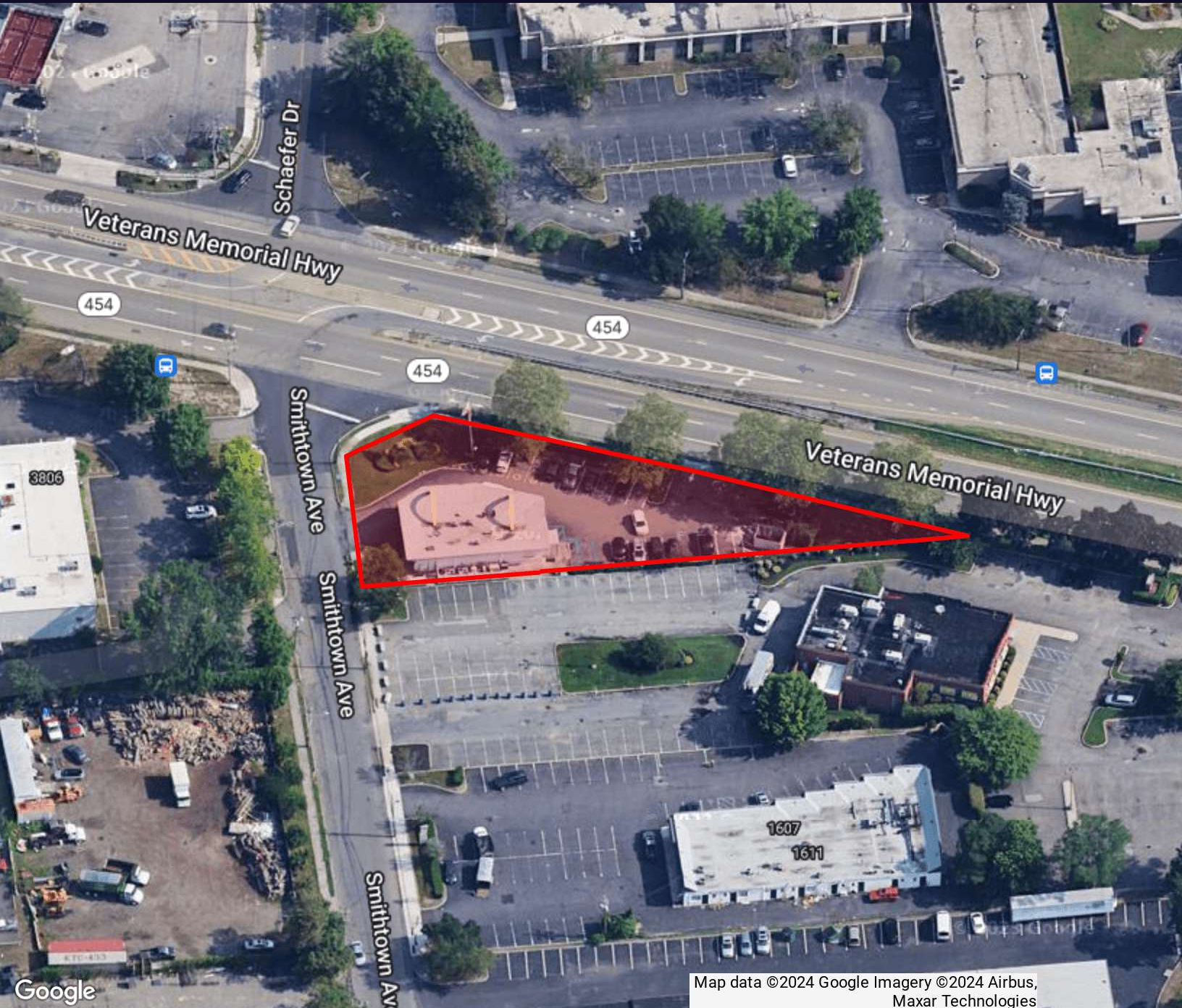
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Aerial View of Property

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Local + National Retailer Map

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3850 Veterans Memorial Highway For Lease

Exclusively Represented By:



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Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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WE ARE COMMERCIAL REAL ESTATE

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

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