

OFFERING MEMORANDUM

100 Suffolk Avenue | Stony Brook, New York 11790 | 73,990 SF on 20.04 Acres

FOR SALE OR LEASE



Commercial



EXECUTIVE SUMMARY

100 Suffolk Avenue | Stony Brook, New York 11790

Building Size:	+/- 73,990 SF	Lot Size:	20.04 Acres
Parking:	AMPLE	Zoning:	B1
Annual Taxes:	TBD	Sale Price:	Price on Request

For more details or to arrange a private tour, contact Michael Murphy

Prime Stony Brook Campus – For Sale Or Lease

This 73,990 SF former school and administration facility, situated on 20.04 acres, offers a rare large-scale opportunity in the heart of Stony Brook. The property is centrally located just minutes from Stony Brook Village, Stony Brook University, and Stony Brook University Hospital, placing it within one of Long Island's most established academic and medical corridors.

Positioned near Nicolls Road, the site provides excellent regional connectivity with easy access to major highways, including Route 347 and the Long Island Expressway. The expansive acreage, existing infrastructure, and strategic location make this an ideal setting for educational, medical, research, administrative, or campus-style redevelopment.

This property presents exceptional potential for users or developers seeking a versatile, institutionally connected site in a high-demand market.

Property Highlights

- 73,990 SF former school and administration facility on 20.04 acres
- Prime Stony Brook location minutes from Stony Brook Village, SBU, and SBU Hospital
- Excellent regional access near Nicolls Road with quick connections to major highways
- Ideal for educational, medical, research, or campus-style redevelopment

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com



FLOOR PLAN

100 Suffolk Avenue | Stony Brook, New York 11790



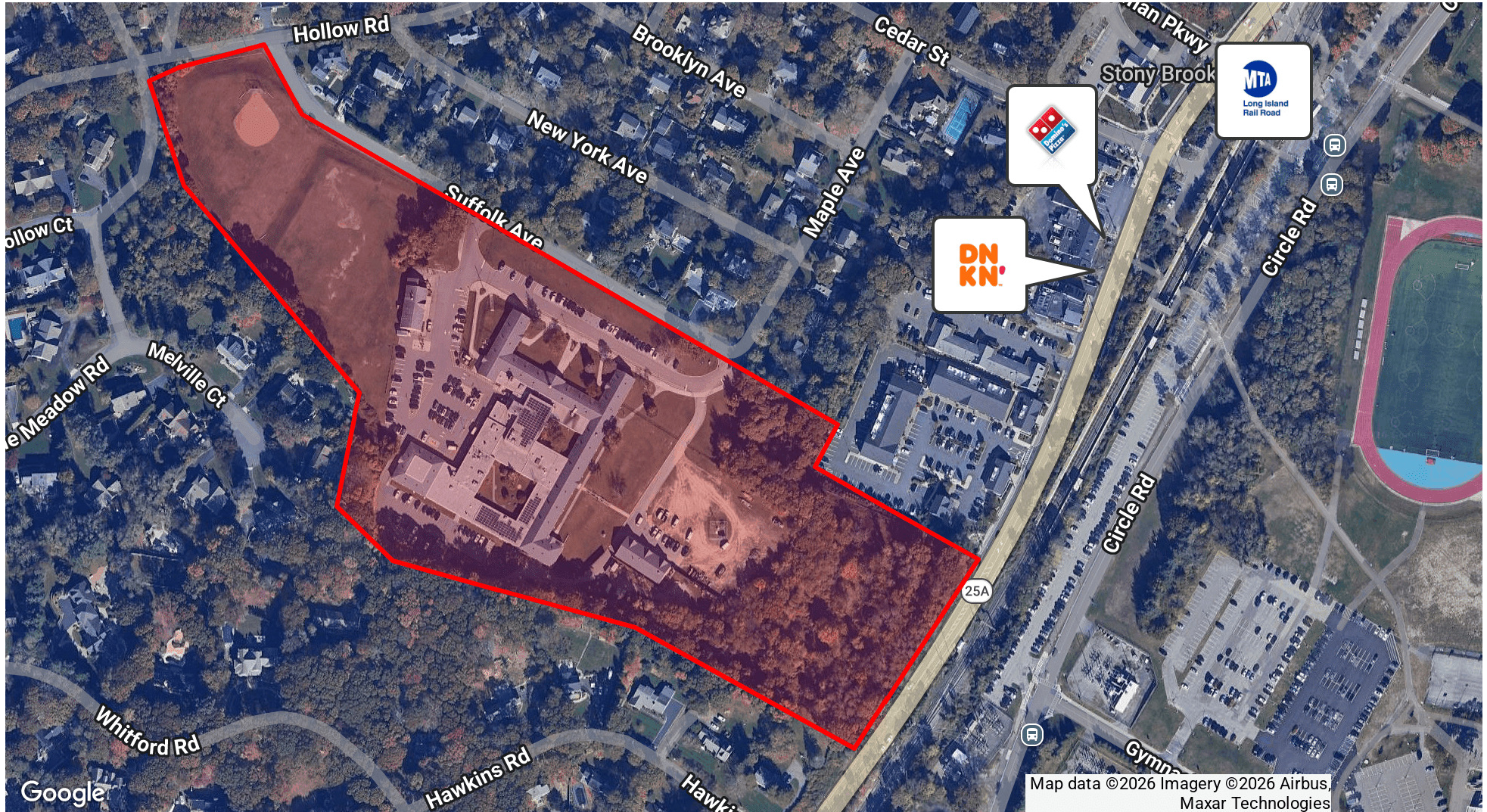
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AETRIAL VIEW OF PROPERTY

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RETAIL MAP

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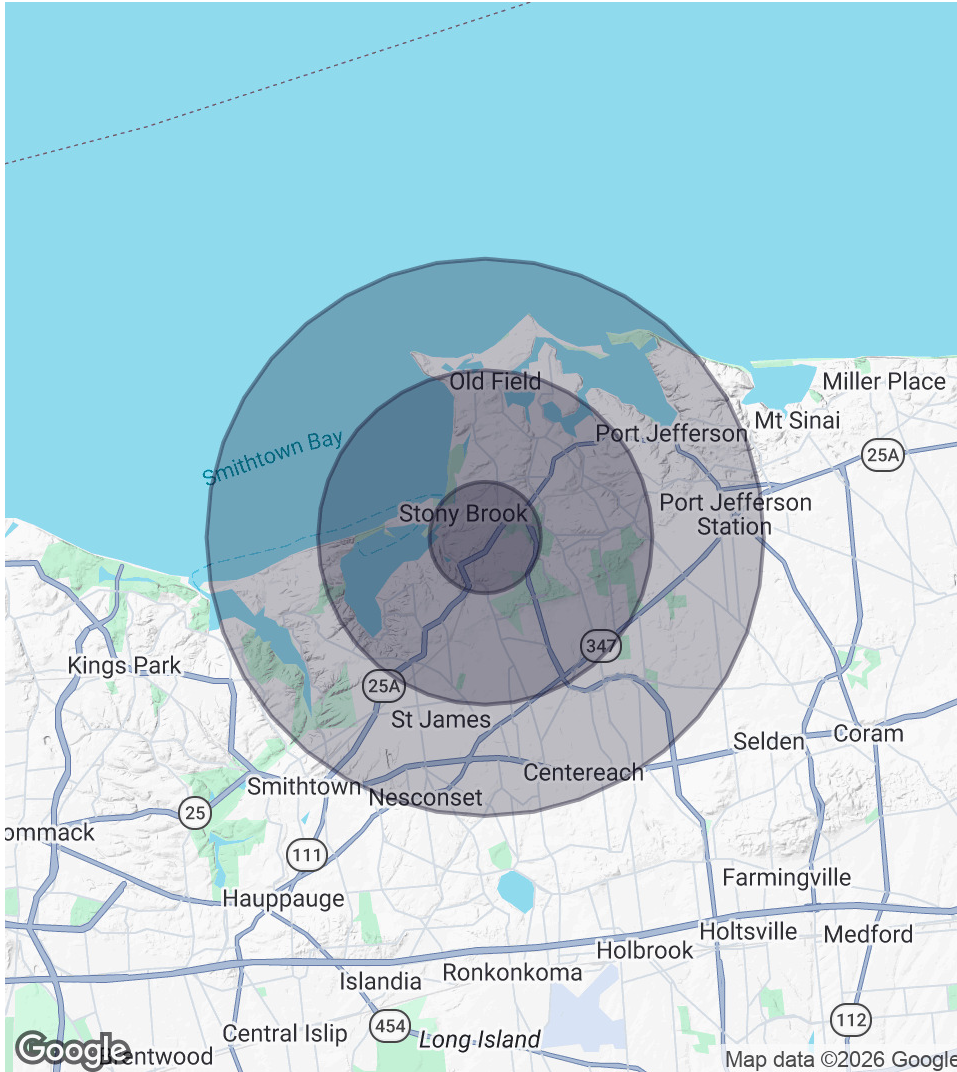
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DEMOGRAPHICS MAP & REPORT

100 Suffolk Avenue | Stony Brook, New York 11790



1 Mile Radius

Population
15,085
Households
1,568
Average HH Income
\$177,134

3 Miles Radius

Population
45,981
Households
11,903
Average HH Income
\$205,173

5 Miles Radius

Population
137,200
Households
43,603
Average HH Income
\$184,149

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