

OFFERING MEMORANDUM

200 Nicolls Road | Stony Brook, New York 11790

FOR SALE OR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



200 Nicolls Road | Stony Brook, New York 11790

Building Size:	+/- 11,000 SF	Zoning:	B1-Residence
Number of Units:	1	Asking Price:	Price on Request

+/- 11,000 Sf Medical/Professional Office Building For Sale Or Lease

Excellent opportunity on Nicolls Road (County Road 97) in Stony Brook, offering exceptional visibility and direct access along one of Suffolk County’s most traveled corridors. Situated just minutes from Stony Brook University and the renowned Stony Brook University Hospital, this +/- 11,000 SF office building provides an ideal setting for professional or medical office users seeking a prime location with strong regional connectivity.

Positioned on a larger 39-acre site, the property benefits from expansive surroundings and a highly strategic location within a major institutional and medical corridor. With over 24,000 vehicles passing daily, the building enjoys outstanding exposure and signage potential along this key north–south artery.

The 10,000 SF structure offers a versatile layout suitable for a wide range of professional, clinical, or administrative uses. Ample on-site parking for more than 50 vehicles ensures convenience for staff, patients, and visitors. Whether pursued as a purchase or a lease opportunity, this property delivers a compelling combination of location, accessibility, and long-term growth potential in one of Long Island’s most sought-after commercial corridors.

Property Highlights

- Prime location on Nicolls Road with exceptional visibility and over 24,000 vehicles passing daily
- 10,000 SF office building ideal for professional or medical office use
- Minutes from Stony Brook University and Stony Brook University Hospital
- Ample on-site parking accommodating more than 50 vehicles

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
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ADDITIONAL PHOTOS

200 Nicolls Road | Stony Brook, New York 11790



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RETAILER MAP

200 Nicolls Road | Stony Brook, New York 11790



Exclusively represented by:

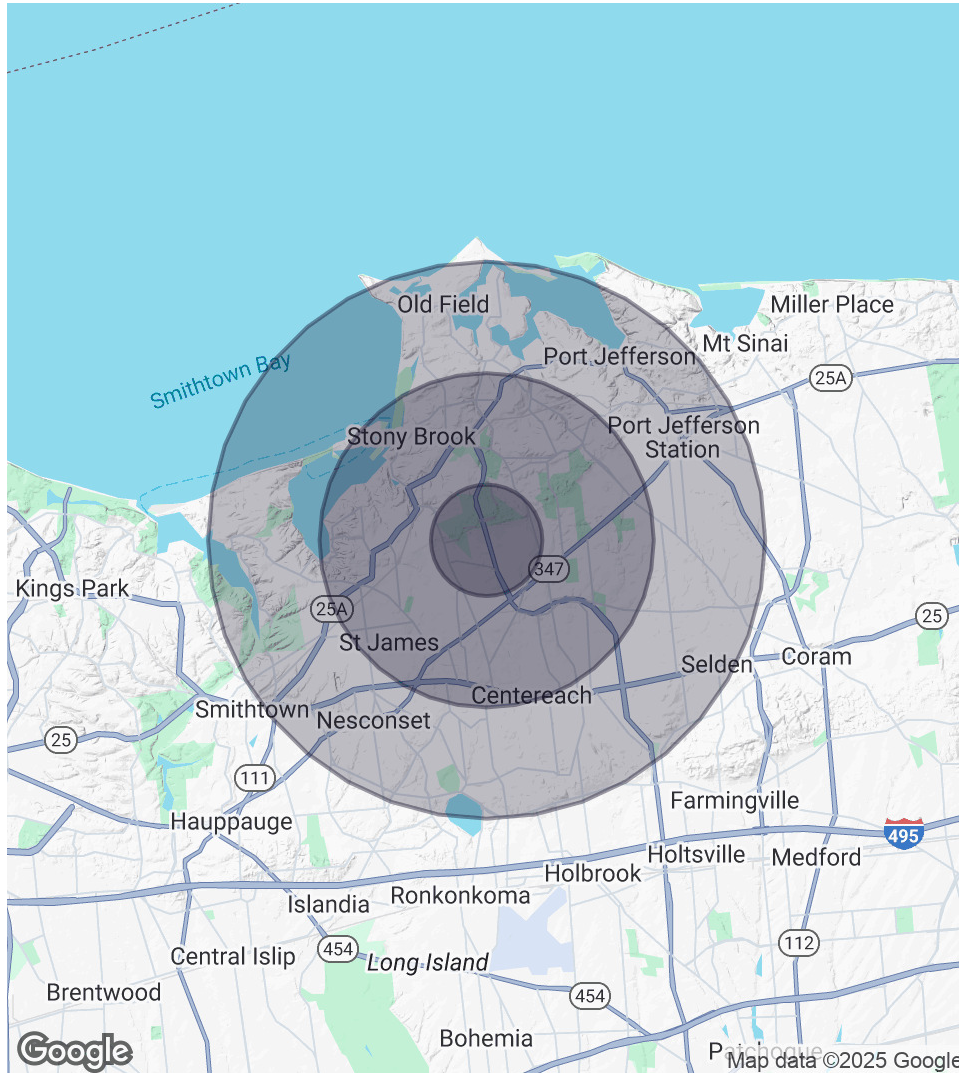
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DEMOGRAPHICS MAP & REPORT

200 Nicolls Road | Stony Brook, New York 11790



1 Mile Radius

Population

7,831

Households

2,182

Average HH Income

\$193,544

3 Miles Radius

Population

78,380

Households

23,205

Average HH Income

\$187,203

5 Miles Radius

Population

184,034

Households

59,516

Average HH Income

\$176,196

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We Are Commercial Real Estate

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