



## S & D Real Estate

27 East Jericho Turnpike– Suite 2, Mineola, New York 11501

516-248-6905 516-741-4587 (Fax)

888 Veterans Memorial Highway– Suite 530, Hauppauge 11788

631-761-9220 631-761-9221 (Fax)

# FOR LEASE



### LOCATION

182 TERRY ROAD  
SMITHTOWN, NY  
11787

### IDENTIFIED AS

SECTION 134  
BLOCK 14  
LOT 38

### PROPERTY TYPE

COMMERCIAL  
ZONED NB  
NEIGHBORHOOD  
BUSINESS

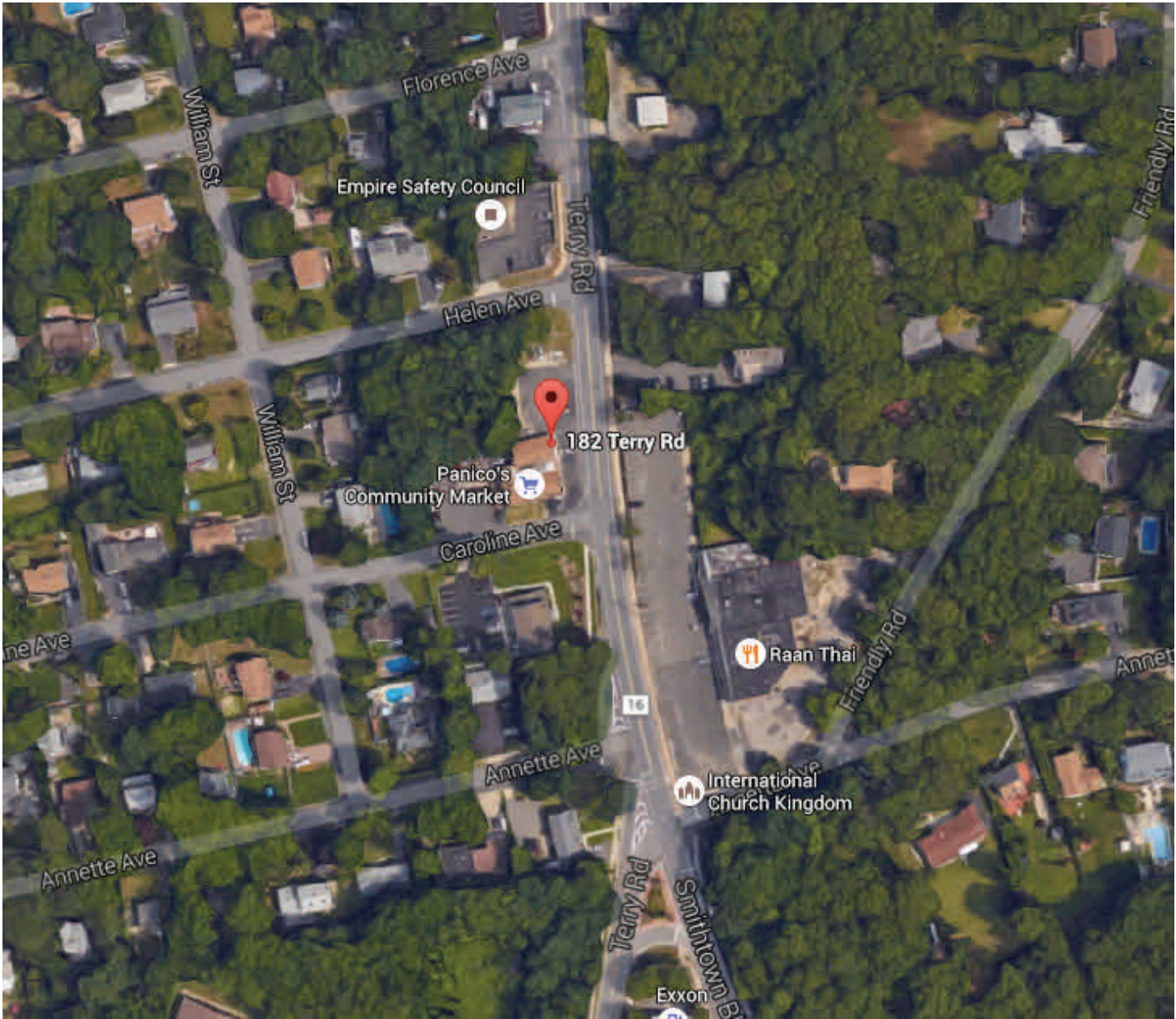
- 1,000 SQ. FT. SPACE
- ADJACENT TO BUSY PANICO'S COMMUNITY MARKET
- HIGH TRAFFIC AREA 0.3 MILES SOUTH OF ROUTE 347
- 1 BLOCK FROM SMITHTOWN BOULEVARD INTERSECTION
- ONSITE PARKING

\*NOTE: THIS IS NOT A WET SPACE

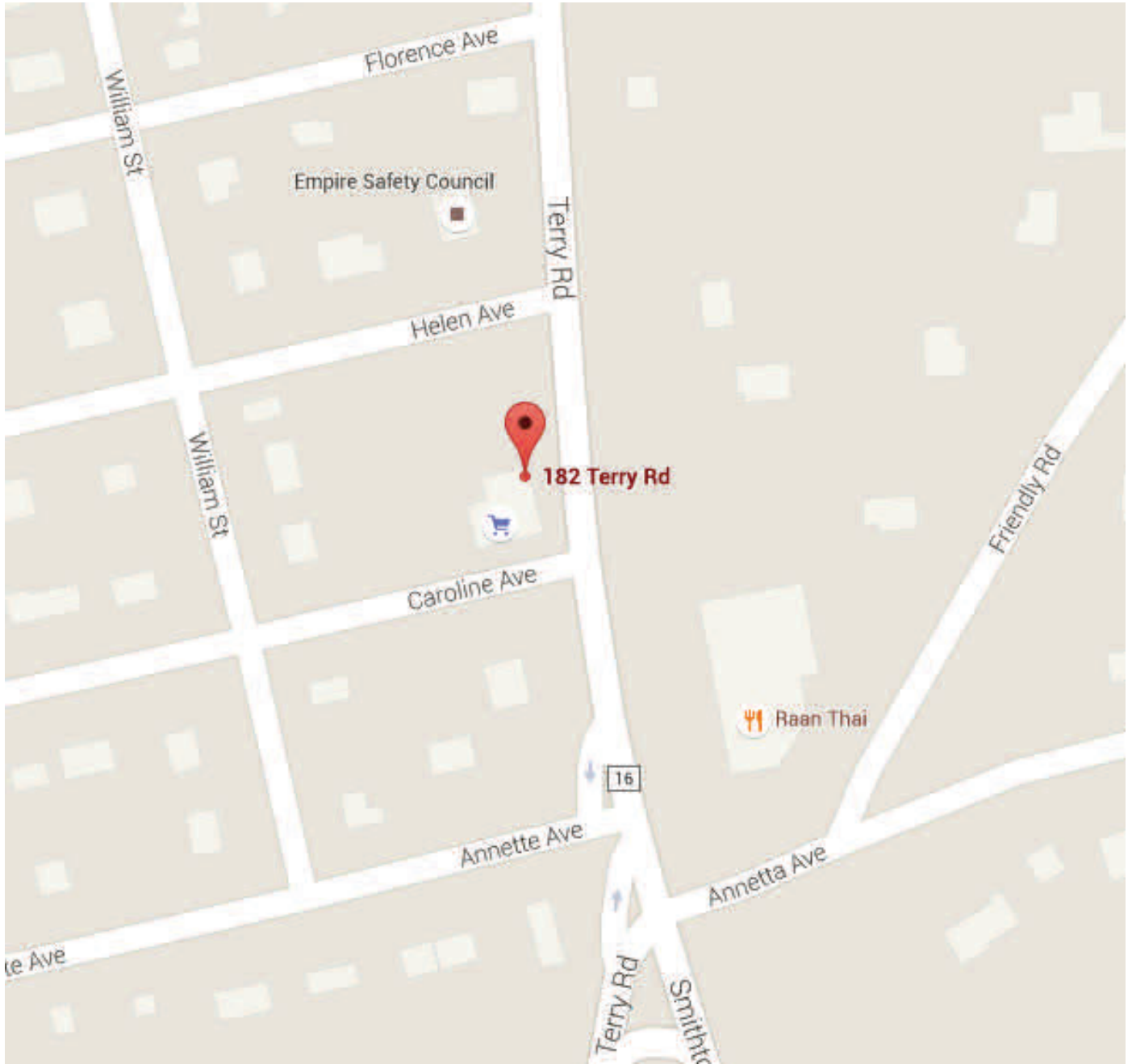
**\$2,000 PER MONTH PLUS UTILITIES**

CONTACT GINA COLETTI CELL: 631.926.5385

# AERIAL MAP



# LOCATION MAP



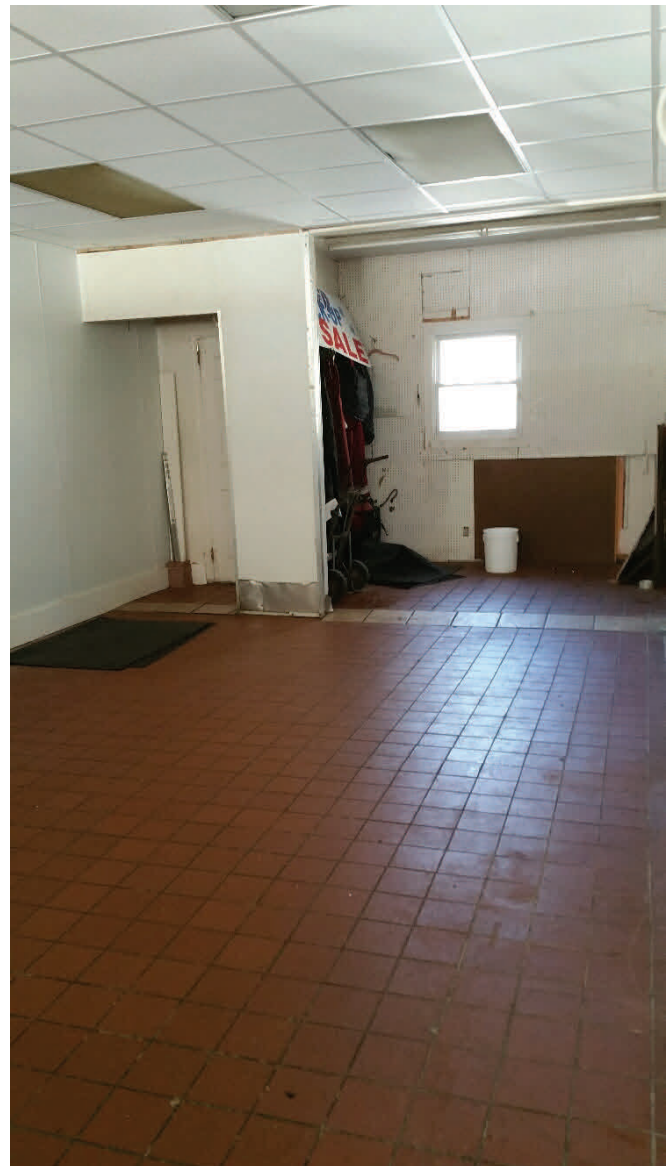
# EXTERIOR PHOTOS



# ROAD VIEW



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# TOWN OF SMITHTOWN BUSINESS DISTRICTS

## Town of Smithtown BUSINESS DISTRICTS: TABLE OF USE REGULATIONS

2

Use classification:

P - Permitted

SE - Special exception

(BA) - Board of Appeals (See Article XII.)

(TB) - Town Board (See Article XIV.)

Use	PB <sup>1</sup> Profes- sional Business	OB Office Business	SCB Shopping Center Business	NB Neigh- borhood Business	CB Central Business
Hotel	—	—	—	—	SE(TB)
Laundry plant of more than 4,000 square feet	—	—	—	—	—
Motor vehicle showroom	—	—	—	—	P
Offices: business, professional, utility or government	P	P	P	P	P
Personal service shop: barbershop, beauty parlor, pet shop, photographer, shoe repairs, tailor, dressmaker, laundromat, laundry or dry cleaner, of less than 4,000 square feet	—	—	P	P	P
Parking garage	—	—	—	—	SE(BA)
Pool and billiards hall	—	—	P	—	P
Radio or television broadcasting station or studio	—	—	—	—	P
Repair garage	—	—	—	—	SE(BA)
Restaurant	—	—	P	P	P
Retail store or shop (other than those listed herein)	—	—	P	P	P
Shop for custom work and for making articles to be sold at retail on the premises	—	—	—	—	P
Shop for the retail sale, service or repair of household appliances, business machines, furniture or carpets	—	—	P	—	P
Studio for an artist, musician, photographer or sculptor, including artistic instruction	P	P	P	P	P
Tavern, bar or inn	—	—	P	P	P
Taxi, limousine or livery establishment	—	—	—	—	P
Theater	—	—	SE(BA)	—	SE(BA)
Theater, multiplex [Added 4-25-1989]	—	—	SE(BA)	—	—
Travel, insurance or real estate agency	P	P	P	P	P
Vocational schools	—	P	P	P	P
Video rental store [Added 7-14-1987]	—	—	P	P	P
Wholesale business, including lumber and other building products	—	—	—	—	P