



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)

3 SPACES FOR LEASE



LOCATION

1029 W. JERICHO TPKE.
SMITHTOWN, NY
11787

PROPERTY TYPE

COMMERCIAL

ZONED WS-I

DISTRICT 800

SECTION 94

BLOCK 1

LOT 53

- **1. Retail Space:** 750 +/- sf Open Floor Plan on heavily traveled Jericho Tpke. \$1,500/mth incl. utilities
- **2. Flex Space:** 750 +/- sf Clean, freshly painted, new bathroom, lower level \$1,100/mth incl. utilities
- **3. Warehouse:** 2,100 sf w 10' ceiling, overhead door & electric (not heated) \$2,200/mth incl. utilities
- **Great Location - minutes from Sunken Meadow Pkwy, Northern State Pkwy & IIE.**
- **Ample parking - makes this an ideal location for many uses!**
- **COMBINE Retail & Flex Space totaling 1,500 sf = \$2,500/mth including utilities**

GINA COLETTI

OFFICE: 631.761.9220 OR CELL: 631-926-5385

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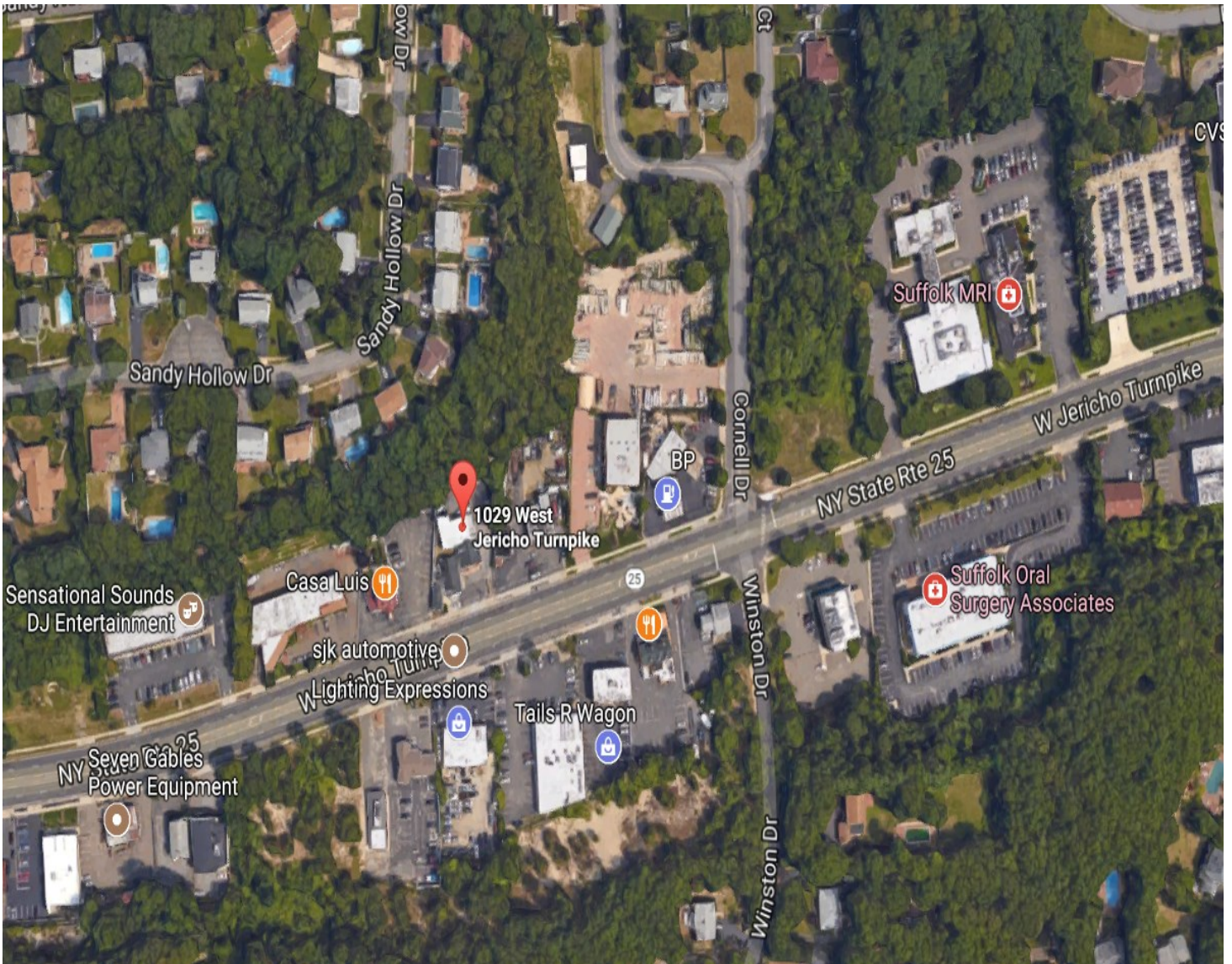
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AERIAL VIEW



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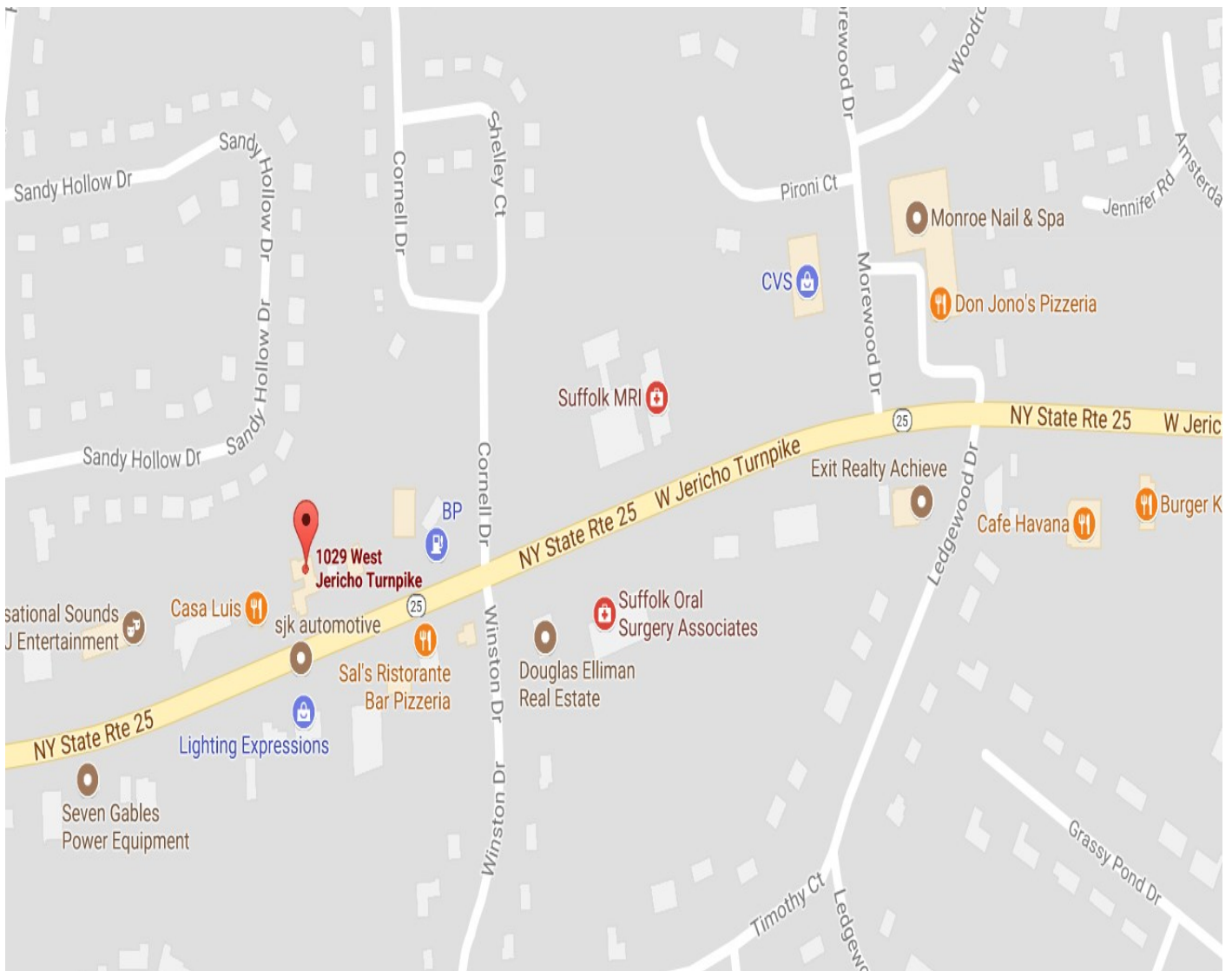
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LOCATION MAP



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LOWER LEVEL - OPEN FLOOR PLAN—



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FLEX SPACE - OPEN FLOOR PLAN - LOWER LEVEL



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FLEX SPACE - WINDOWS - NATURAL LIGHT - LOWER LEVEL



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FLEX SPACE - NEW BATHROOM - LOWER LEVEL



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