



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:** 1,500 sf w 10' ceiling, overhead door & electric (not heated) \$2,000/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

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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)

AERIAL VIEW



GINA COLETTI

OFFICE: 631.761.9220 OR CELL: 631-926-5385

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



S & D Real Estate

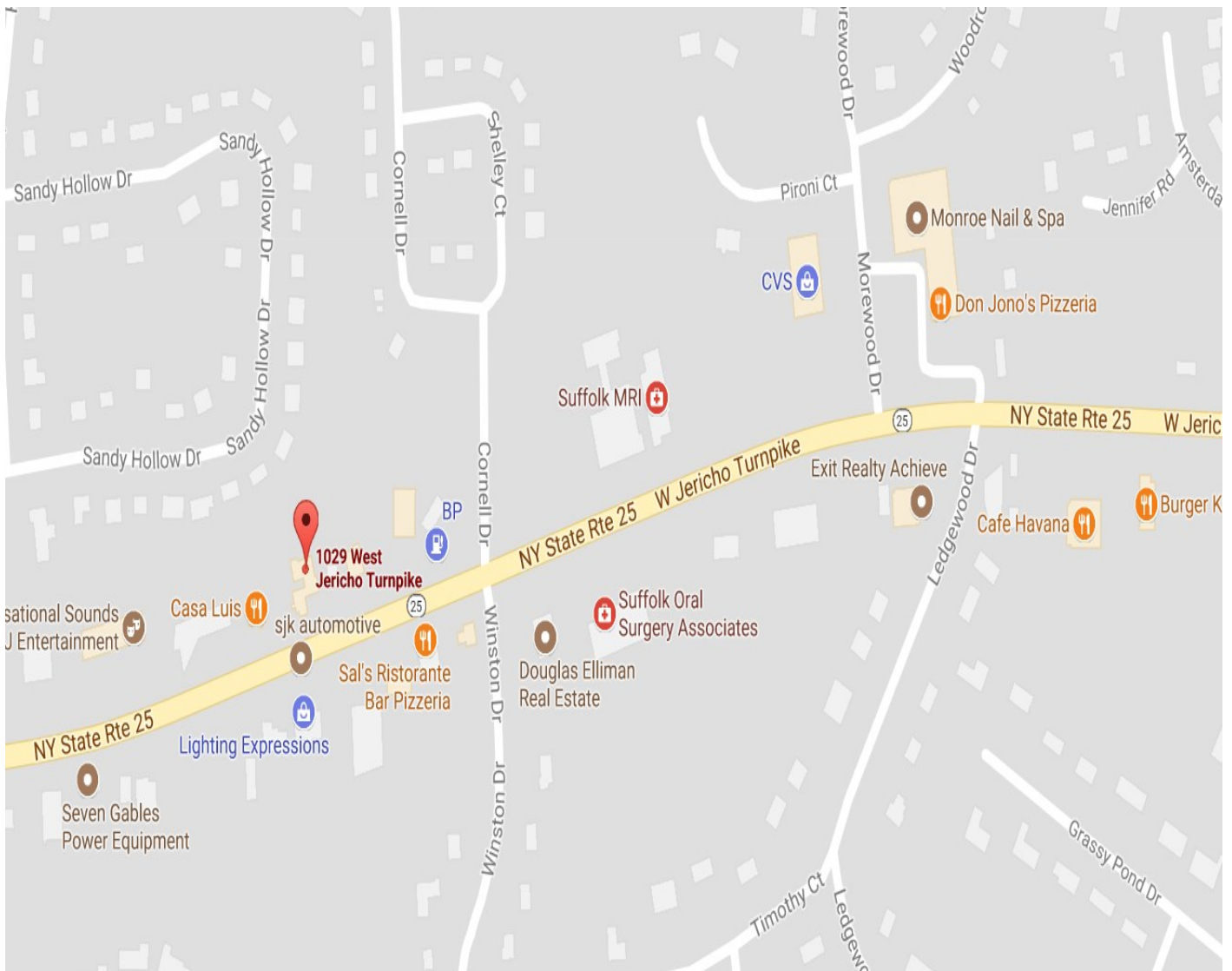
27 East Jericho Turnpike— Suite 2, Mineola, New York 11501

516.248.6905 516.741-4587 (Fax)

888 Veterans Memorial Highway— Suite 530, Hauppauge 11788

631.761.9220 631.761.9221 (Fax)

LOCATION MAP



GINA COLETTI

OFFICE: 631.761.9220 OR CELL: 631-926-5385

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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)

LOWER LEVEL - OPEN FLOOR PLAN—



GINA COLETTI

OFFICE: 631.761.9220 OR CELL: 631-926-5385

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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)

FLEX SPACE - OPEN FLOOR PLAN - LOWER LEVEL



GINA COLETTI

OFFICE: 631.761.9220 OR CELL: 631-926-5385

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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)

FLEX SPACE - WINDOWS - NATURAL LIGHT - LOWER LEVEL



GINA COLETTI

OFFICE: 631.761.9220 OR CELL: 631-926-5385

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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)

FLEX SPACE - NEW BATHROOM - LOWER LEVEL



GINA COLETTI

OFFICE: 631.761.9220 OR CELL: 631-926-5385

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.