

FOR LEASE : RETAIL | RESTAURANT
MEDICAL | PROFESSIONAL OFFICE SPACE

Arboretum Commons

498 Horseblock Rd Farmingville, NY 11738



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20,000 SF Retail | Office Space For Lease

498 Horseblock Rd Farmingville, NY 11738



Offering Summary

Lease Rate:	Price Upon Request
Building Size:	+/-24,000 SF
Available SF:	+/-20,000 SF
Lot Size:	3.65 Acres
Year Built:	2023
Zoning:	J2
Frontage:	484 Feet
Traffic Count:	20,000

COMING SOON | ARBORETUM COMMONS

HIGH END RETAIL | RESTAURANT | MEDICAL | PROFESSIONAL SPACES FOR LEASE! ARBORETUM COMMONS COMING SOON! Up to 20,000 SF of Brand-New Professional Office & Retail Space strategically located on heavily traveled Horseblock Road in Farmingville, NY. This two-story development project is part of a development that also includes 292 Luxury Multi-family homes. Arboretum Commons will consist of retail space in the ground floor with approval for restaurant use and professional or medical office space on the second floor. With 482 SF of frontage, parking for 150 cars this is the ideal location for national retailers. Space may be divided. Situated just feet from Nicholl's Road with easy access to the Long Island Expressway and major thoroughfares. adjacent to a US Post Office and 2 active public parks with walk trails. Traffic light will be installed at entrance! Expected occupancy January 2024. Ideal for any national tenant. Contact exclusive listing brokers for more details.

Property Highlights

- Up to 10,000 SF Ground Floor Retail | Restaurant Space
- Up to 10,000 SF Second Story Professional | Medical Office Space
- Highly Visible Location with 482 Feet of Frontage
- Ample Parking for 150 Vehicles | Traffic Light to be Installed at Entrance

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Property Renderings

498 Horseblock Rd Farmingville, NY 11738



Artist Rendering



Artist Rendering

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Property Elevation Drawings

498 Horseblock Rd Farmingville, NY 11738



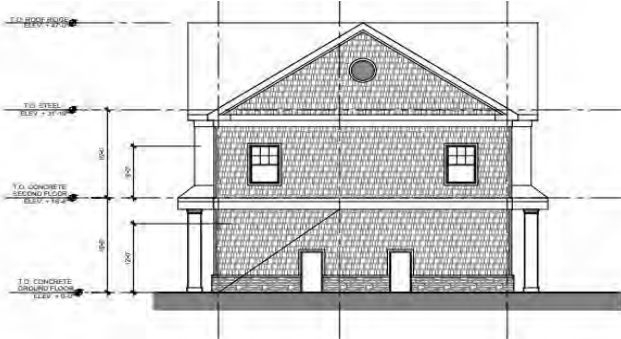
NORTH ELEVATION



SOUTH ELEVATION..



02 EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



03 WEST EXTERIOR ELEVATION

EAST AND WEST ELEVATION

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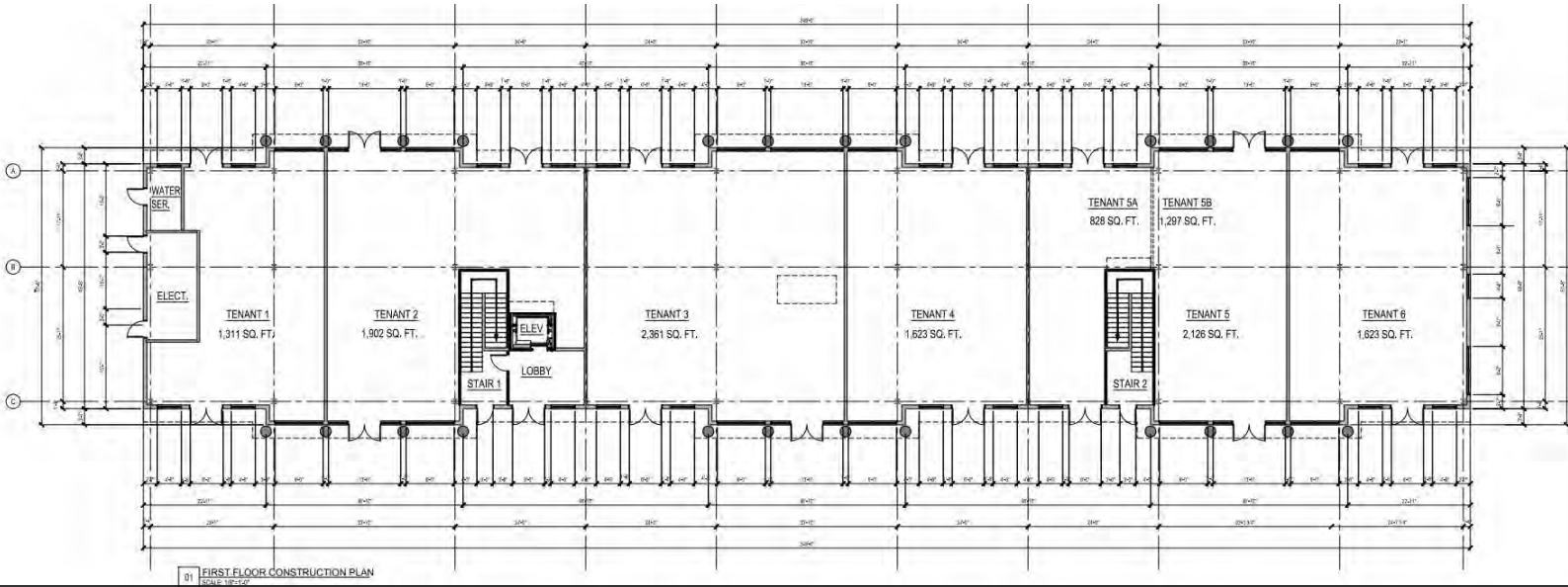
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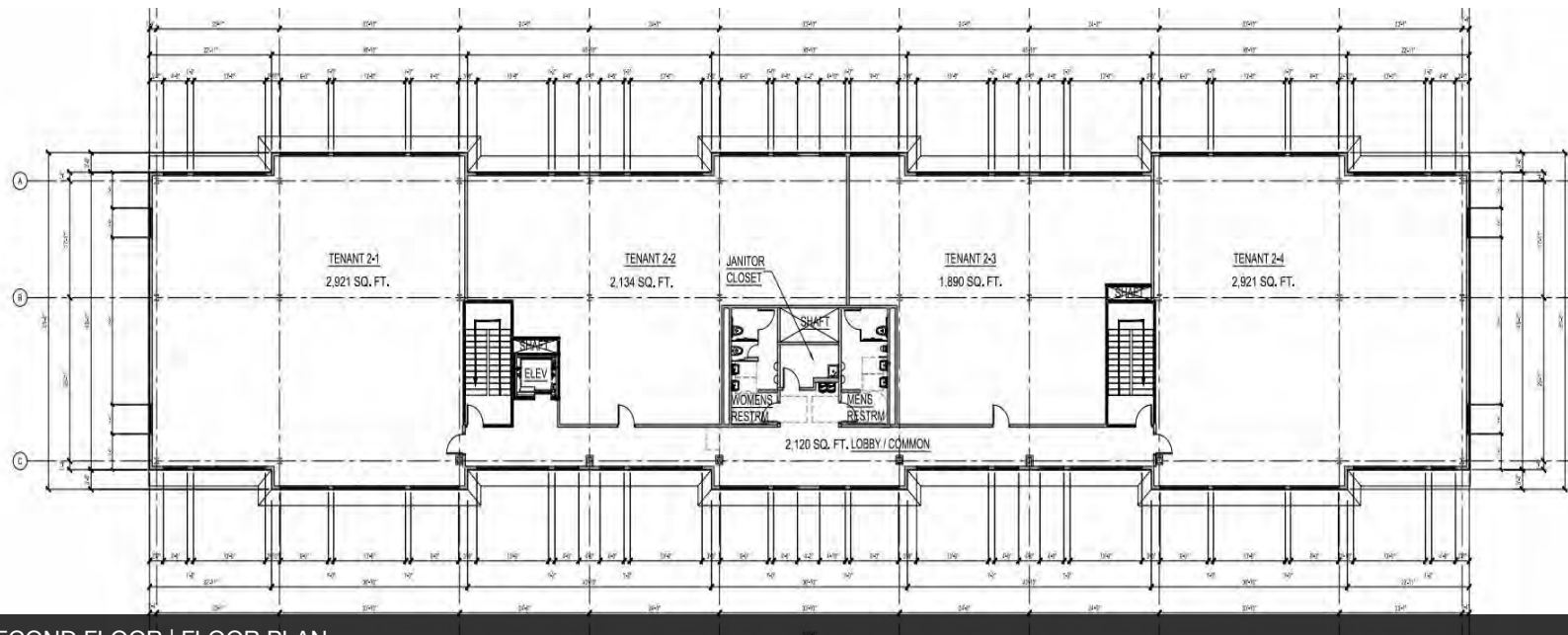


Floor Plans

498 Horseblock Rd Farmingville, NY 11738



FIRST FLOOR | FLOOR PLAN



SECOND FLOOR | FLOOR PLAN

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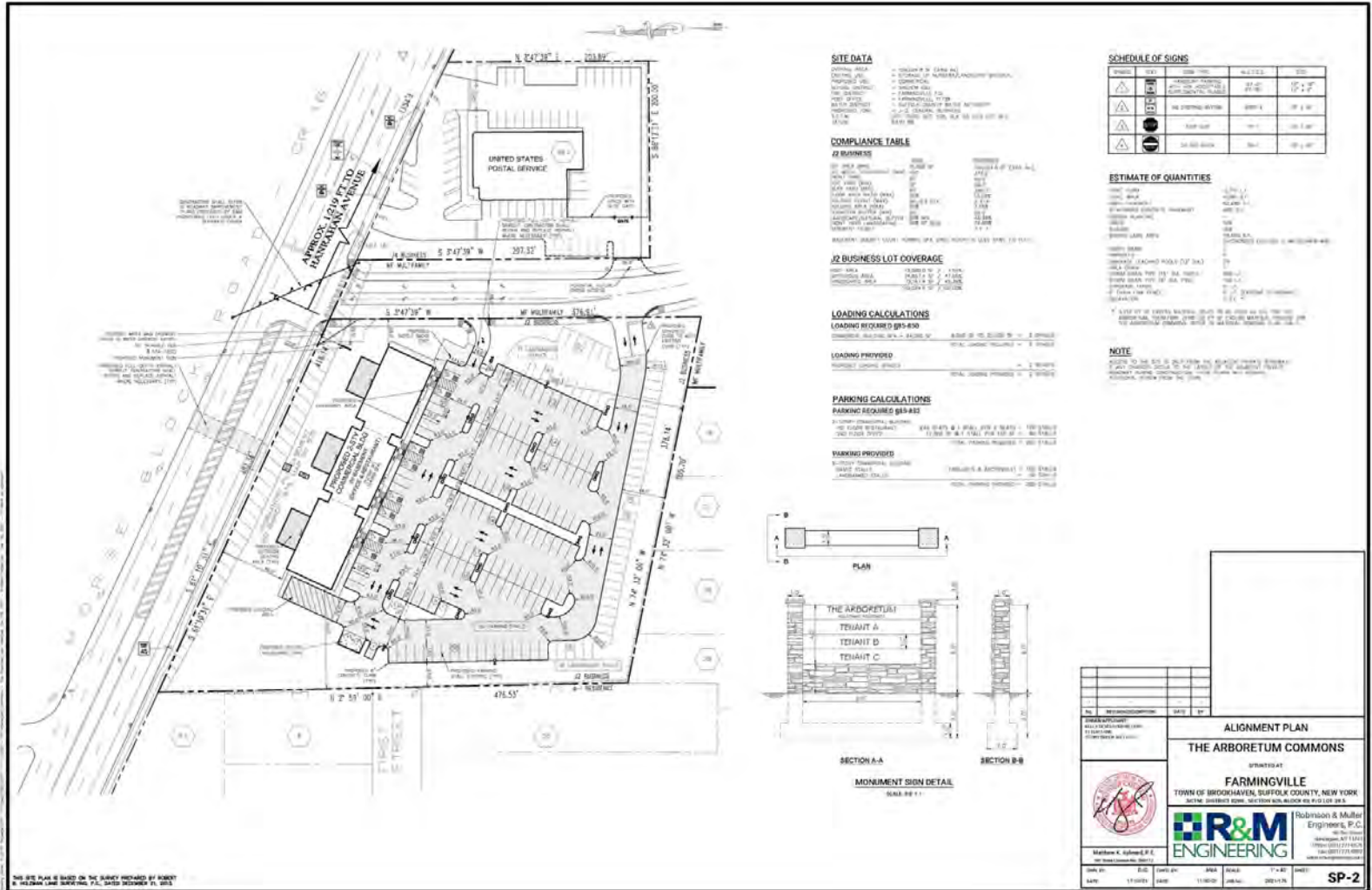
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Site Plan

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Aerial View of Property

498 Horseblock Rd Farmingville, NY 11738



Google

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Local + National Retail Map

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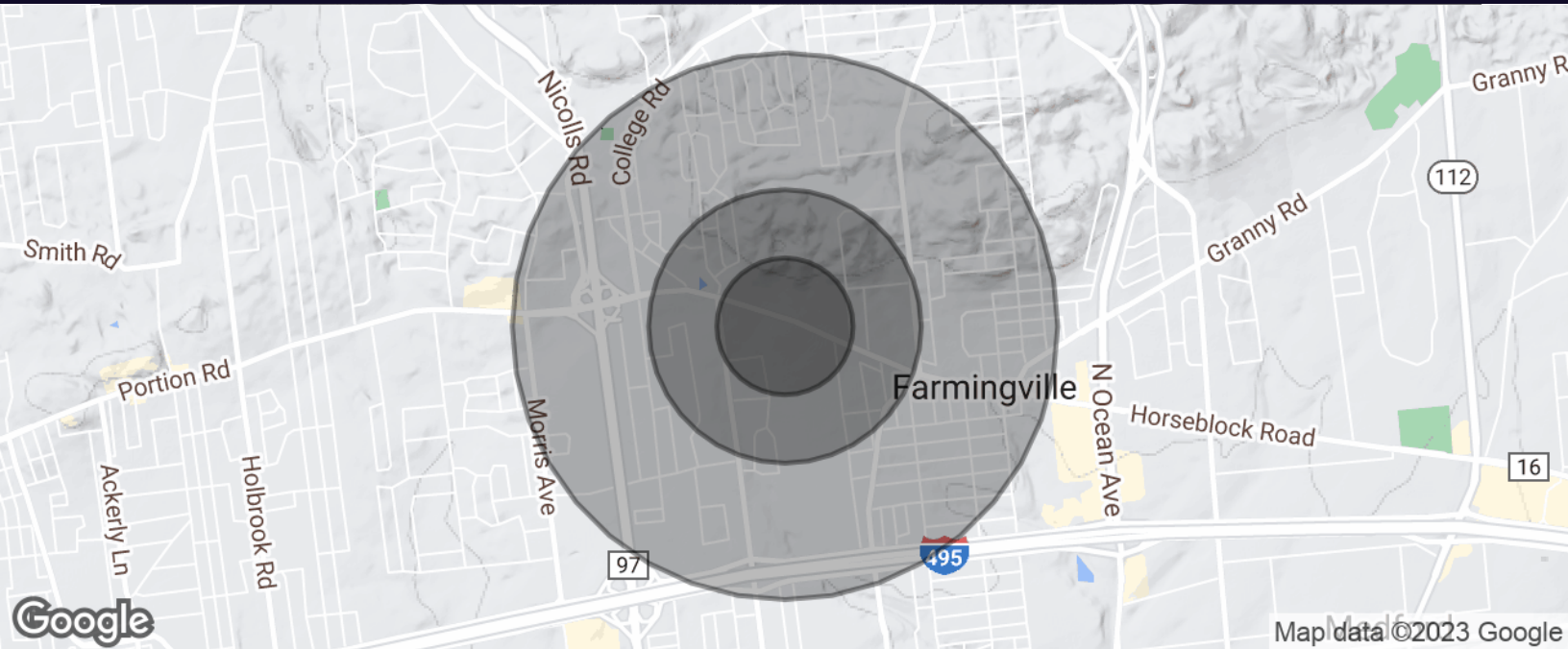
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Retail | Office Property For Lease

498 Horseblock Rd Farmingville, NY 11738



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	487	2,334	10,682
Average Age	33.6	37.4	37.7
Average Age (Male)	33.2	35.8	36.3
Average Age (Female)	35.0	38.2	38.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	129	638	3,392
# of Persons per HH	3.8	3.7	3.1
Average HH Income	\$138,088	\$131,712	\$123,331
Average House Value	\$390,172	\$380,784	\$372,001

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