



Mt. Sinai Commerce Park

Route 25A/Nesconset Hwy/9-12 Myrtle Street
Mount Sinai, New York 11766

Property Highlights

- Part of a large scale Planned Development which includes a 140 unit multi-family luxury rental complex on the rear 20 acres.
- Experienced Master Developer in place.
- Other retail uses permitted
- Public Sewer Connection Available
- New 4-way signalized intersection at Rte 25A and Myrtle St provided by Master Developer
- Immediately access to Major 4-Lane Highway Running East/West w/43K Plus ADDT Traffic Count
- Immediate proximity to JT. Mather (Northwell), St. Charges (CHS) and Stony Brook University Hospitals.
- Strong Demographics

Offering Summary

Lease Rate:	Negotiable
Building Size:	88,000 SF
Available SF:	2,000 - 42,800 SF
Lot Size:	10 Acres
Traffic Count:	43,039

For More Information

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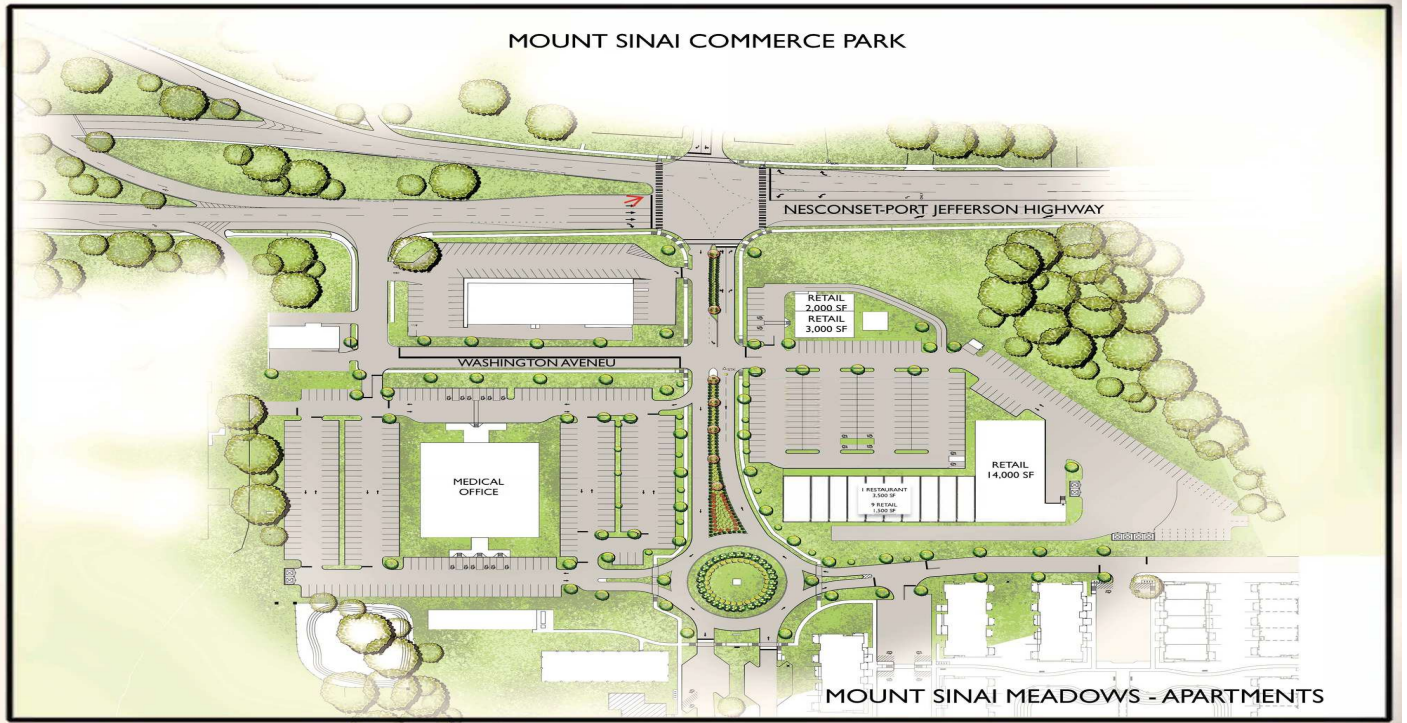
Property Description

The Planned Development District (PDD) Master Plan, approved by the Town of Brookhaven for this site, outlines a versatile and dynamic mixed-use development. The plan includes approximately 42,800 SF of wet/dry retail space, with designated areas such as: ±15,400 SF for retail, ideal for a market, grocery store, or anchor tenant. ±5,000 SF for a divisible pad site, equipped with a drive-through. In addition, the site features: ±45,000 SF of medical office space. This brings the total planned square footage to approximately 88,200 SF. The site plan offers flexibility and can be customized to accommodate a variety of sizes and uses, including retail, medical office, or other office configurations, based on tenant needs. This adaptability makes it an excellent opportunity for businesses seeking a prime location in a thoughtfully planned development. A completed 140-unit luxury rental complex is already pre-leasing on this site.

Location Description

Located on the south side of four-lane Route 25A, 1/2 mile east of Route 112. A four-way traffic light will be installed at the entrance to Commerce Park. Immediate proximity to JT Mather/Northwell, St Charles/CHS, and Stony Brook University Hospital.

The Mt. Sinai area offers a vibrant and thriving community, making it an ideal location for retail businesses looking to make their mark. With its proximity to bustling downtown areas, beautiful parks, and a wide range of dining options, the area is sure to attract foot traffic and potential customers. Nearby points of interest include the scenic Heritage Park, acclaimed restaurants like Midori Sushi & Steakhouse, Savino's Hideaway, and popular shopping destinations. The community's strong sense of local pride and supportive business environment provide an excellent setting for retail establishments to flourish and connect with the neighborhood.



Lease Information

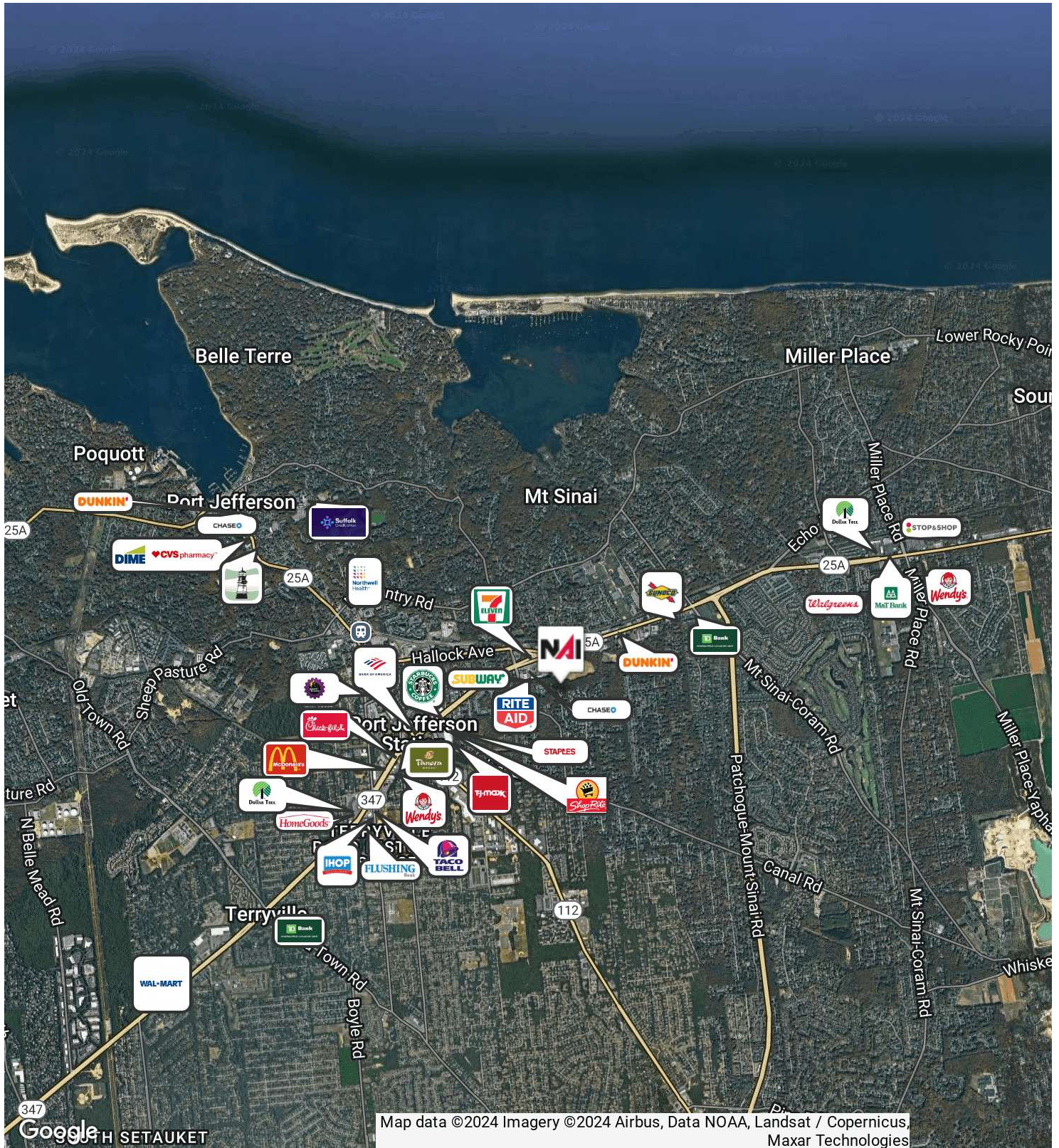
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 42,800 SF	Lease Rate:	Negotiable

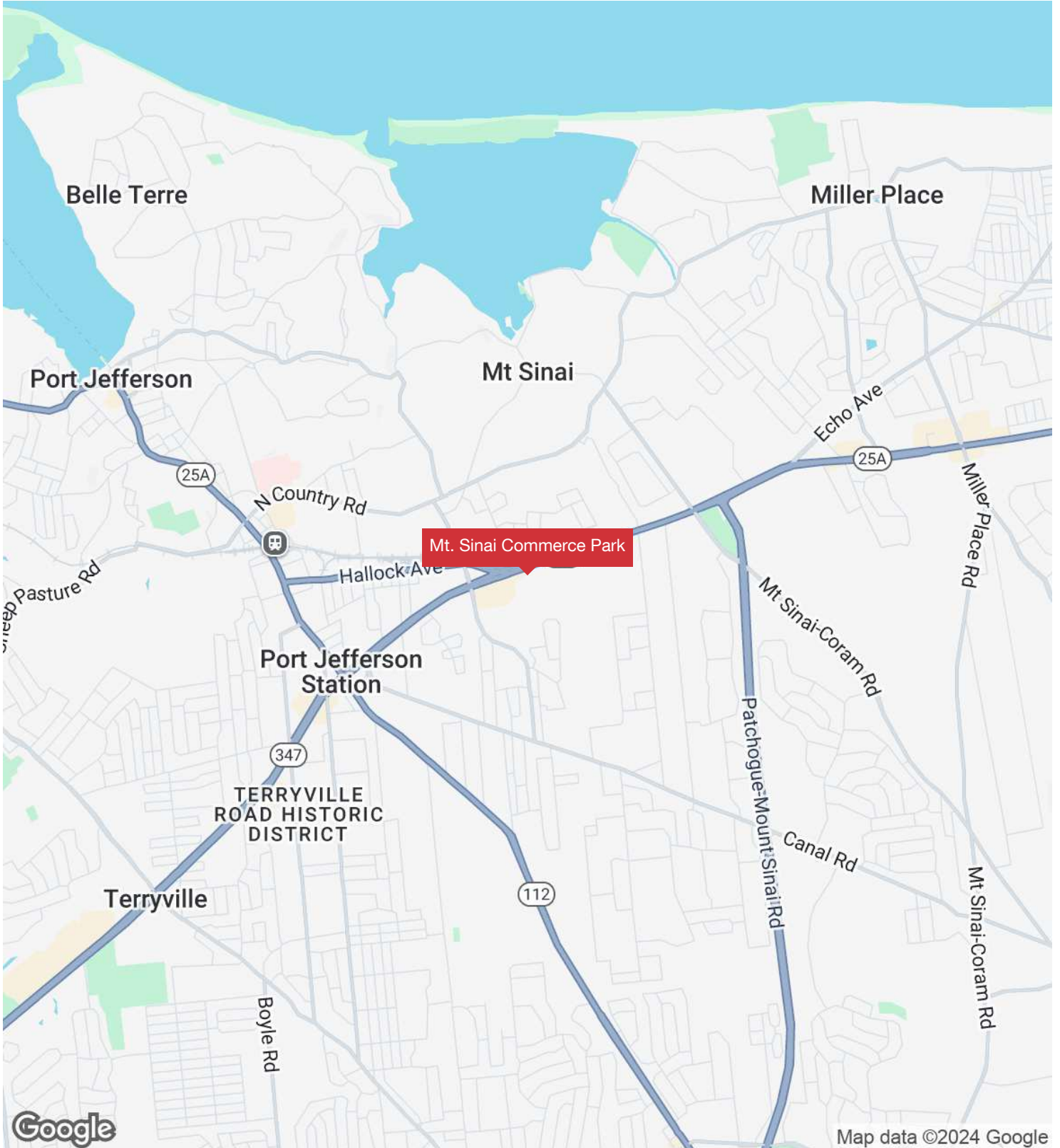
Available Spaces

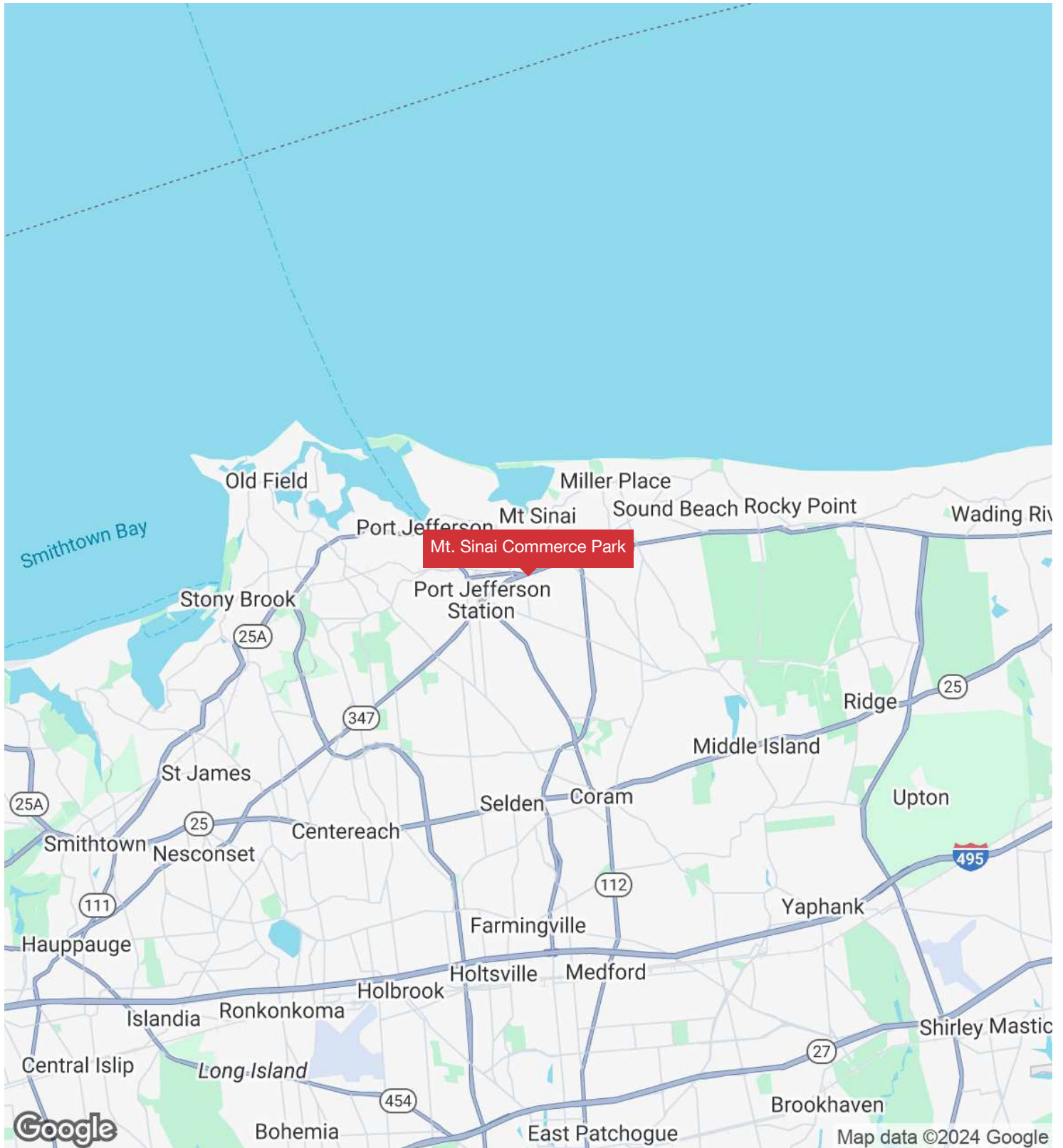
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Grocery/Market	Available	20,000 SF	NNN	Negotiable	Grocery Store
Wet/Dry Retail	Available	2,000 - 25,000 SF	NNN	Negotiable	Wet/Dry Retail
Medical Office	Available	20,000 - 42,800 SF	NNN	Negotiable	Medical Office



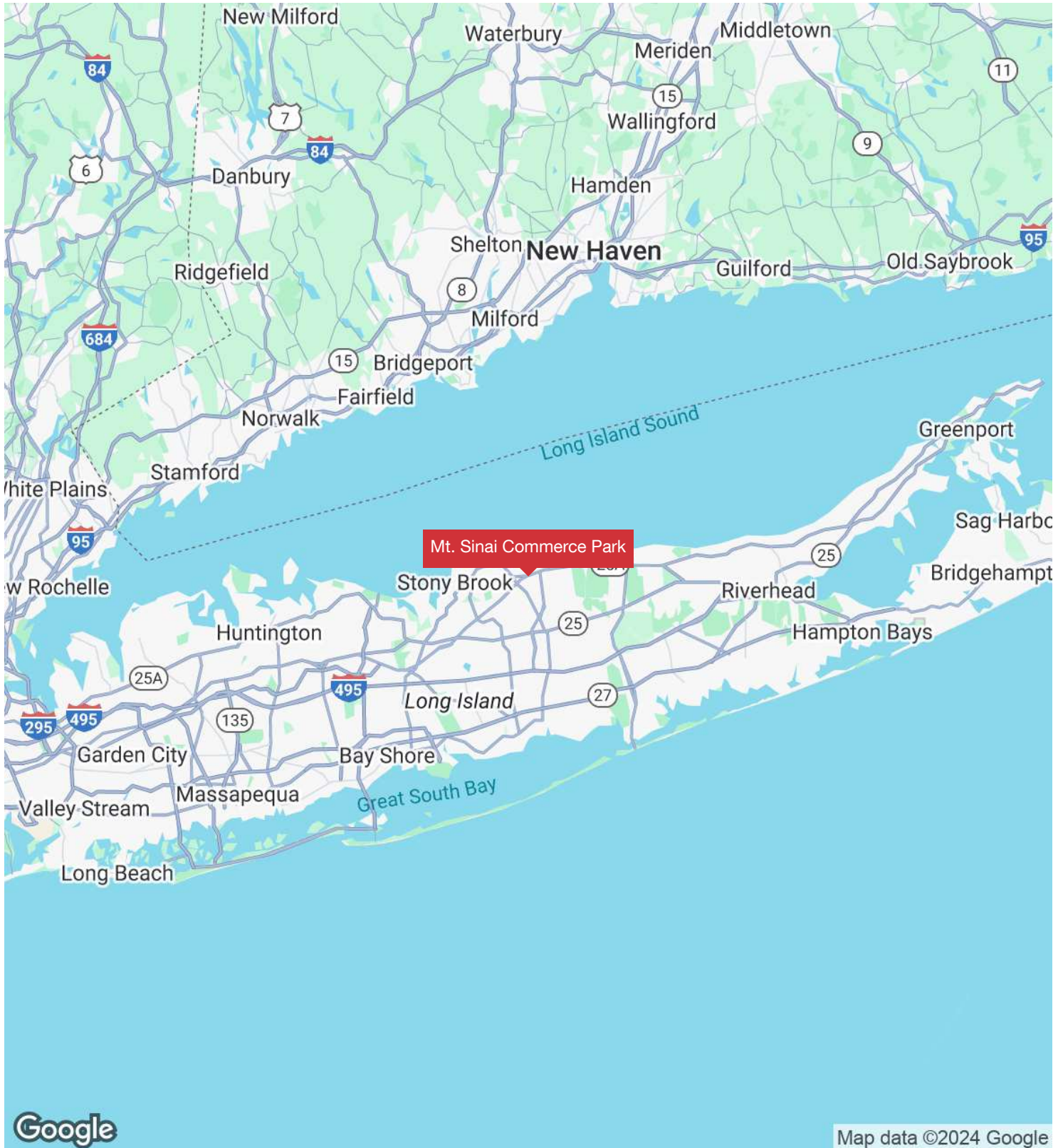








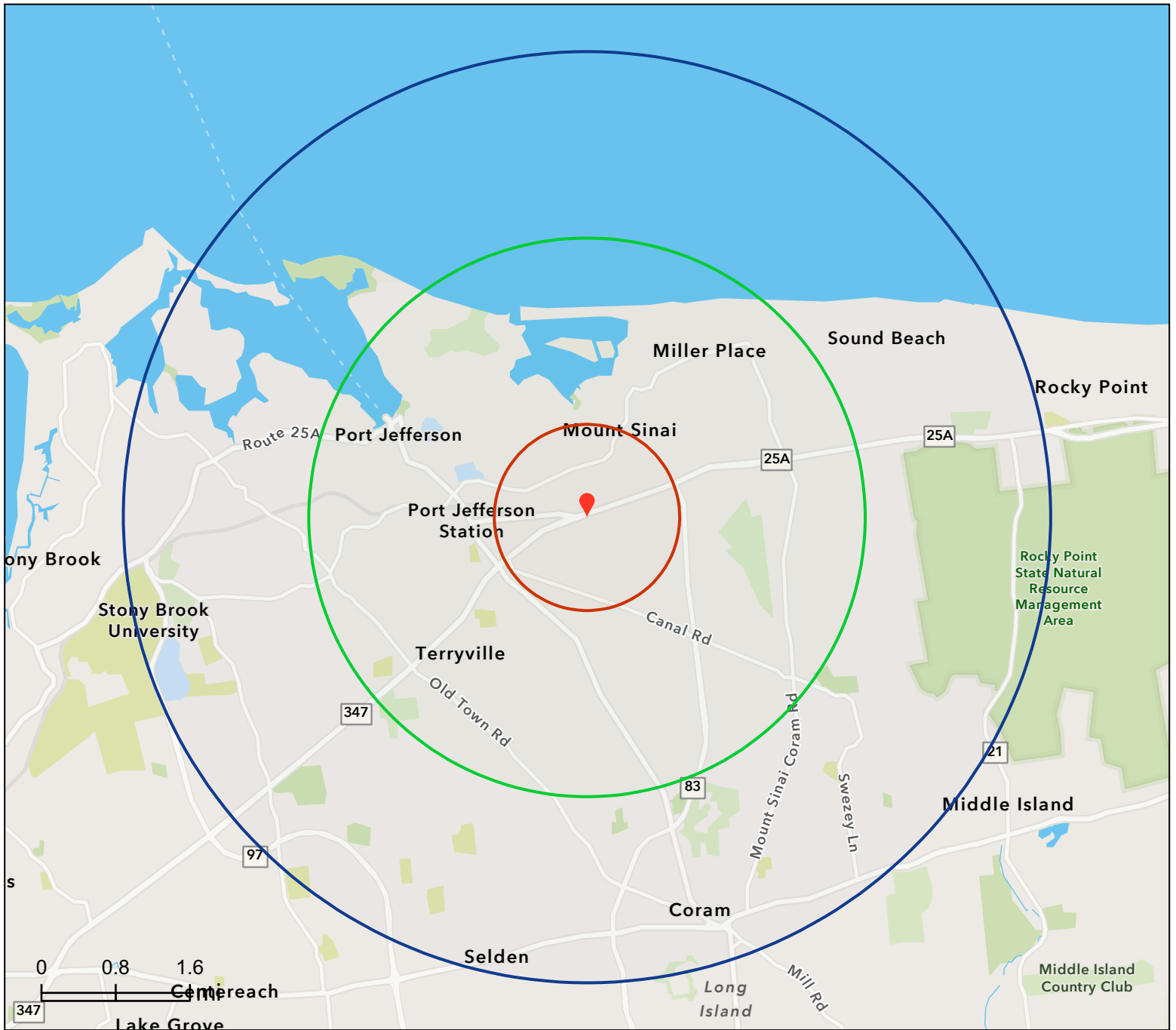
For Lease
2,000 - 42,800 SF
Retail Space



Site Details Map

Mt Sinai Commerce Park
 9 Myrtle St, Mount Sinai, New York, 11766
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 40.93256
 Longitude: -73.02897



This site is located in:

- City:** Brookhaven
- County:** Suffolk County
- State:** New York
- ZIP Code:** 11766
- Census Tract:** 36103158306
- Census Block Group:** 361031583061
- CBSA:** New York-Newark-Jersey City, NY-NJ Metropolitan Statistical Area

Executive Summary

Mt Sinai Commerce Park
 9 Myrtle St, Mount Sinai, New York, 11766
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 40.93256
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	1 mile	3 miles	5 miles
Population			
2010 Population	6,825	67,429	154,319
2020 Population	6,834	66,024	153,136
2024 Population	6,848	66,909	153,438
2029 Population	6,787	67,096	152,351
2010-2020 Annual Rate	0.01%	-0.21%	-0.08%
2020-2024 Annual Rate	0.05%	0.31%	0.05%
2024-2029 Annual Rate	-0.18%	0.06%	-0.14%
2020 Male Population	48.2%	48.6%	48.7%
2020 Female Population	51.8%	51.4%	51.3%
2020 Median Age	42.2	44.1	42.2
2024 Male Population	49.0%	49.4%	49.5%
2024 Female Population	51.0%	50.6%	50.5%
2024 Median Age	43.3	44.5	42.5

In the identified area, the current year population is 153,438. In 2020, the Census count in the area was 153,136. The rate of change since 2020 was 0.05% annually. The five-year projection for the population in the area is 152,351 representing a change of -0.14% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 42.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	75.6%	76.1%	71.5%
2024 Black Alone	2.6%	3.7%	6.1%
2024 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2024 Asian Alone	6.1%	5.6%	7.2%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	5.6%	5.5%	5.6%
2024 Two or More Races	9.8%	8.8%	9.3%
2024 Hispanic Origin (Any Race)	15.9%	14.8%	15.3%

Persons of Hispanic origin represent 15.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	183	181	170
2010 Households	2,269	23,491	52,245
2020 Households	2,357	23,807	52,916
2024 Households	2,374	24,288	53,295
2029 Households	2,382	24,622	53,469
2010-2020 Annual Rate	0.38%	0.13%	0.13%
2020-2024 Annual Rate	0.17%	0.47%	0.17%
2024-2029 Annual Rate	0.07%	0.27%	0.07%
2024 Average Household Size	2.87	2.72	2.76

The household count in this area has changed from 52,916 in 2020 to 53,295 in the current year, a change of 0.17% annually. The five-year projection of households is 53,469, a change of 0.07% annually from the current year total. Average household size is currently 2.76, compared to 2.79 in the year 2020. The number of families in the current year is 38,287 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	30.4%	30.1%	30.0%
Median Household Income			
2024 Median Household Income	\$136,357	\$124,907	\$120,160
2029 Median Household Income	\$153,106	\$138,600	\$133,294
2024-2029 Annual Rate	2.34%	2.10%	2.10%
Average Household Income			
2024 Average Household Income	\$177,551	\$167,645	\$163,457
2029 Average Household Income	\$197,093	\$187,797	\$183,247
2024-2029 Annual Rate	2.11%	2.30%	2.31%
Per Capita Income			
2024 Per Capita Income	\$62,873	\$61,070	\$57,028
2029 Per Capita Income	\$70,651	\$69,159	\$64,565
2024-2029 Annual Rate	2.36%	2.52%	2.51%
GINI Index			
2024 Gini Index	34.1	32.4	33.2

Households by Income

Current median household income is \$120,160 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$133,294 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$163,457 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$183,247 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$57,028 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$64,565 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	72	72	73
2010 Total Housing Units	2,371	24,602	54,802
2010 Owner Occupied Housing Units	1,742	19,409	41,809
2010 Renter Occupied Housing Units	528	4,082	10,436
2010 Vacant Housing Units	102	1,111	2,557
2020 Total Housing Units	2,470	24,917	55,503
2020 Owner Occupied Housing Units	1,765	19,380	41,818
2020 Renter Occupied Housing Units	592	4,427	11,098
2020 Vacant Housing Units	106	1,132	2,623
2024 Total Housing Units	2,498	25,572	56,220
2024 Owner Occupied Housing Units	1,776	19,773	42,223
2024 Renter Occupied Housing Units	598	4,515	11,072
2024 Vacant Housing Units	124	1,284	2,925
2029 Total Housing Units	2,498	25,729	56,411
2029 Owner Occupied Housing Units	1,794	20,211	42,762
2029 Renter Occupied Housing Units	588	4,411	10,707
2029 Vacant Housing Units	116	1,107	2,942

Socioeconomic Status Index

2024 Socioeconomic Status Index	53.8	57.0	55.8
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Currently, 75.1% of the 56,220 housing units in the area are owner occupied; 19.7%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 55,503 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.30%. Median home value in the area is \$576,393, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.48% annually to \$620,216.

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Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



John Pacifico

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Professional Background

I am a former NYPD Police Officer who dedicated a decade to protecting and serving our community. My law enforcement career, unfortunately, came to an early end due to an injury sustained in the line of duty. This moment led me to pivot into the dynamic world of commercial real estate.

My journey in real estate began by assisting the family of a prominent commercial real estate company on Long Island. Over 15 years, I closely observed the intricacies of the industry through the lens of a top-level executive. My real estate license, obtained in 2008, was a natural progression in my growing passion for this field.

At NAI Long Island, I bring a distinctive blend of real-world experience and insider knowledge. My focus is on the retail and industrial sector of commercial real estate brokerage, where I skillfully navigate both owner and tenant representation, along with investment sales and acquisitions.

I am actively involved with the Commercial Industrial Brokers Society (CIBS) and the International Council of Shopping Centers (ICSC), along with multiple local Chambers of Commerce. These platforms allow me to stay connected and contribute to the industry and our community.

Outside of my professional life, I enjoy moments spent with my wife, two children, and our extended family and friends (usually on a Lacrosse field). Embracing all that Long Island has to offer, from its beaches to its amazing restaurants, shopping and bustling towns, I am proud to call this vibrant community my home.

My mission is to leverage my diverse experiences to drive success in commercial real estate and foster lasting relationships in the community I proudly serve.

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Professional Background

Nick Vittorio is a highly skilled commercial real estate broker with over 25 years of real estate industry experience, specializing in selling investment properties, identifying high-value investment opportunities for investors, and managing commercial leasing for national tenants.

As the previous President of NV Equity Holdings Corp., Nick has built a reputation for delivering profitable real estate investments and maximizing returns for his clients. His expertise spans the full spectrum of commercial real estate, from acquisition and deal structuring to tenant negotiations and property management.

Nick's career has been defined by his ability to source lucrative investment properties that align with his clients' financial goals. He is adept at analyzing market trends, conducting comprehensive property evaluations, and executing complex transactions that ensure long-term profitability.

His work with national anchor tenants has helped him secure high-value leases, ensuring stable income streams for property owners and investors alike.

With a hands-on approach to real estate acquisitions and leasing, Nick builds strong partnerships with investors, property managers, and tenants to facilitate seamless transactions. His deep knowledge of market dynamics and his strategic negotiation skills make him a trusted partner for investors seeking to grow their portfolios.

Nick's proficiency in commercial property sales, deal oversight, and tenant relations has led to the successful completion of numerous real estate ventures. He continues to stay ahead of industry trends and innovations.

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