601 Veterans Memorial Highway
Hauppauge, New York

Up to 11,194 SF Available

Wet Use Permitted

RIPCO
REAL ESTATE

601 Veterans Memorial Highway

SIZE AVAILABLE
11,194 SF - Divisible
From 1,500 SF and Up
Wet Use Permitted

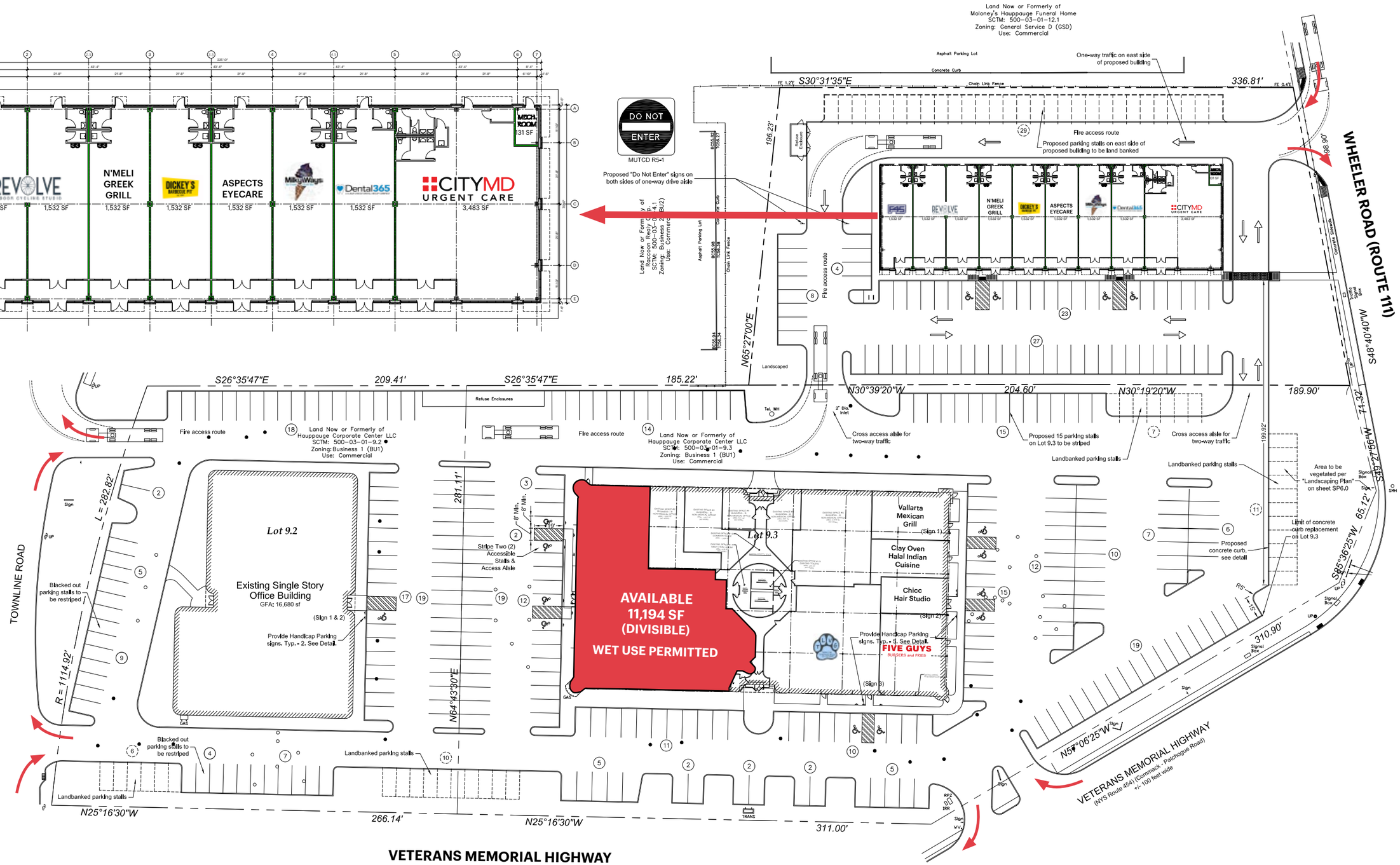
CO-TENANTS
Five Guys, Towne Line Veterinary Group, Clay Oven Indian Cuisine, Vallart Mexican Grill, Chicc Hair Studio

NEIGHBORS
F45, Revolve, Pita Pit, CityMD Urgent Care, Dollar Tree, Moe's Southwest Grill, Sola Salon Studios, Jersey Mike's, Mama Sbarro, Duck Donuts, ShopRite, Panera Bread, Starbucks, Chipotle, Wendy's, McDonald's, Residence Inn by Marriott, Sterling Bank, Dicky's Barbecue Pit, Aspects Eye Care, Milky Ways Ice Cream, Dental 365

COMMENTS
80,428 vehicles per day

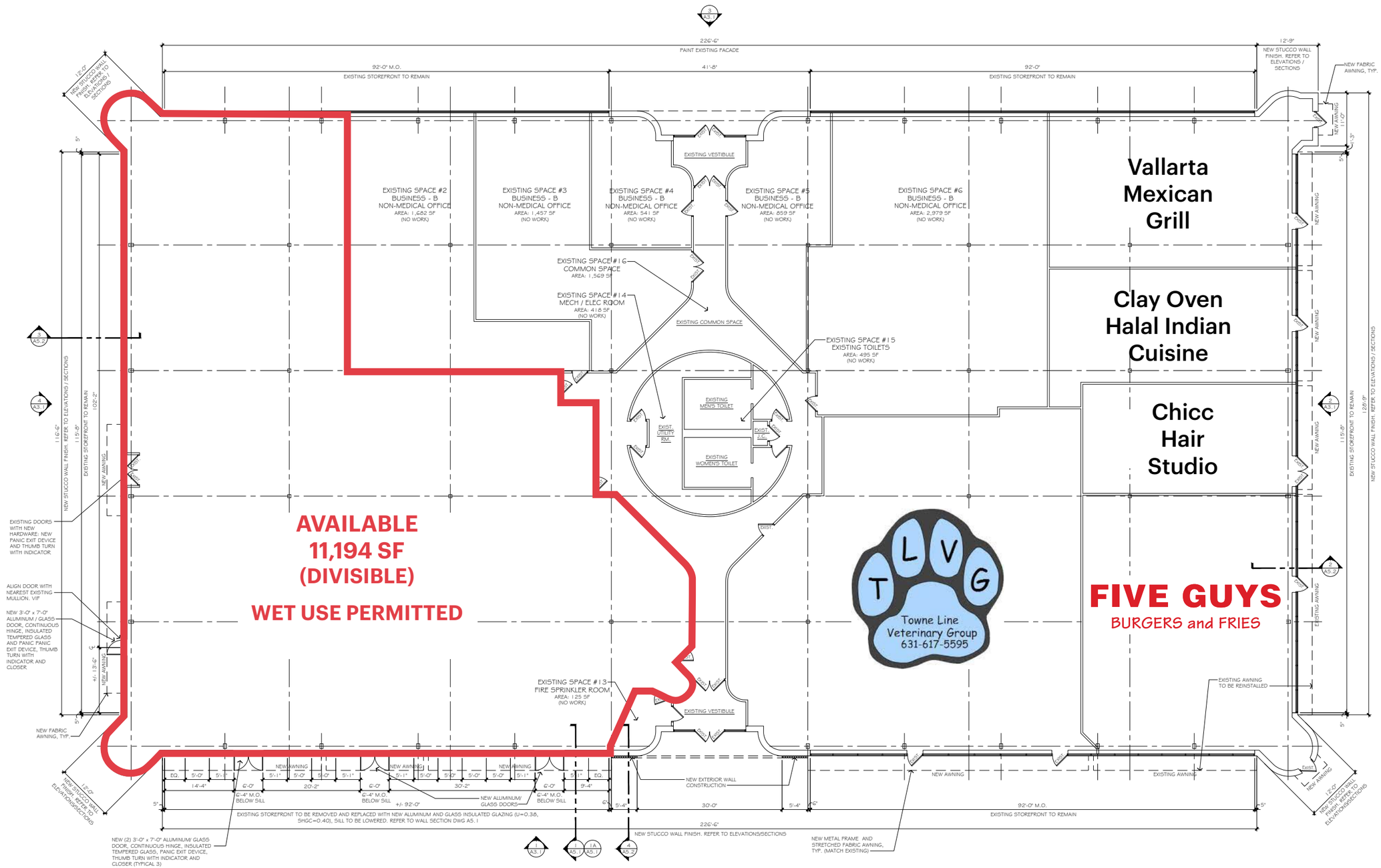
Located between four major highways

SITE PLAN



Land Now or Formerly of Moloney's Hauppauge Funeral Home SCTM: 500-03-01-12.1 Zoning: General Service D (GSD) Use: Commercial
Asphalt Parking Lot
One-way traffic on east side of proposed building
S30°31'35"E
336.81'
DO NOT ENTER
MUTCD R5-1
Proposed "Do Not Enter" signs on both sides of one-way drive aisle
Fire access route
Proposed parking stalls on east side of proposed building to be land banked
WHEELER ROAD (ROUTE 111)
N'MELI GREEK GRILL
ASPECTS EYECARE
CITYMD URGENT CARE
1,532 SF
3,483 SF
N65°27'00"E
S26°35'47"E
209.41'
185.22'
N30°39'20"W
204.60'
N30°19'20"W
189.90'
S48°40'40"W
Land Now or Formerly of Hauppauge Corporate Center LLC SCTM: 500-03-01-9.2 Zoning: Business 1 (BU1) Use: Commercial
Land Now or Formerly of Hauppauge Corporate Center LLC SCTM: 500-03-01-9.3 Zoning: Business 1 (BU1) Use: Commercial
Cross access aisle for two-way traffic
Proposed 15 parking stalls on Lot 9.3 to be striped
Landbanked parking stalls
Area to be vegetated per "Landscaping Plan" on sheet SP6.0
Limit of concrete curb replacement on Lot 9.3
Proposed concrete curb, see detail
Lot 9.2
Existing Single Story Office Building
GFA: 16,680 sf
Provide Handicap Parking signs. Typ. - 2. See Detail.
Blacked out parking stalls to be restriped
TOWNLINE ROAD
L = 282.82'
R = 1114.92'
281.11'
N64°43'30"E
Stripe Two (2) Accessible Stalls & Access Aisle
Lot 9.3
Vallarta Mexican Grill
Clay Oven Halal Indian Cuisine
Chicc Hair Studio
FIVE GUYS
AVAILABLE
11,194 SF
(DIVISIBLE)
WET USE PERMITTED
310.90'
N57°06'25"W
VETERANS MEMORIAL HIGHWAY
(NYS Route 454) (Commack - Patchogue Road) +/- 100 feet wide
N25°16'30"W
266.14'
311.00'
VETERANS MEMORIAL HIGHWAY

FLOOR PLAN

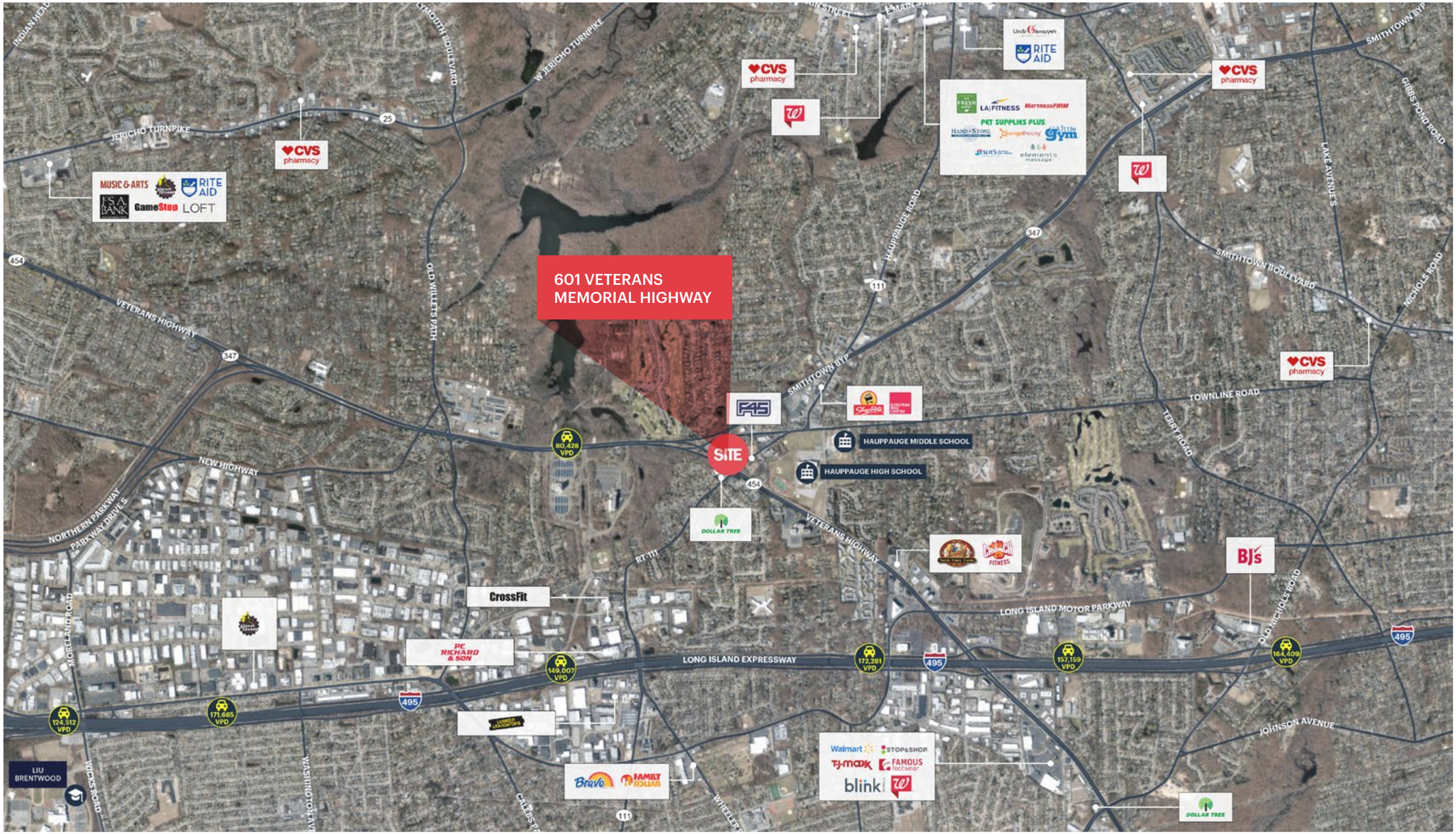

226'-6"
PAINT EXISTING FACADE
92'-0" M.O.
EXISTING STOREFRONT TO REMAIN
41'-8"
92'-0"
EXISTING STOREFRONT TO REMAIN
12'-9"
NEW STUCCO WALL FINISH. REFER TO ELEVATIONS / SECTIONS
NEW FABRIC AWNING, TYP.
EXISTING SPACE #2
BUSINESS - B
NON-MEDICAL OFFICE
AREA: 1,682 SF
(NO WORK)
EXISTING SPACE #3
BUSINESS - B
NON-MEDICAL OFFICE
AREA: 1,457 SF
(NO WORK)
EXISTING SPACE #4
BUSINESS - B
NON-MEDICAL OFFICE
AREA: 541 SF
(NO WORK)
EXISTING VESTIBULE
EXISTING SPACE #5
BUSINESS - B
NON-MEDICAL OFFICE
AREA: 859 SF
(NO WORK)
EXISTING SPACE #6
BUSINESS - B
NON-MEDICAL OFFICE
AREA: 2,979 SF
(NO WORK)
Vallarta
Mexican
Grill
Clay Oven
Halal Indian
Cuisine
Chicc
Hair
Studio
EXISTING SPACE #16
COMMON SPACE
AREA: 1,569 SF
EXISTING SPACE #14
MECH / ELEC ROOM
AREA: 418 SF
(NO WORK)
EXISTING COMMON SPACE
EXISTING SPACE #15
EXISTING TOILETS
AREA: 495 SF
(NO WORK)
EXISTING MEN'S TOILET
EXISTING WOMEN'S TOILET
EXIST. UTILITY RM.
AVAILABLE
11,194 SF
(DIVISIBLE)
WET USE PERMITTED
EXISTING SPACE #13
FIRE SPRINKLER ROOM
AREA: 125 SF
(NO WORK)
EXISTING VESTIBULE
Towne Line
Veterinary Group
631-617-5595
FIVE GUYS
BURGERS and FRIES
NEW AWNING
EXISTING AWNING
EXISTING AWNING
TO BE REINSTALLED
EXISTING DOORS WITH NEW HARDWARE: NEW PANIC EXIT DEVICE AND THUMB TURN WITH INDICATOR
ALIGN DOOR WITH NEAREST EXISTING MULLION. VIF
NEW 3'-0" x 7'-0" ALUMINUM / GLASS DOOR, CONTINUOUS HINGE, INSULATED TEMPERED GLASS AND PANIC PANIC EXIT DEVICE, THUMB TURN WITH INDICATOR AND CLOSER
NEW FABRIC AWNING, TYP.
NEW STUCCO WALL FINISH. REFER TO ELEVATIONS/SECTIONS
EXISTING STOREFRONT TO REMAIN
NEW AWNING
NEW ALUMINUM/ GLASS DOORS
NEW EXTERIOR WALL CONSTRUCTION
EXISTING STOREFRONT TO BE REMOVED AND REPLACED WITH NEW ALUMINUM AND GLASS INSULATED GLAZING (U=0.38, SHGC=0.40), SILL TO BE LOWERED. REFER TO WALL SECTION DWG A5. 1
NEW (2) 3'-0" x 7'-0" ALUMINUM/ GLASS DOOR, CONTINUOUS HINGE, INSULATED TEMPERED GLASS, PANIC EXIT DEVICE, THUMB TURN WITH INDICATOR AND CLOSER (TYPICAL 3)
NEW STUCCO WALL FINISH. REFER TO ELEVATIONS/SECTIONS
NEW METAL FRAME AND STRETCHED FABRIC AWNING, TYP. (MATCH EXISTING)
EXISTING AWNING
NEW STUCCO WALL FINISH. REFER TO ELEVATIONS/SECTIONS

INTERIOR PHOTOS

PHOTOS

AVAILABLE
11,194 SF
(DIVISIBLE)
WET USE PERMITTED
FIVE GUYS
BURGERS and FRIES
Chicc Hair Salon
Clay Oven
Vallarta Mexican Cuisine
REVOLVE
INDOOR CYCLING STUDIO
N'Meli Greek Grill
DICKEY'S
BARBECUE PIT
Aspects Eye Care
Dental365
CITYMD
URGENT CARE
Towne Line Veterinary Group
601
VETS HWY.
380
TOWNLINE
HAIR SALON
FIVE GUYS

MARKET AERIAL



AERIAL

601 VETERANS MEMORIAL HIGHWAY
SITE
ABERDEEN ROAD
CORNWALL LANE
MERRIVALE DRIVE
REDAN DRIVE
BROOKSITE DRIVE
MORGAN COURT
RT-347 E
RT-347 W
RT-454 W
RT-454 E VETERANS HIGHWAY
SCHOOLHOUSE LANE
JANET COURT
BARNABY CT E
TOWNLINE ROAD
CR-76
HAUPPAUGE ROAD
OPAL COURT
LINCOLN BOULEVARD
HAUPPAUGE MIDDLE SCHOOL
HAUPPAUGE HIGH SCHOOL
80,428 VPD
18,742 VPD
10,908 VPD
16,784 VPD
10,513 VPD
TD Bank
AutoZone
Panera
European Wax Center
T-Mobile
verizon
Chipotle
Shop Rite
Wendy's
People's United Bank
United States Postal Service
CITYMD URGENT CARE
FIVE GUYS
Carvel
DUCK DONUTS
Jersey Mike's
Sola
DOLLAR TREE
347
111
454
76

1 MILE RADIUS

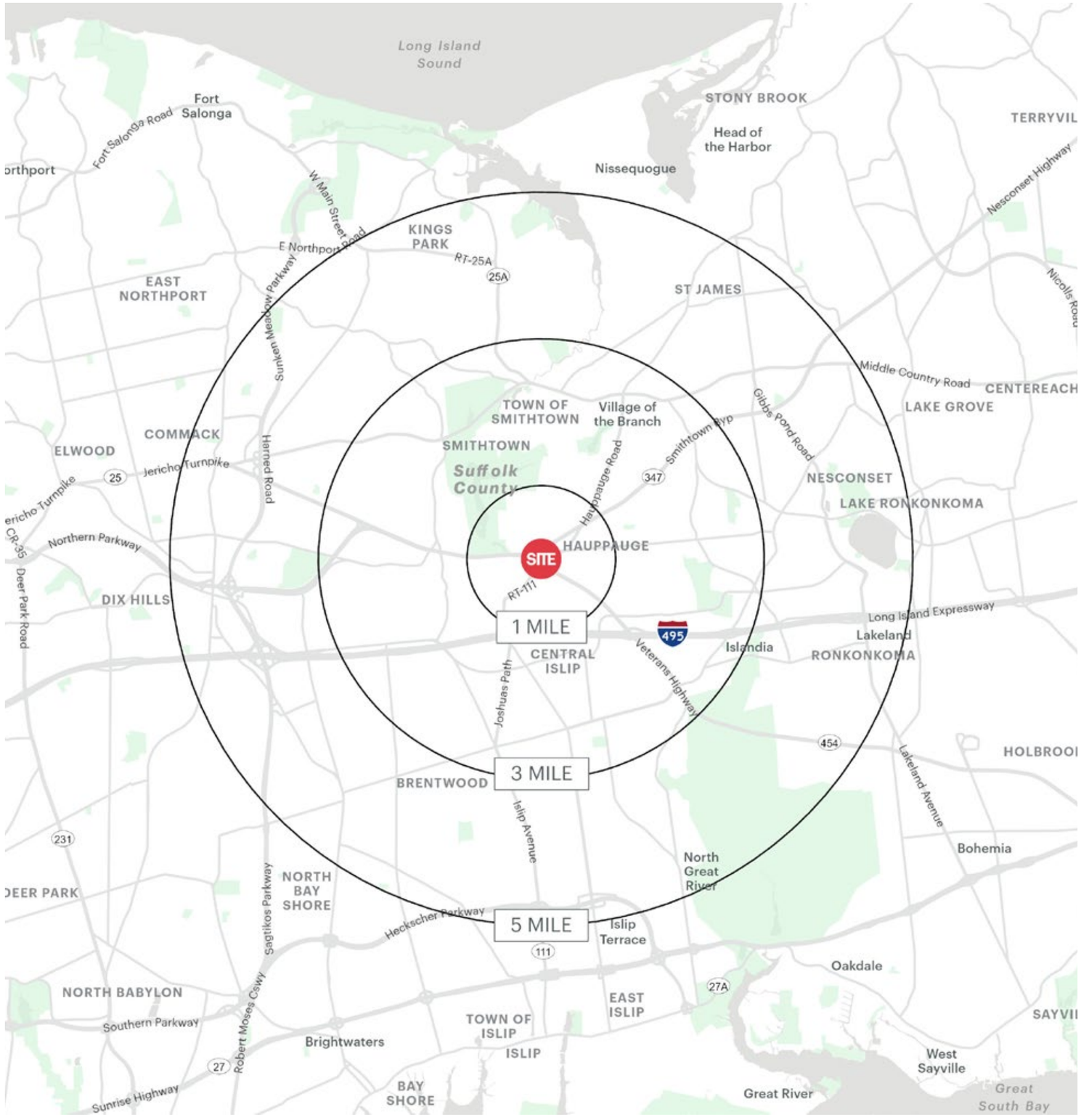
POPULATION
7,007
HOUSEHOLDS
2,471
AVERAGE HOUSEHOLD INCOME
$155,110
MEDIAN HOUSEHOLD INCOME
$122,234
COLLEGE GRADUATES (BACHELOR'S +)
2,452 - 48%
TOTAL BUSINESSES
581
TOTAL EMPLOYEES
5,633
DAYTIME POPULATION (W/ 16 YR +)
9,120

3 MILE RADIUS

POPULATION
85,321
HOUSEHOLDS
25,308
AVERAGE HOUSEHOLD INCOME
$136,325
MEDIAN HOUSEHOLD INCOME
$107,140
COLLEGE GRADUATES (BACHELOR'S +)
19,947 - 34%
TOTAL BUSINESSES
4,889
TOTAL EMPLOYEES
48,744
DAYTIME POPULATION (W/ 16 YR +)
91,784

5 MILE RADIUS

POPULATION
251,997
HOUSEHOLDS
75,019
AVERAGE HOUSEHOLD INCOME
$139,752
MEDIAN HOUSEHOLD INCOME
$110,207
COLLEGE GRADUATES (BACHELOR'S +)
60,278 - 25%
TOTAL BUSINESSES
9,908
TOTAL EMPLOYEES
116,017
DAYTIME POPULATION (W/ 16 YR +)
242,321



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Hauppauge, New York

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