



JLL

Achieve Ambitions

Subject Property

Norwood Avenue

Old Town Road

For Lease

**Rare build to suit opportunity
in Three Village**

**Old Town Road & Norwood Ave
East Setauket, NY**



Stony Brook University



Three Village Inn

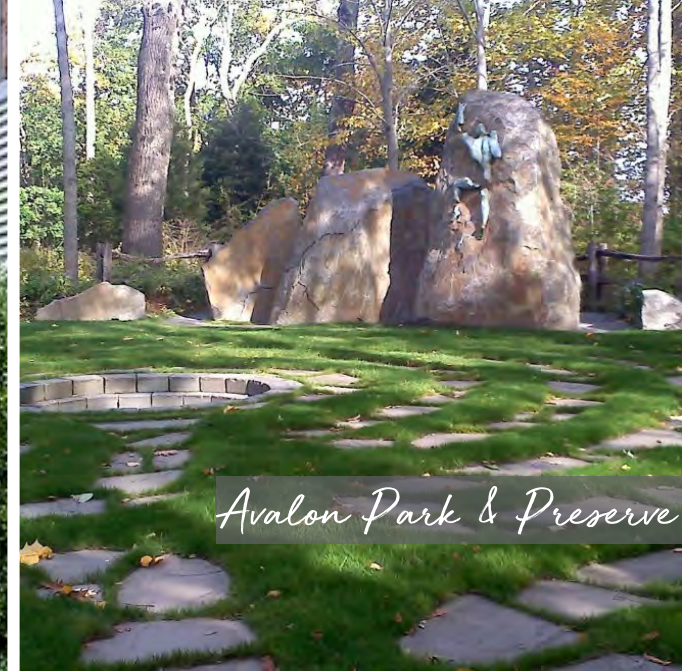


Ward Melville

Welcome
to the Three Village Community Old Town Road & Norwood Ave | East Setauket, NY



Stony Brook Village



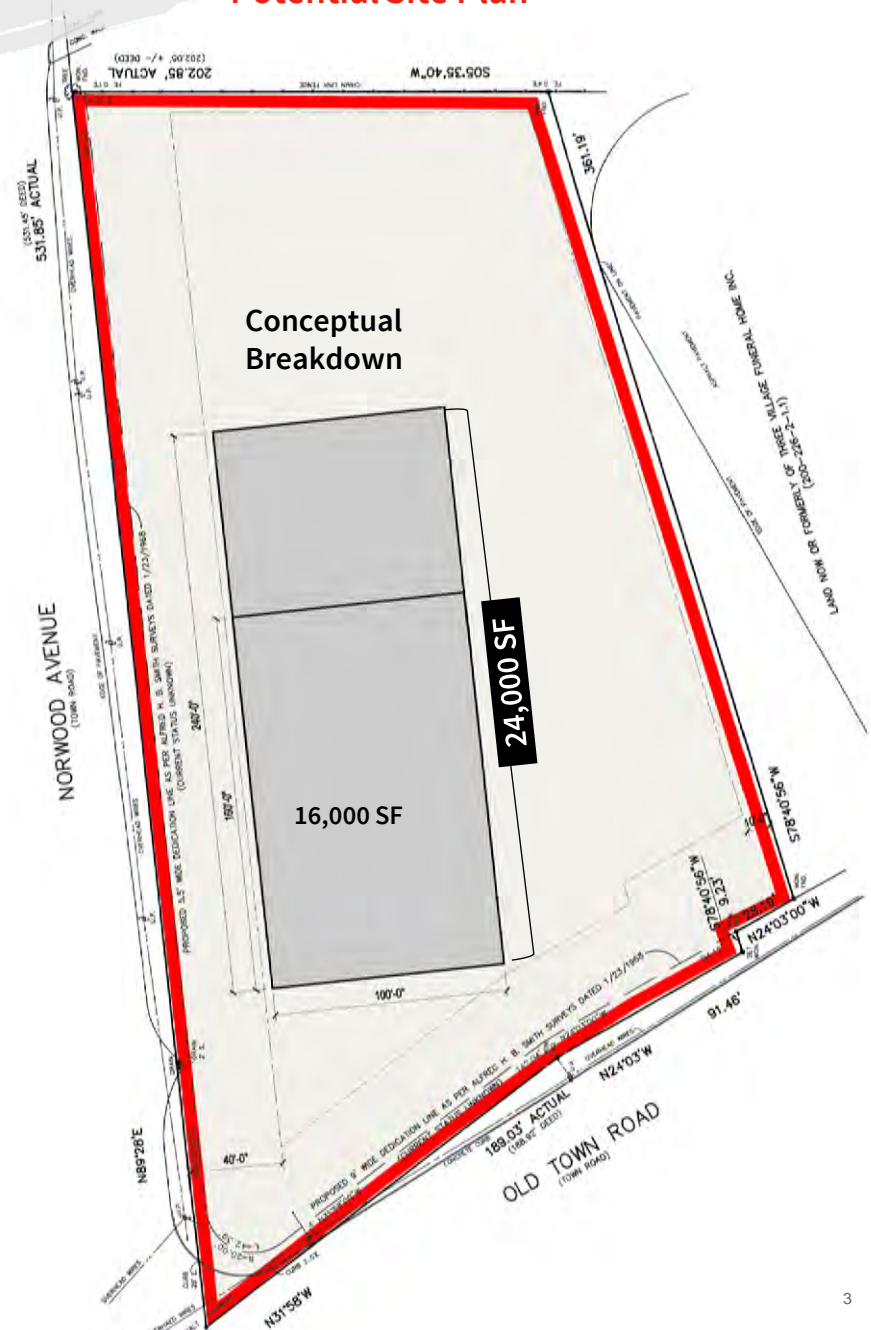
Avalon Park & Preserve

Property Overview

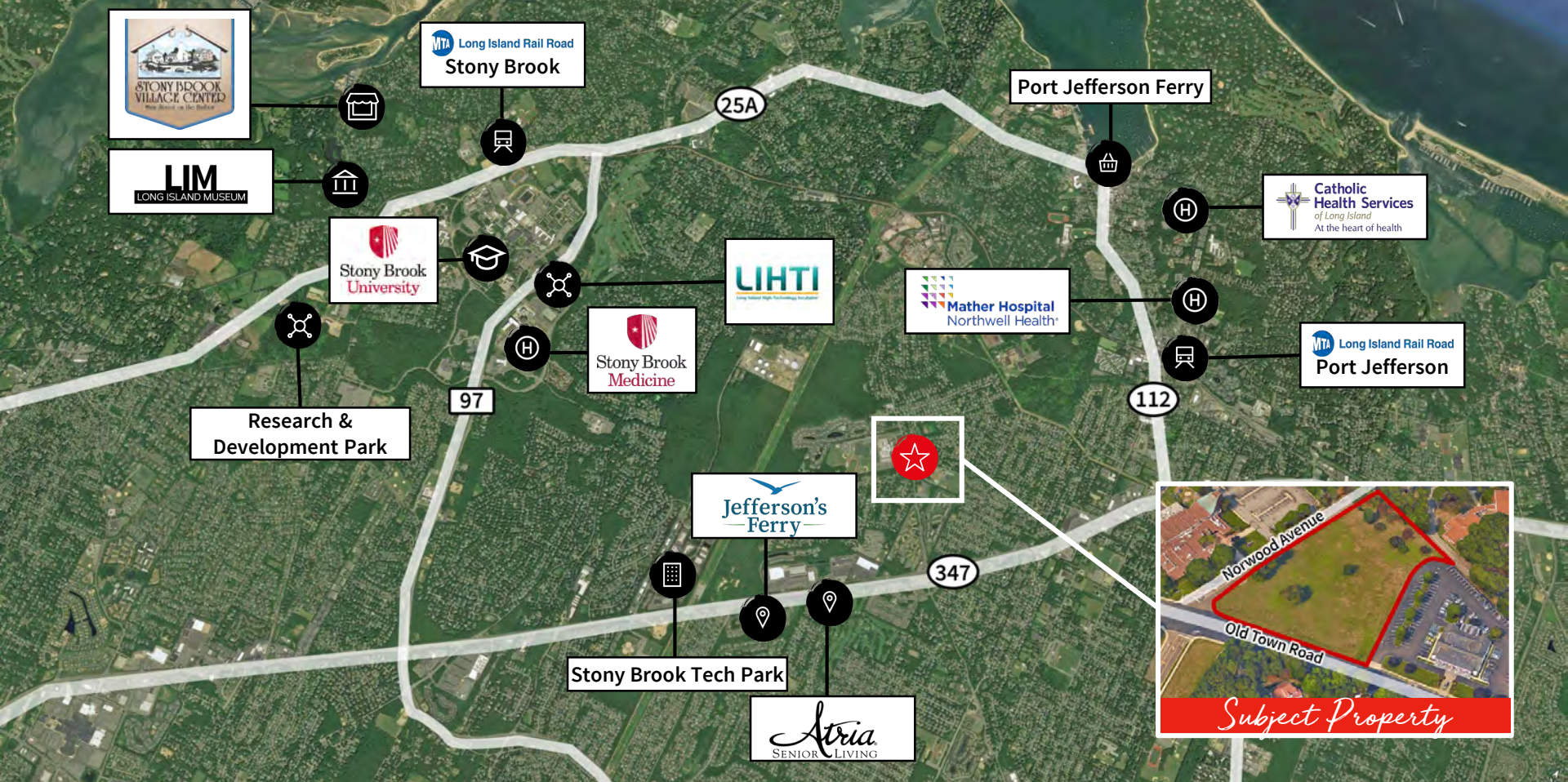
Old Town Road & Norwood Avenue East Setauket, NY

- 2.4 acres located on the corner of Old Town Road and Norwood Avenue
- Current zoning: J4 Business
- Office and medical use permitted
- Located in affluent Three Village community
- Close proximity to Stony Brook University
- 16,000 SF of medical use permitted
- Close proximity to three major North Shore hospitals (St. Charles, Mather, and Stony Brook Hospital)

Potential Site Plan



Old Town Road & Norwood Ave | East Setauket, NY



Contact Us

For more information or to arrange an inspection, please contact us:

Ray Ruiz
+1 631 962 2890
ray.ruiz@am.jll.com

John A. Nielsen
+1 631 962 7382
johna.nielsen@am.jll.com

Marianne Dugan
+1 631 962 2891
Marianne.dugan@am.jll.com

