

Price Reduction

For Sale / Leaseback

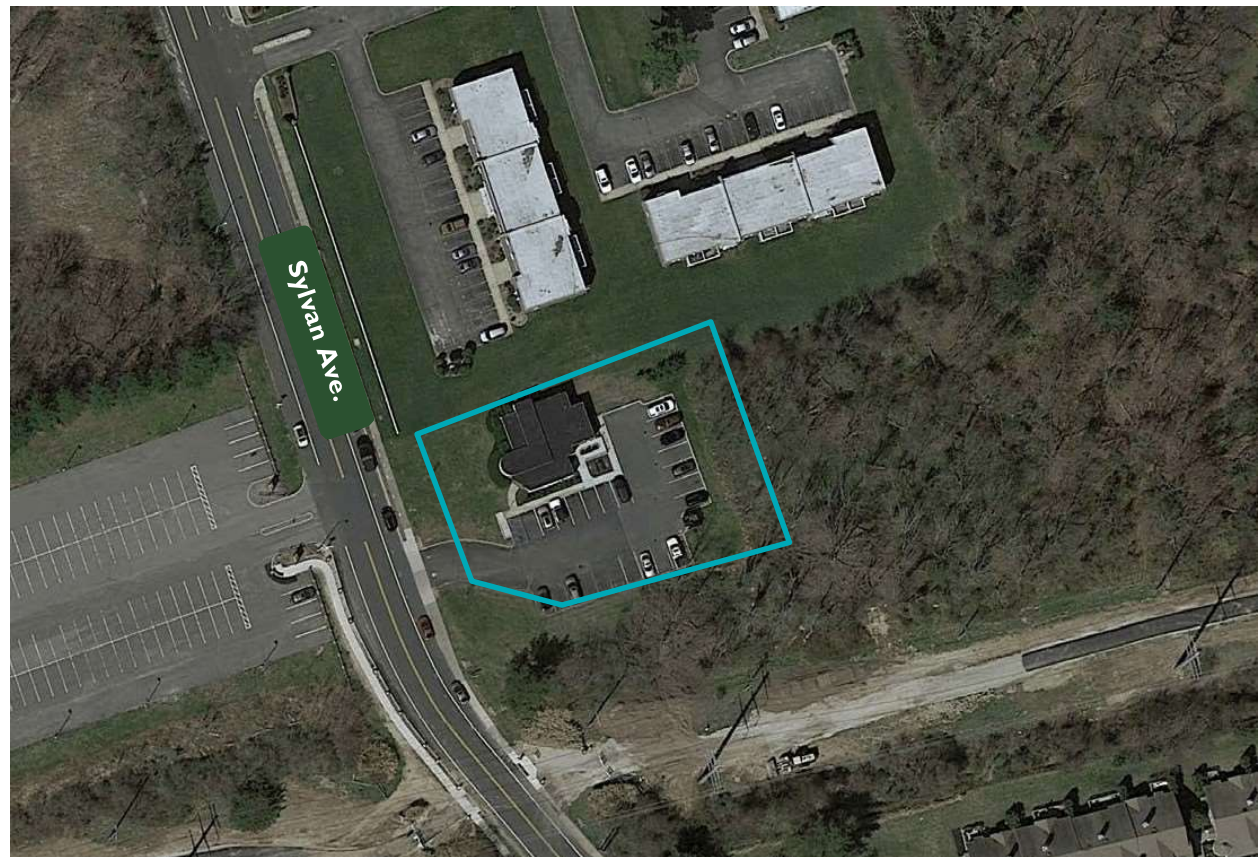
Single Tenant Medical Building

111 Sylvan Ave. | Miller Place, NY 11764



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Property Highlights



Property Information	
Sale Price	\$990,000.00
NOI	\$75,252.00
CAP Rate	7.60%
Property Information	
Address	111 Sylvan Ave. Miller Place, NY 11764
Parcel ID	0200-096.00-07.00-007.002
Lot Size	±0.60 Acres
Zoning	J-4 (Professional and Business Offices)
Parking	24 Spaces plus frontage spaces on Sylvan Road
Building Size	±2,122 RSF

Single Tenant Investment Opportunity

Personal Pediatrics has been operating a very successful pediatrics practice for over 50 years in this location

High Income, Family-Centric Neighborhood

Over \$146,900 Average HH income (3 mile radius) and is located in Miller Place Union Free School District which ranks among [the top 20% of](#) public school district in New York

Sale/Leaseback Showing Commitment to Property

Personal Pediatrics will remain as a tenant with an option to extend existing lease in place

Recent Renovation/Expansion

Original construction in 1981 (±1,623 SF) with renovation and expansion (±499 SF) in 2019 plus basement addition

Close Proximity to Numerous Hospitals

Mather Hospital	8 Min. Drive
St. Charles Hospital	9 Min. Drive
Stony Brook University Medical Center	15 Min. Drive

Lease & Financial Summary

Lease Summary	
Lease Commencement	04/12/2018
Lease Expiration	04/15/2029
Lease Type	NN
Rent Increases	2.0% Annual
Renewal Options	To be agreed to
Public or Private	Private

Responsibilities	Tenant	Landlord
Real Estate Taxes	X	
Property Insurance	X	
Rubbish/Dumpster/Interior Cleaning	X	
Landscaping/Irrigation	X	
Snow Removal	X	
All Utilities	X	
Septic/Leaching Pool (Maintenance)	X	
Roof/Structure		X
Mechanical Systems (HVAC/Repairs)	X	
Parking Lot Repair/Maintenance	X	

Financials	Monthly	Annual
Base Rent	\$6,521.00	\$78,252.00
Less Reserves	\$250.00	\$3,000.00
NOI	\$6,271.00	\$75,252.00



Financing Available
 Dansker Capital Group
 Andrew Dansker
adansker@danskergroup.com
 347.614.2241 (Cell)

www.danskergroup.com

History of Personal Pediatrics

Personal Pediatrics is a small private pediatric practice dedicated to the health of patients from newborns through young adulthood. The practice was started over 40 years ago by Dr. Harvey Kolker and he was subsequently joined by sister Pediatricians, Jennifer & Lauren Byrne. The experience of their physicians, as well as their warmth and compassion, has kept families in our practice for years.

Many of our parents started out as patients themselves and now continue to trust us with their own children. Dr. Harvey Kolker retired in 2014, the sister pediatricians have continued to create very close relationships with all their patients.



4.9 out of 5 Stars



4.7 out of 5 Stars



Meet the Tenant



Dr. Jennifer Byrne | Owner, Pediatrician

As a graduate of State University of New York at Binghamton Jennifer earned her Master of Medical Science degree at the Boston University School of Medicine. She attended Lake Erie College of Osteopathic Medicine and completed her pediatric residency at Stony Brook University Hospital. She is Board Certified in pediatrics, a Fellow of the American Academy of Pediatrics and a member of the Suffolk Pediatric Society.

Recipient of [NY Top Doc, 2018](#)

Recipient of [Castle Connolly Top Doc 2022](#)

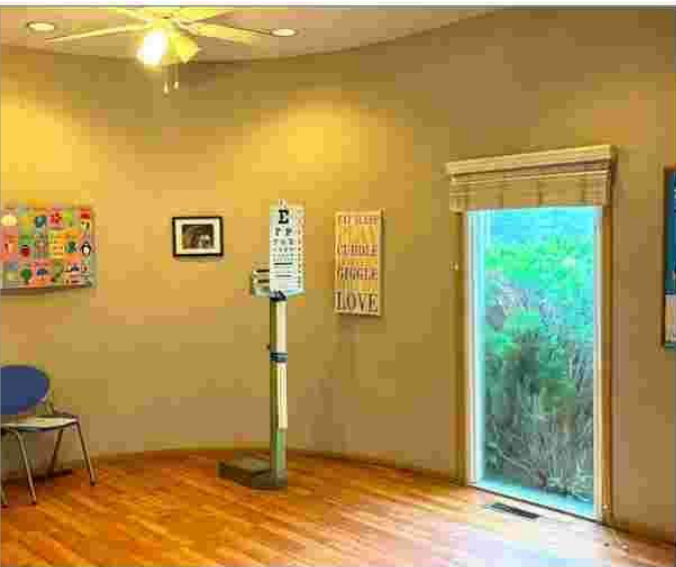


Dr. Lauren Byrne | Owner, Pediatrician

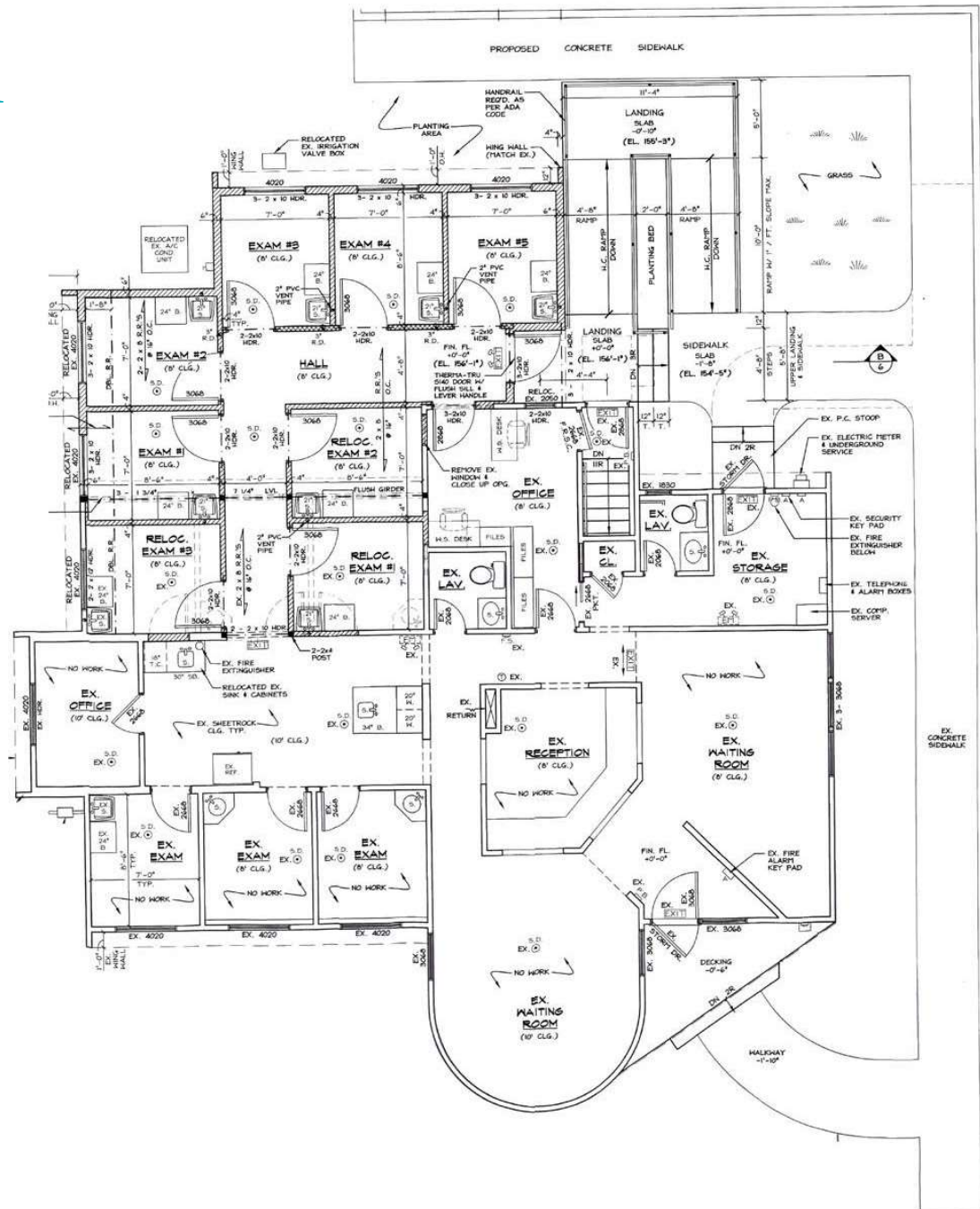
Lauren received her undergraduate degree from Union College and earned her medical degree from Lake Erie College of Osteopathic Medicine in 2006. She completed her pediatric residency at Schneider Children's Hospital (Now Cohen's) where she was named their 2009 Resident of the Year. She is a member of the Suffolk Pediatric Society & Fellow of the American Academy of Pediatrics.

Recipient of [NY Top Doc, 2017](#)

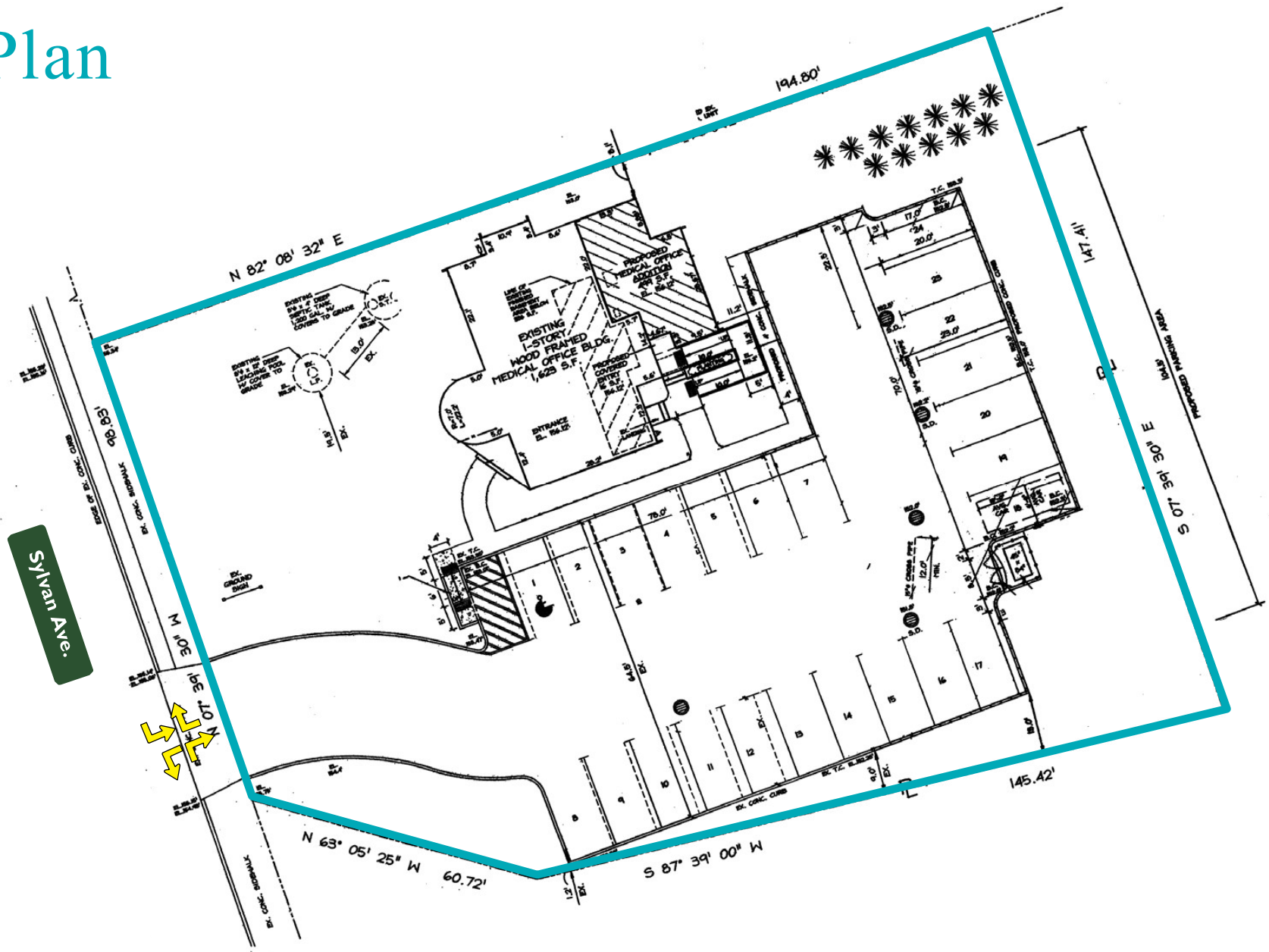
Recipient [Castle Connolly Top Doc 2022](#)



Floor Plan



Site Plan





Close Proximity
to Numerous Hospitals

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5,000 VPD

Sylvan Ave.

Echo Ave.

Marshalls

RITE AID

Stop&Shop

DOLLAR TREE

Playa Bowls

Better on a Bagel

Recipe 7 Kitchen

Miller

Miller Place Bagel & Deli

Party Hardy

Huntington LEARNING CENTER

7 ELEVEN

Starbucks

Applebee's

Friendly's

38,046 VPD

25A

25A

CVS pharmacy

Walgreens

McDonald's

bp

	1 Mile	3 Mile	5 Mile	
2022 Estimated Population	9,246	47,506	120,657	120,657
2022 Est. Median Age	43.7	41.8	41.1	41.1

Population

2022 Estimated Households	3,277	17,074	43,553	
2022 Median Home Value	\$510,416	\$442,991	\$411,852	\$411,852
2022 Median Rent	\$1,538	\$1,558	\$1,681	\$1,681

Households/Housing

2022 Est. Average Household Income	\$146,705	\$146,920	\$132,834	\$132,834
2022 Est. Median Household Income	\$139,176	\$118,396	\$107,465	\$107,465
2022 Est. Total Businesses	407	1,842	4,158	
2022 Est. Total Employees	2,343	14,139	33,728	

Businesses/Employees

2022 Est. Total Household Expenditure	\$306.02 M	\$1.59 B	\$3.77 B	\$3.77 B
2022 Est. Apparel	\$11.09 M	\$57.23 M	\$135.46 M	\$135.46 M
2022 Est. Entertainment	\$18.11 M	\$93.06 M	\$219.72 M	\$219.72 M
2022 Est. Food, Beverages, Tobacco	\$45.3 M	\$236.82 M	\$566.3 M	\$566.3 M
2022 Est. Furnishings, Equipment	\$11.18 M	\$57.5 M	\$136.01 M	\$136.01 M
2022 Est. Health Care, Insurance	\$27.14 M	\$141.78 M	\$338.68 M	\$338.68 M

Household Expenditures

