



STATION YARDS

RONKONKOMA

OFFICE & MEDICAL SPACE | FOR LEASE





AT THE INTERSECTION OF WORK AND PLAY

Station Yards is a 53-acre master development along the north side of the Ronkonkoma Long Island Railroad train station. TRITEC was named the Master Developer by the Town of Brookhaven in 2011. This area was rezoned to the Station Yards TOD Zoning District. This is a form-based zoning code, which allows for significant flexibility with respect to the location and density of uses (location/density of uses can shift within the overall 53-acre development) so long as site plan complies with maximum density, height restrictions, and “block use” restrictions as laid out in the Town’s Regulating Plan.



1,450
Multi-Family Residences



360,000 SF
Commercial Office/ Medical Space



195,000 SF
Retail Space



60,000 SF
Hospitality

80, 100, 101 & 111 RAILROAD AVE

PROPOSED DEVELOPMENT PLAN



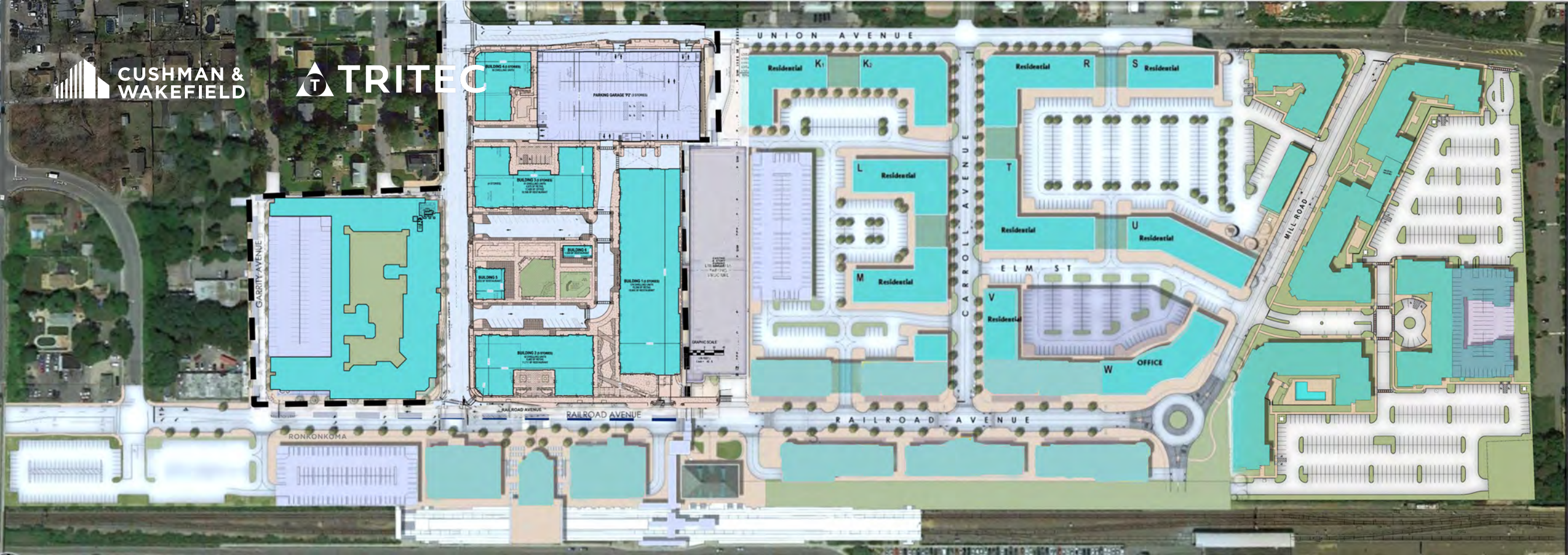
OPPORTUNITY FOR OFFICE / MEDICAL SPACE

Up to a total of 360,000 SF anchored by a 5-story building, 20,000 SF floor plates with retail on the ground floor. The site outlined in black and yellow is 6.89 acres bound by Carroll Avenue, Union Avenue, Railroad Avenue, and the MTA Garage. Over 4,800 cars pass on Railroad Avenue per day. The Ronkonkoma Line is the busiest of all LIRR lines with approximately 17,000 riders per day. There are 30 weekday westbound trains, and 33 weekday eastbound trains. Penn Station and Grand Central Madison Station (East Side access) are a mere 60 minutes from the Ronkonkoma station, just steps from the Station Yards proposed office space. Full zoning, SEQRA and primary infrastructure are in place for the entire Station Yards development.

BUILT TO SUIT CAPABILITIES

The build-to-suit process, when employed by the right development team, is the best way to deliver an office project that precisely fits the needs and schedule of the tenant. TRITEC has delivered a number of large scale projects on Long Island.

Example: TRITEC constructed a 232,917 square foot Class "A" Office headquarters for a software and service company, Dealertrack Technologies, located at 3400 New Hyde Park Road.



STATION YARDS SUMMARY

TRITEC is developing and constructing Station Yards in Long Island, New York. A modern Long Island locale created by Long Island locals, Station Yards brings a dynamic lifestyle district to this transformative development. Envisioned from a blank canvas and inspired by the best in class live, work, play destinations, Station Yards is the barbell to Penn Station, creating a grand station of Suffolk County. It's where the South Shore and North Shore unite. It's where the West's urban attitude meets the upscale, laid-back energy of the East End. Designed with you in mind, whether you're from here or a newly minted Long Islander, Station Yards will have it all – destination retail, dining variety, spacious apartment living, and inspiring creative offices – all moments from any and every way you travel.

Well-positioned at the crossroads of road, rail, and air, Station Yards spans 53+ acres surrounding the Ronkonkoma Long Island Railroad Station and consists of approximately:

- 1,450 homes
- 360,000 SF of office/medical space
- 195,000 SF of retail/hospitality

The Long Island Rail Road transports 17,000 commuters West toward Penn Station per day, making Station Yards the busiest train station in Suffolk County and the second busiest on Long Island. LIRR riders have the option of the sixty-five-minute express train from Ronkonkoma to Penn Station or East Side Access into Grand Central Station.

RESIDENTIAL DEMOGRAPHICS



\$122,000
Average HH Income



58%
Commute <30 Mins
To Work



82%
Residents 26-60
Years Old



26%
Medical Worker
Population



#Z FZVWdf TWVWf [e dWgUWUaf fa kagdW b'akWwZ;` egdS` UWYSeVWVdU_ S[fWS` UW` dWsd bSd[| Yb'gefZWaf aXa USd ahWSYing over ~#"'" bWU_ a` fZž
Sž Greater reach to Sffduf fs'WfZBg^| YW b'akWwXa_ AdWfl 9dW Badl ? SfflfgU S` VD[hWVWVZ9Wf| Yfs'WfXa_ ? S` ZSffS` lCgWw d4da| k` l@SeeSg 5ag` flž
%ž ;` UhsWesWkS` V`WeLa_ _gf| YefdwE ai l dS| l hWZ[Ug'SdSU[VWfd dSVi ad| SdW a`^a` YWfd[YWdbal` feXds` j[Wk-` adWf| YeS` Vi [UZWTWV Ww #* i ZWVwZž
&ž BWU_ S` WfTg[fž` EgefS|` S|f|fk Trains run efficiently and conveniently and in this case drops you right at your doorstep.

5. Clients, customers, vendors, investors have **fast and convenient access** through Islip MacArthur Airport from many location on the East Coast and Mid-West.

FOR MEDICAL AND LABORATORY FOCUSED

Station Yards provides an ideal location with immediate access to the Long Island Expressway, and MacArthur Airport. Densely populated multi-family units within the development provide unbeatable access to healthcare for patients where they reside.



MEDICARE POPULATION 65+ 5 MILE RADIUS

8,279
MEDICARE ONLY

5,386
DIRECT-PURCH
& MEDICARE

11,498
EMPLOYER & MEDICARE

2,159
MEDICARE & MEDICAID

HEALTHCARE DEMAND GROWTH

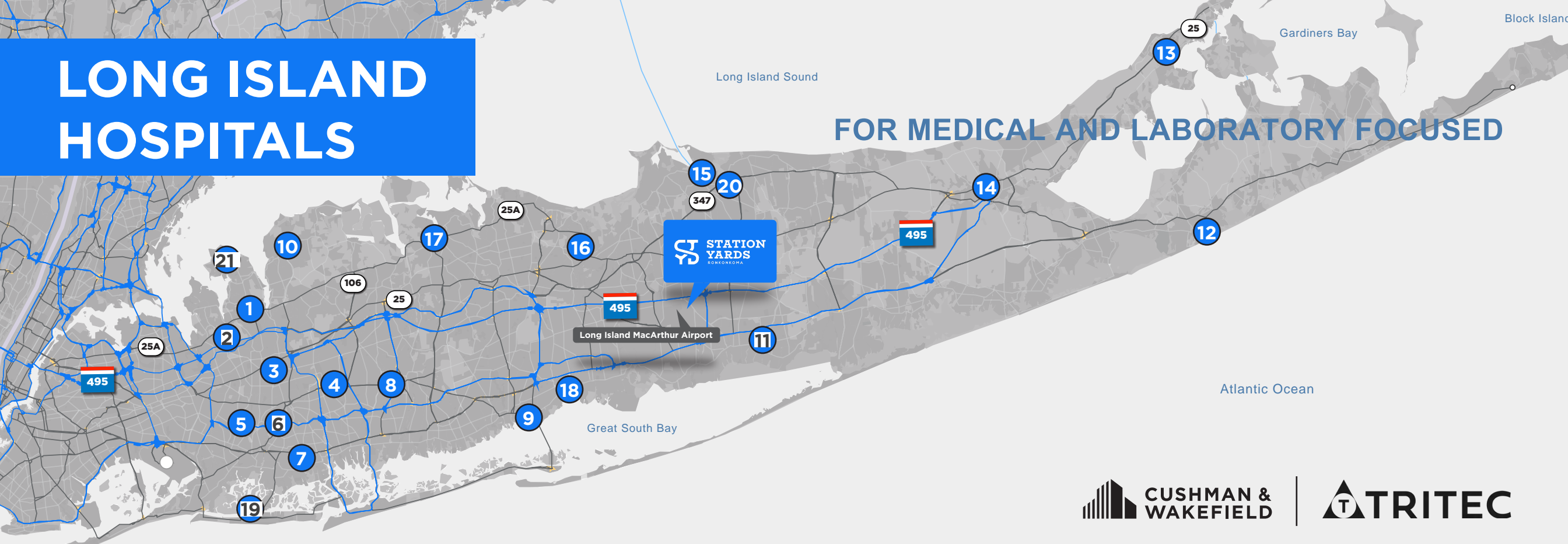
Growth projections for numerous service lines within a 5-mile radius from the Station Yards Development provide an opportunity for healthcare providers to tap into unmet demand in Long Island’s most highly-coveted healthcare submarket.

Service Lines - 5 Mile Radius	5 Yr. Growth	10 Yr. Growth
Cardiology	5.3%	9.4%
Cosmetic Procedures	-2.9%	-4.0%
Dermatology	-1.2%	-1.4%
Endocrinology	9.0%	13.8%
ENT	5.6%	7.8%
Evaluation and Management	2.0%	6.5%
Gastroenterology	0.4%	-0.1%
General Surgery	-2.7%	-2.6%
Gynecology	-0.5%	-3.2%
Lab	3.6%	8.8%
Miscellaneous Services	5.7%	12.1%
Nephrology	3.4%	3.9%
Neurology	0.7%	4.1%
Neurosurgery	-0.1%	0.8%
Obstetrics	-12.6%	-23.5%
Oncology	-0.7%	-0.7%
Ophthalmology	7.5%	14.1%
Orthopedics	5.3%	11.2%
Pain Management	5.0%	9.5%
Physical Therapy/Rehabilitation	4.1%	14.0%
Podiatry	6.3%	16.8%
Psychiatry	11.4%	11.9%
Pulmonology	1.8%	-4.5%
Radiology	0.4%	1.8%
Spine	7.6%	16.2%
Thoracic Surgery	2.0%	3.0%
Trauma	-1.0%	-2.5%
Urology	-0.1%	-0.1%
Vascular	9.4%	18.7%



LONG ISLAND HOSPITALS

FOR MEDICAL AND LABORATORY FOCUSED



MAP LEGEND

1. ST. FRANCIS HOSPITAL

PFI: 552 | BEDS: 279

2. NORTH SHORE UNIV. HOSPITAL

PFI: 541 | BEDS: 731

3. WINTHROP UNIV. HOSPITAL

PFI: 511 | BEDS: 591

4. NASSAU UNIV. MEDICAL CENTER

PFI: 528 | BEDS: 631

5. FRANKLIN HOSPITAL MEDICAL CENTER

PFI: 518 | BEDS: 305

6. MERCY MEDICAL CENTER

PFI: 513 | BEDS: 387

7. SOUTH NASSAU COMMUNITY HOSPITAL

PFI: 552 | BEDS: 279

8. NEW ISLAND HOSPITAL

PFI: 551 | BEDS: 223

9. GOOD SAMARITAN HOSPITAL

PFI: 925 | BEDS: 431

10. NORTHWELL AT GLEN COVE HOSPITAL

PFI: 490 | BEDS: 265

11. LONG ISLAND COMMUNITY HOSPITAL

PFI: 885 | BEDS: 321

12. SOUTHAMPTON HOSPITAL

PFI: 889 | BEDS: 168

13. EASTERN LONG ISLAND HOSPITAL

PFI: 891 | BEDS: 80

14. CENTRAL SUFFOLK HOSPITAL

PFI: 938 | BEDS: 154

15. ST. CHARLES HOSPITAL

PFI: 896 | BEDS: 243

16. ST. CATHERINE OF SIENA HOSPITAL

PFI: 943 | BEDS: 311

17. HUNTINGTON HOSPITAL

PFI: 913 | BEDS: 398

18. NORTHWELL SOUTH SHORE HOSPITAL

PFI: 924 | BEDS: 371

19. LONG BEACH MEDICAL CENTER

PFI: 495 | BEDS: 203

20. JOHN T. MATHER MEMORIAL HOSPITAL

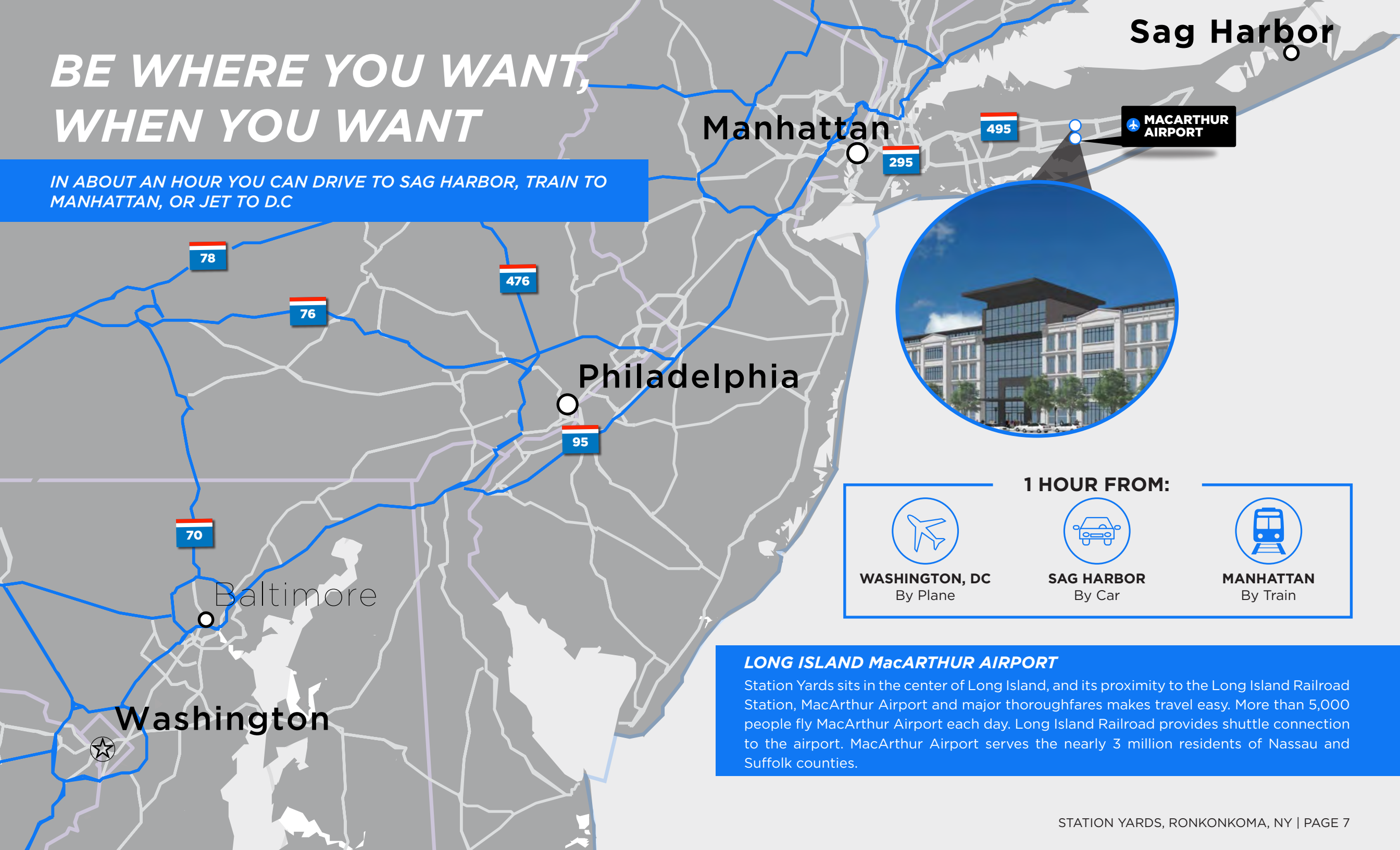
PFI: 895 | BEDS: 248

21. NORTH SHORE UNIV. HOSPITAL AT GLEN COVE

PFI: 490 | BEDS: 265

BE WHERE YOU WANT, WHEN YOU WANT

IN ABOUT AN HOUR YOU CAN DRIVE TO SAG HARBOR, TRAIN TO
MANHATTAN, OR JET TO D.C



Sag Harbor

Manhattan

MACARTHUR AIRPORT

Philadelphia

Baltimore

Washington

1 HOUR FROM:



WASHINGTON, DC
By Plane



SAG HARBOR
By Car



MANHATTAN
By Train

LONG ISLAND MacARTHUR AIRPORT

Station Yards sits in the center of Long Island, and its proximity to the Long Island Railroad Station, MacArthur Airport and major thoroughfares makes travel easy. More than 5,000 people fly MacArthur Airport each day. Long Island Railroad provides shuttle connection to the airport. MacArthur Airport serves the nearly 3 million residents of Nassau and Suffolk counties.



STATION YARDS

RONKONKOMA

FOR MORE INFORMATION, PLEASE CONTACT:

David Pennetta, SIOR, LEED GA

+1 631 425 1240

David@cushwake.com

Stephen Cadorette

+1 631 425 1210

Stephen.Cadorette@cushwake.com



**CUSHMAN &
WAKEFIELD**



TRITEC

Cushman & Wakefield Copyright 2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.