



## 290 Hawkins Ave

290 Hawkins Ave  
Ronkonkoma, New York 11779

### Property Highlights

- Convenient location close to both the Long Island Expressway and Portion Road.
- High traffic area with good visibility.

### Property Overview

Presenting a standalone 4,128 Square foot office building with two suites available for rent. Centrally located just North of the Long Island Expressway on Hawkins Avenue the property has a dedicated 16 car parking lot.

### Offering Summary

Lease Rate:	Negotiable
Building Size:	4,128 SF
Available SF:	665 - 1,902 SF
Lot Size:	16,553 SF

### Demographics 1 Mile 3 Miles 5 Miles

Total Households	4,580	30,605	80,483
Total Population	13,446	90,362	232,072
Average HH Income	\$102,186	\$119,024	\$120,675

### For More Information

**John Pacifico**

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## Property Description

Presenting a standalone 4,128 Square foot office building with two suites available for rent. Centrally located just North of the Long Island Expressway on Hawkins Avenue the property has a dedicated 16 car parking lot.

## Location Description

Centrally located North of the Long Island Expressway and South of Portion Road on Hawkins Avenue in Ronkonkoma. The property has high visibility and good signage on a well traveled road.

## Site Description

A freestanding, one story, multi tenant office building. The building has four (4) separate suites totaling 4,128 SF. On site parking provides 16 spaces. Town of Brookhaven zone J2.

## Exterior Description

A freestanding brick multi-tenant building. 16 car private parking lot.

## Interior Description

There are currently two (2) Suites available for rent. The Suites can be rented separately or rented together.

Suite A- 1,237 SF space with a spacious reception area that doubles as an open office space. Three windowed offices offering privacy and productivity. Includes a private bathroom for convenience and comfort. Offers access to the common area bathrooms in the main hallway of the building.

Suite C- 665 SF space with a welcoming, spacious reception area that doubles as an open office space. Two windowed offices offering privacy and productivity. Offers access to the common area bathrooms in the main hallway of the building.

## Parking Description

Private parking lot with 16 spaces

## Utilities Description

separately metered and billed directly to tenant.

## Construction Description

Brick





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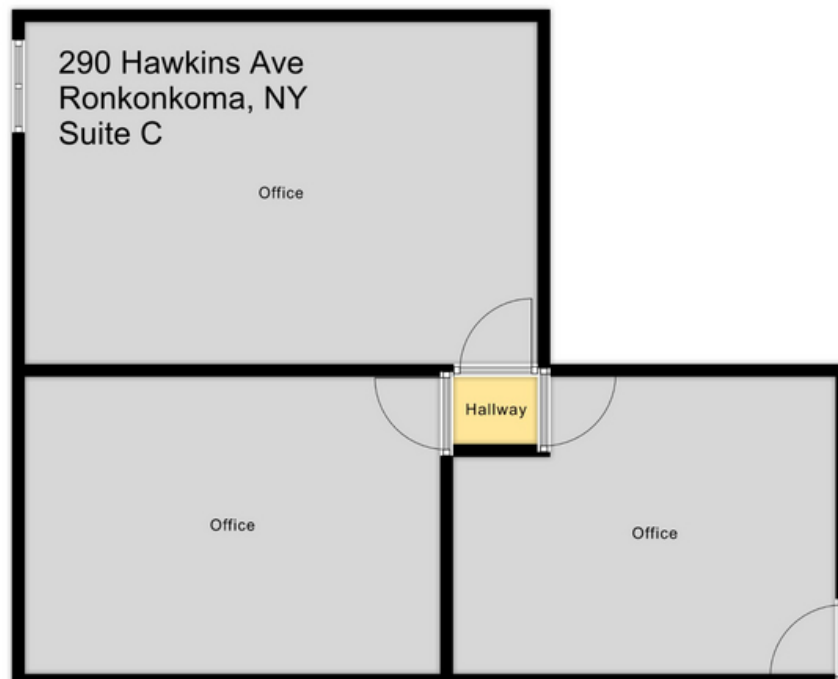




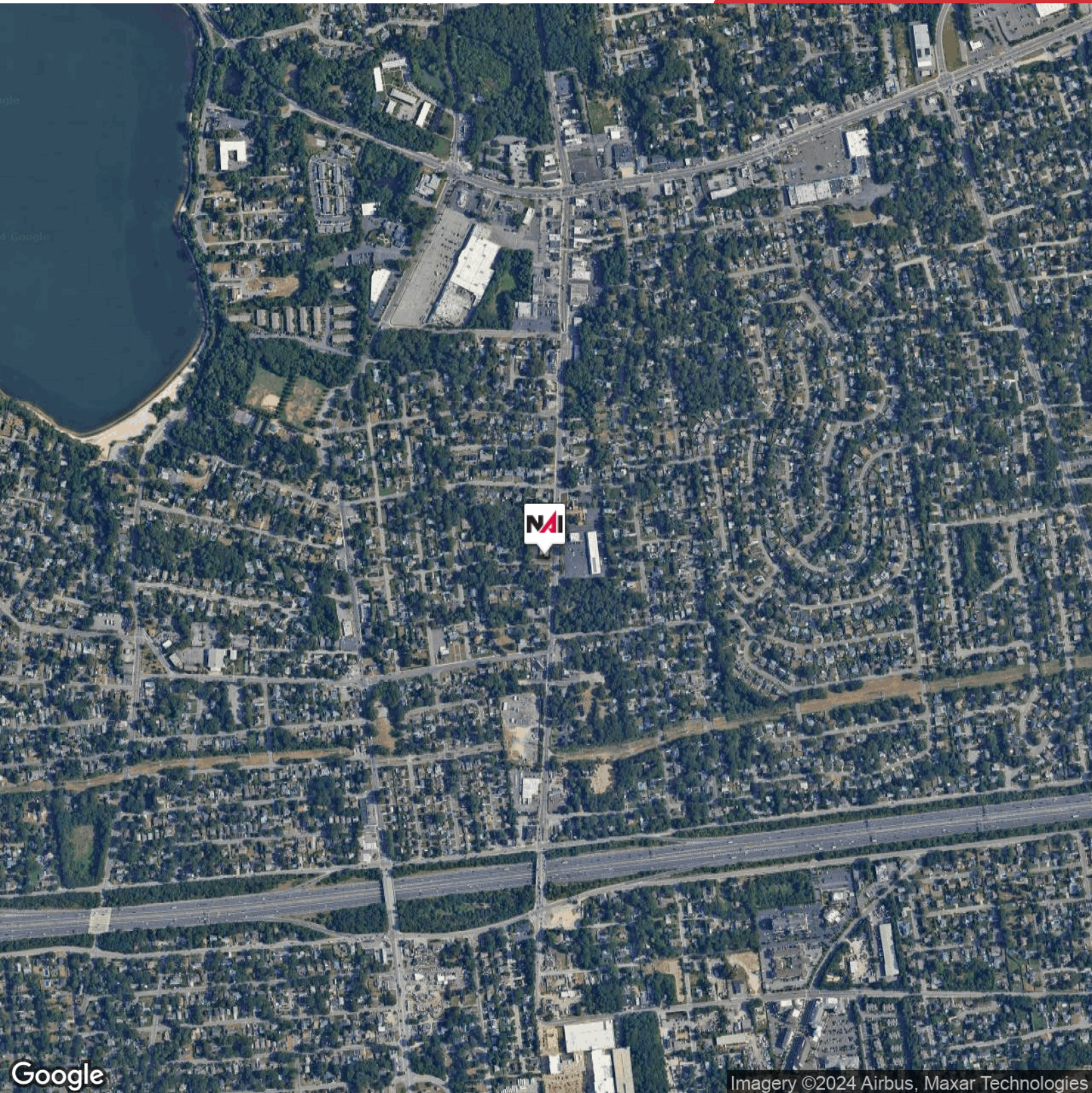
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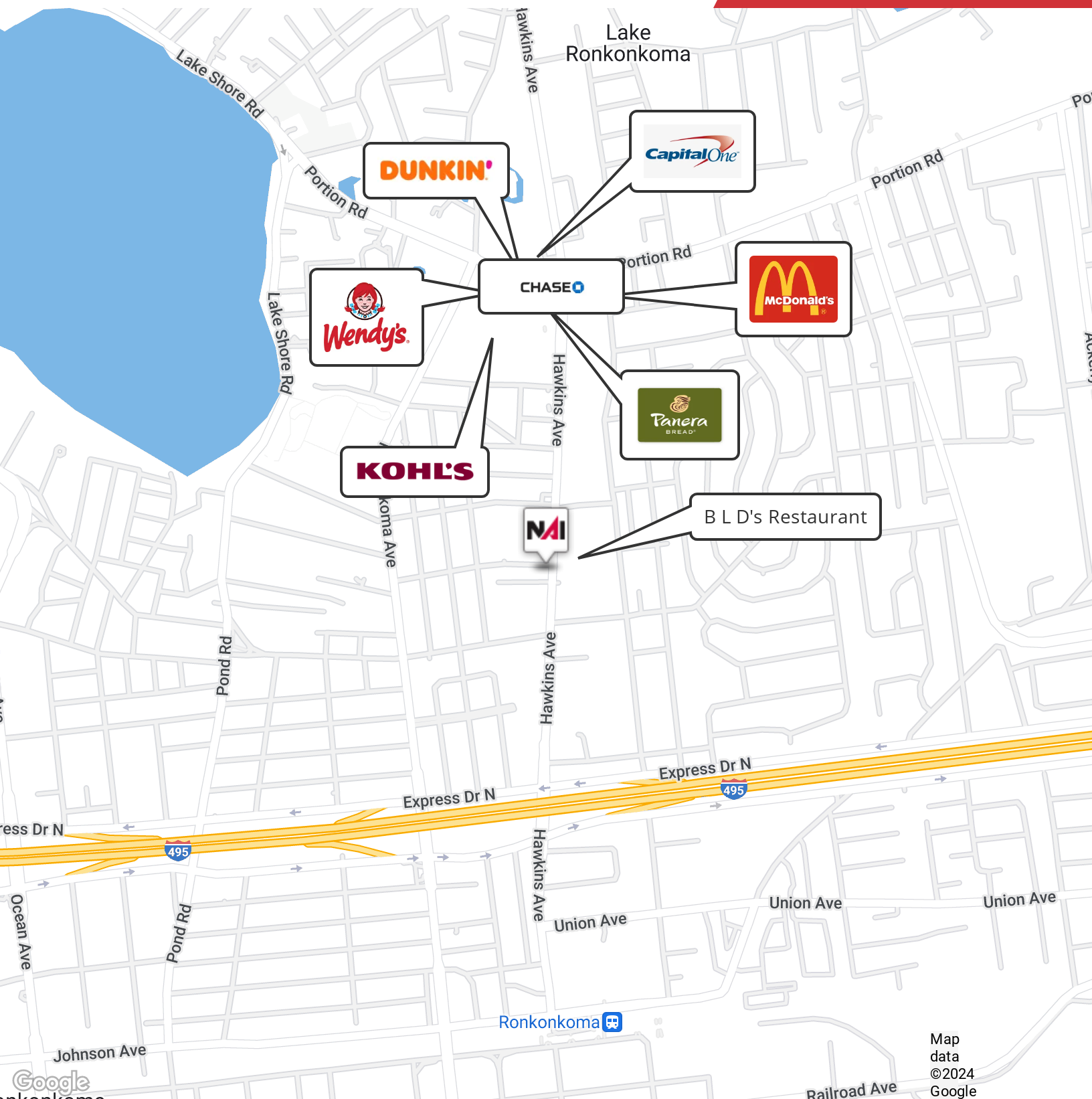
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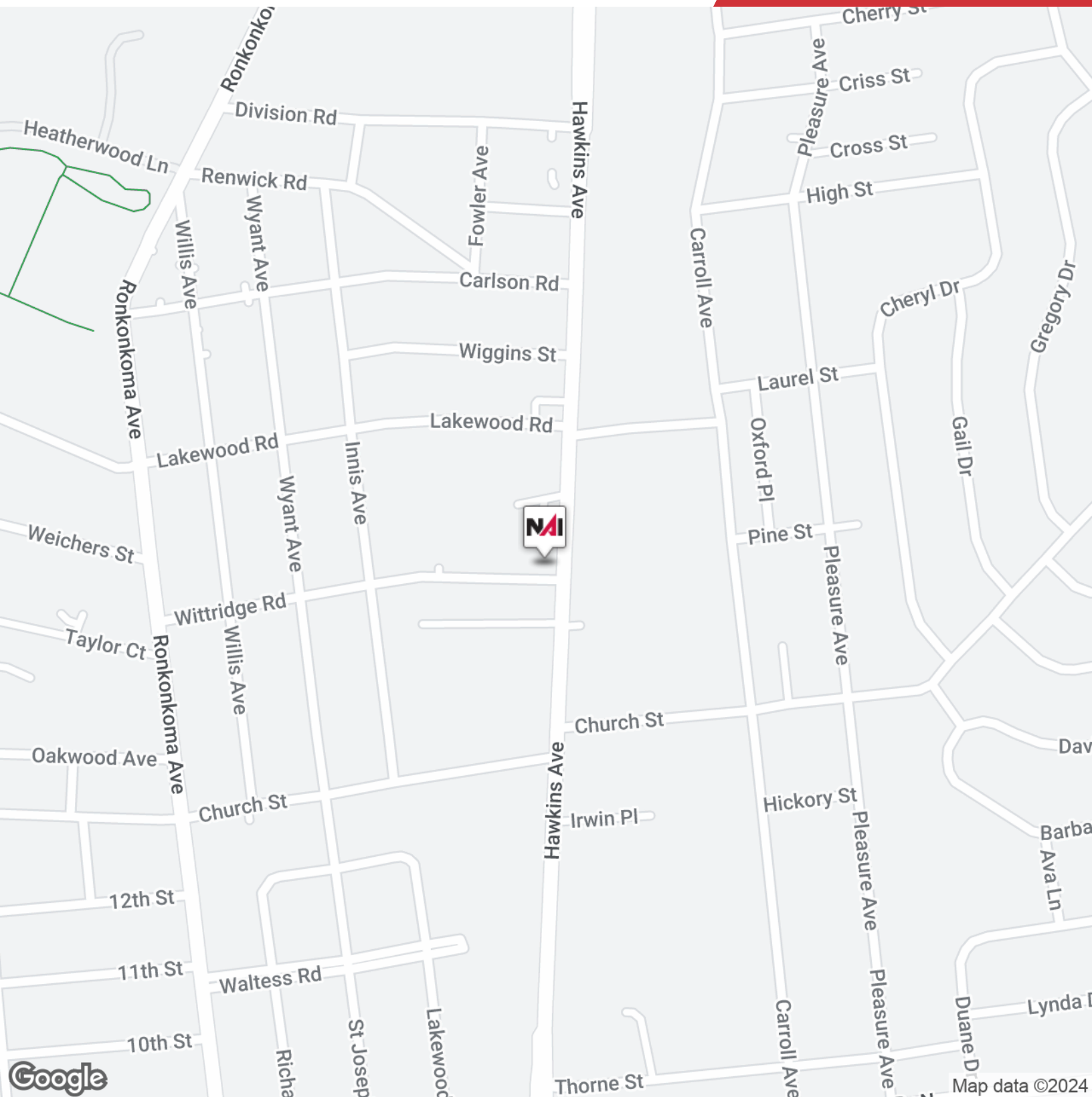




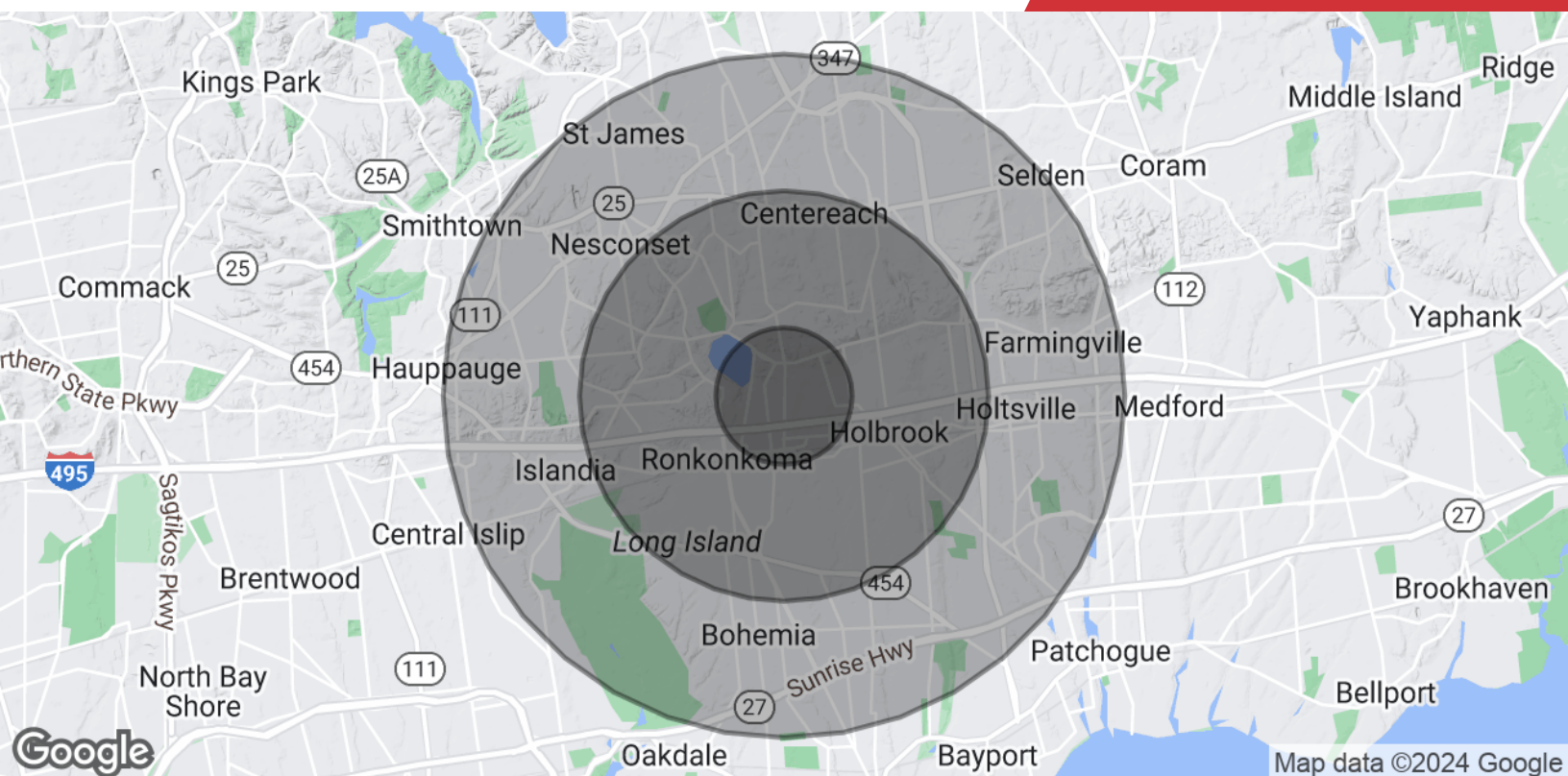
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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	13,446	90,362	232,072
<b>Average Age</b>	39.2	40.3	40.6
<b>Average Age (Male)</b>	36.8	38.1	38.7
<b>Average Age (Female)</b>	40.8	41.8	42.1

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	4,580	30,605	80,483
<b># of Persons per HH</b>	2.9	3.0	2.9
<b>Average HH Income</b>	\$102,186	\$119,024	\$120,675
<b>Average House Value</b>	\$353,426	\$401,451	\$408,559

2020 American Community Survey (ACS)





**John Pacifico**

Associate

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## Professional Background

John a former NYPD Police Officer who dedicated a decade to protecting and serving our community. John's law enforcement career, unfortunately, came to an early end due to an injury sustained in the line of duty. This moment led John to pivot into the dynamic world of commercial real estate. John's journey in real estate began by assisting the family of a prominent commercial real estate company on Long Island. Over 15 years, he closely observed the intricacies of the industry through the lens of a top-level executive. John's real estate license, obtained in 2008, was a natural progression in his growing passion for this field. At NAI Long Island, John brings a distinctive blend of real-world experience and insider knowledge. John's focus is on the retail and industrial sector of commercial real estate brokerage, where he skillfully navigates both owner and tenant representation, along with investment sales and acquisitions. John is 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 John to stay connected and contribute to the industry and our community. Outside of John's professional life, he enjoys moments spent with his wife, two children, and his 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, John is proud to call this vibrant community his home. John's mission is to leverage his diverse experiences to drive success in commercial real estate and foster lasting relationships in the community he proudly serves.