

OFFERING MEMORANDUM

+/-8,000 SF TURNKEY RESTAURANT | 300 E Main St Riverhead, NY 11901

FOR LEASE



Commercial



EXECUTIVE SUMMARY

+/-8,000 SF TURNKEY RESTAURANT | 300 E Main St Riverhead, NY 11901

Building Size:	8,000 SF	Lot Size:	0.96 Acres
Main Level Size:	4,000 SF	Parking:	25 Spaces
Basement Size:	4,000 SF	Zoning:	DC-1
Curb Cuts:	Two (2)	Frontage:	63 Feet On Main Street
Corner Property:	Yes	Lease Rate:	Price on Request

For more information and to schedule a full tour, contact Thomas Tortorici

Property Overview

+/- 8,000 SF Prime Turnkey Restaurant

Incredible opportunity to lease a fully built-out turnkey restaurant located on a highly visible, traffic-lit corner in the heart of Riverhead’s vibrant Main Street. The property features 4,000 square feet on the main level with indoor and outdoor seating for 150 to 200 guests, plus an additional 4,000 square feet in the basement—ideal for a catering hall, private events, or expanded kitchen and storage operations. The space is equipped with sprinklers, gas service, and HVAC in good condition, and is connected to sewers for operational ease. A large private parking lot accommodates 25+ vehicles, with two curb cuts—one on Maple Avenue and one on Main Street—ensuring smooth ingress and egress for guests and deliveries. Prominent street exposure is further enhanced by a large marquee sign at the Main Street entrance, offering excellent branding and visibility.

Whether you're launching a new venture or expanding your brand, this turnkey setup offers the infrastructure, flexibility, and location to hit the ground running in one of Long Island’s most active downtown corridors.

Exclusively represented by:

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COMPLETE HIGHLIGHTS

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Property Highlights

- 4,000 SF Main Level: Spacious dining area with indoor and outdoor seating, accommodating 150–200 guests.
- 4,000 SF Basement: Ideal for a catering hall, private events, or additional prep/storage space.
- Fully Equipped: Sprinklered, gas service, HVAC in good condition, and connected to sewers.
- Ample Parking: Large private lot ensures convenience for guests and staff.
- High-Traffic Corner: Excellent signage and exposure at a signalized intersection.
- Turnkey Setup: Ready for immediate occupancy—just bring your concept and start serving.

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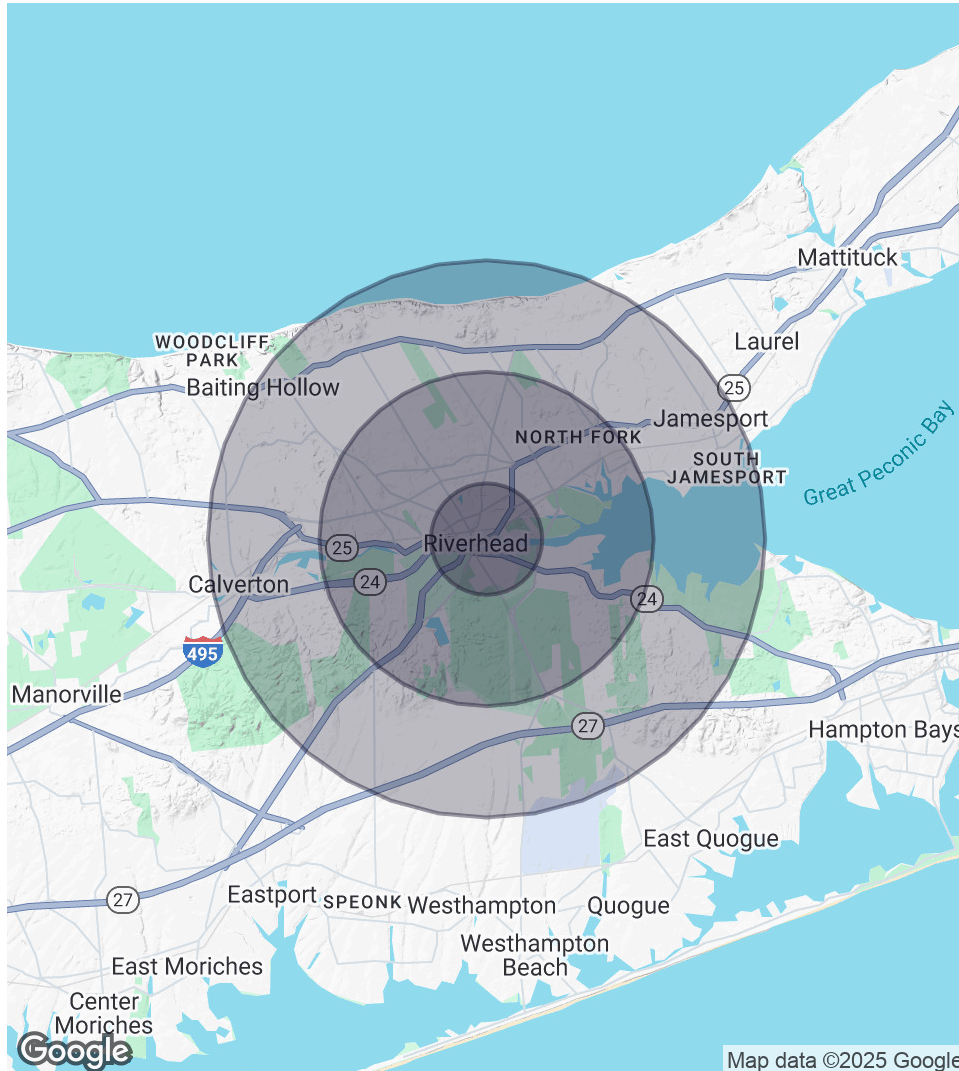
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

8,680

Households

2,781

Average HH Income

\$110,417

3 Miles Radius

Population

26,626

Households

9,217

Average HH Income

\$102,411

5 Miles Radius

Population

37,010

Households

13,267

Average HH Income

\$109,771

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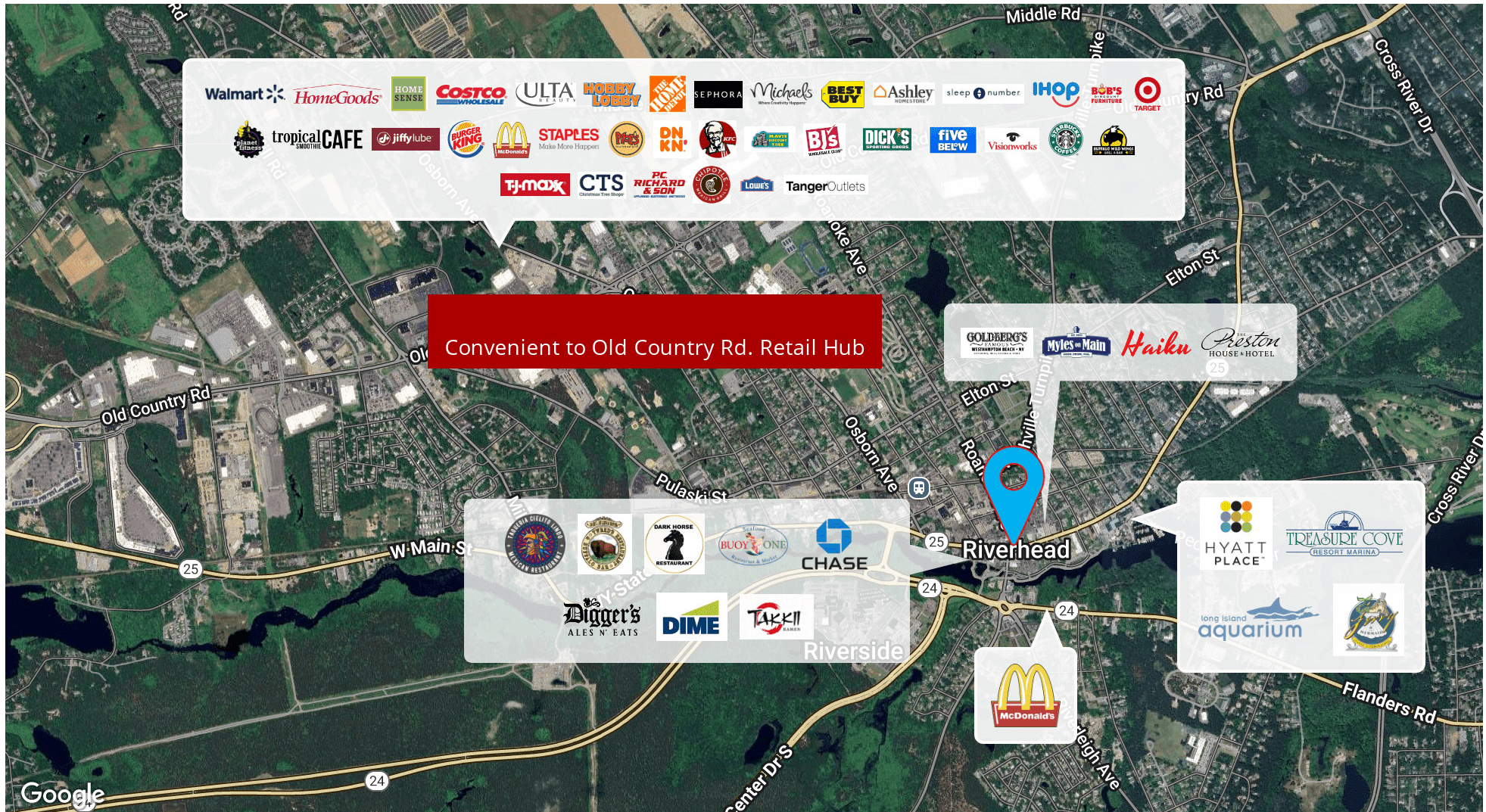
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RIVERHEAD MAP

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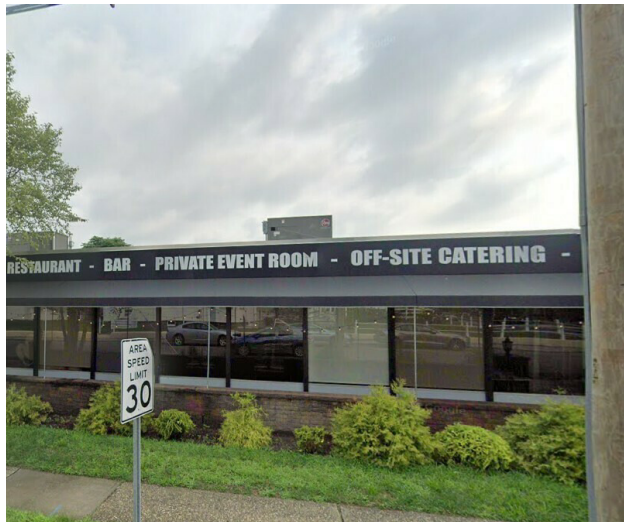
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ADDITIONAL PHOTOS

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We Are Commercial Real Estate

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