

228

E MAIN STREET
PORT JEFFERSON, NY 11777
For Sublease



CBRE

Property Specifications

SPACE AVAILABLE:

6,658 SF

FIRST FLOOR:

Retail - Approx. 3,875 SF

SECOND FLOOR:

Office/Residential - Approx. 2,780 SF

BASEMENT:

Unfinished Storage Space

PARKING:

6 Dedicated Stalls (Abutting Municipal Lot)

SUBLEASE TERM:

Available Through: 6/30/2031

UTILITIES:

Heat: Oil

REAL ESTATE TAXES:

\$6.50/PSF

COMMENTS:

- Former Bank
- Vault on Premise



Retail Market Aerial



Micro Market Aerial



 Port Jefferson Ferry
1.3M Annual Ridership

PROPOSED SITE

WEST BROADWAY -- 17,339 VPD

MAIN STREET -- 17,264 VPD





228 E Main Street

6,658 SF

Inline Building,
Former Bank

6 Dedicated Stalls

Parking



Demographics

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2019 Businesses	524	2,269	3,929
2019 Employees	7,211	24,417	74,461

POPULATION	1 MILE	3 MILES	5 MILES
2019 Population - Current Year Estimate	7,029	42,903	129,029
2024 Population - Five Year Projection	7,169	42,716	128,109
2010 Population - Census	6,487	42,381	128,908
2000 Population - Census	6,403	41,150	119,693
2010-2019 Annual Population Growth Rate	0.87%	0.13%	0.01%
2019-2024 Annual Population Growth Rate	0.40%	-0.09%	-0.14%

AGE	1 MILE	3 MILES	5 MILES
2019 Population	7,029	42,903	129,029
Age 0-4	278 4.0%	2,058 4.8%	5,922 4.6%
Age 5-9	345 4.9%	2,587 6.0%	7,139 5.5%
Age 10-14	400 5.7%	2,909 6.8%	8,188 6.3%
Age 15-19	448 6.4%	2,741 6.4%	10,863 8.4%
Age 20-24	387 5.5%	2,157 5.0%	10,603 8.2%
Age 25-29	364 5.2%	2,268 5.3%	7,179 5.6%
Age 30-34	380 5.4%	2,554 6.0%	7,625 5.9%
Age 35-39	430 6.1%	2,644 6.2%	7,479 5.8%
Age 40-44	391 5.6%	2,620 6.1%	7,409 5.7%
Age 45-49	450 6.4%	3,064 7.1%	8,415 6.5%
Age 50-54	512 7.3%	3,173 7.4%	9,012 7.0%
Age 55-59	552 7.9%	3,303 7.7%	9,232 7.2%
Age 60-64	535 7.6%	3,017 7.0%	8,062 6.2%
Age 65-69	477 6.8%	2,447 5.7%	6,744 5.2%
Age 70-74	432 6.1%	2,146 5.0%	5,890 4.6%
Age 75-79	299 4.3%	1,480 3.4%	4,101 3.2%
Age 80-84	172 2.4%	921 2.1%	2,581 2.0%
Age 85 and Older	177 2.5%	815 1.9%	2,588 2.0%
2019 Median Age	46.0	42.9	39.7

GENERATIONS	1 MILE	3 MILES	5 MILES
2019 Population	7,029	42,903	129,029
Generation Alpha (Born 2017 or Later)	155 2.2%	1,163 2.7%	3,391 2.6%
Generation Z (Born 1999-2016)	1,386 19.7%	9,571 22.3%	31,649 24.5%
Millennials (Born 1981-1998)	1,407 20.0%	8,650 20.2%	28,455 22.1%
Generation X (Born 1965-1980)	1,437 20.4%	9,390 21.9%	26,337 20.4%
Baby Boomers (Born 1946-1964)	1,920 27.3%	10,531 24.6%	28,879 22.4%
Greatest Generations (Born 1945 or Earlier)	724 10.3%	3,597 8.4%	10,319 8.0%

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2019 Daytime Population	11,668	43,867	131,640
Daytime Workers	8,258 70.8%	23,636 53.9%	68,433 52.0%
Daytime Residents	3,410 29.2%	20,231 46.1%	63,207 48.0%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2019 Households - Current Year Estimate	2,722	15,259	41,068
2024 Households - Five Year Projection	2,774	15,154	40,648
2010 Households - Census	2,511	15,150	41,187
2000 Households - Census	2,400	14,269	37,282

2010-2019 Annual Household Growth Rate	0.88%	0.08%	-0.03%
2019-2024 Annual Household Growth Rate	0.38%	-0.14%	-0.21%
2019 Average Household Size	2.47	2.78	2.90

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019 Households	2,722	15,259	41,060
Under \$15,000	149 5.5%	705 4.6%	1,901 4.6%
\$15,000-\$24,999	103 3.8%	762 5.0%	1,951 4.8%
\$25,000-\$34,999	89 3.3%	518 3.4%	1,575 3.8%
\$35,000-\$49,999	184 6.8%	991 6.5%	2,876 7.0%
\$50,000-\$74,999	353 13.0%	1,743 11.4%	4,720 11.5%
\$75,000-\$99,999	264 9.7%	1,633 10.7%	4,693 11.4%
\$100,000-\$149,999	519 19.1%	3,057 20.0%	8,460 20.6%
\$150,000-\$199,999	379 13.9%	2,275 14.9%	6,558 16.0%
\$200,000 and Over	681 25.0%	3,575 23.4%	8,327 20.3%
2019 Average Household Income	\$160,677	\$156,479	\$145,837
2024 Average Household Income	\$174,489	\$171,455	\$161,337
2019 Median Household Income	\$116,362	\$116,104	\$112,271
2024 Median Household Income	\$124,828	\$126,632	\$123,101
2019 Per Capita Income	\$61,360	\$55,247	\$46,805
2024 Per Capita Income	\$66,589	\$60,365	\$51,592

HOUSING VALUE	1 MILE	3 MILES	5 MILES
2019 Owner Occupied Housing Units	1,876	12,391	35,019
Under \$50,000	10 0.5%	97 0.8%	354 1.0%
\$50,000-\$99,999	1 0.1%	117 0.9%	316 0.9%
\$100,000-\$149,999	6 0.3%	99 0.8%	244 0.7%
\$150,000-\$199,999	4 0.2%	78 0.6%	400 1.1%
\$200,000-\$249,999	2 0.1%	227 1.8%	1,176 3.4%
\$250,000-\$299,999	25 1.3%	567 4.6%	3,010 8.6%
\$300,000-\$399,999	132 7.0%	2,583 20.8%	9,232 26.4%
\$400,000-\$499,999	343 18.3%	2,540 20.5%	7,312 20.9%
\$500,000-\$749,999	797 42.5%	3,863 31.2%	8,609 24.6%
\$750,000-\$999,999	293 15.6%	1,195 9.6%	2,412 6.9%
\$1,000,000-\$1,499,999	93 5.0%	450 3.6%	948 2.7%
\$1,500,000-\$1,999,999	62 3.3%	349 2.8%	440 1.3%
\$2,000,000 and Over	107 5.7%	227 1.8%	564 1.6%
2019 Median Value of Owner Occ. Housing Units	\$630,019	\$495,591	\$437,972
2019 Average Value of Owner Occ. Housing Units	\$762,480	\$600,006	\$527,233



Contact

CBRE

Adam Bass

adam.bass@cbre.com
(631) 370-6028

Eric Gillman

eric.gillman@cbre.com
(631) 370-6034

Marissa Cosentino

marissa.cosentino@cbre.com
(631) 370-6041

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.