

# OFFERING MEMORANDUM

41 East Main | Riverhead, New York 11901

## FOR LEASE



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY

41 East Main | Riverhead, New York 11901

 **Douglas Elliman**  
Commercial

<b>Building Size:</b>	4,000 SF	<b>Lot Size:</b>	0.05 Acres
<b>Available SF:</b>	2,100 SF	<b>Parking:</b>	Street + Municipal
<b>Number of Units:</b>	2	<b>Zoning:</b>	DC-1

For more information or to schedule a tour, contact Thomas Tortorici

## Property Overview

Retail Storefront for Lease ±2,100 SF Main Street, Riverhead, NY

Exceptional opportunity to lease a ±2,100 SF retail storefront located in a two-story building in the heart of Main Street, Riverhead. Formerly a tattoo studio, this versatile space is ideal for a wide range of retail or professional office uses.

Positioned in front of Peconic Riverfront Park, the property offers alleyway access to the municipal lot and waterfront, creating a unique blend of visibility and charm. Ample street parking and nearby municipal options ensure convenience for customers and staff. The location is just minutes from Old Country Road and Riverhead's major shopping hub, making it a strategic choice for businesses seeking foot traffic and accessibility.

With its central location, flexible layout, and proximity to key amenities, this storefront is ready to support your next retail or office concept in one of Long Island's most active downtown districts.

*Exclusively represented by:*

**Michael G. Murphy**

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**Thomas Tortorici**

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# COMPLETE HIGHLIGHTS

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## Property Highlights

- Prime Downtown Location – ±2,100 SF storefront in the heart of Main Street, Riverhead, directly in front of Peconic Riverfront Park with alleyway access to the waterfront and municipal lot.
- Flexible Use – Former tattoo shop suitable for a variety of retail or professional office uses.
- Excellent Accessibility – Convenient to Old Country Road and Riverhead's major shopping hub, with ample street parking and nearby municipal options.
- High Visibility – Located in a two-story building with strong foot traffic and prominent exposure in one of Long Island's most active downtown districts.

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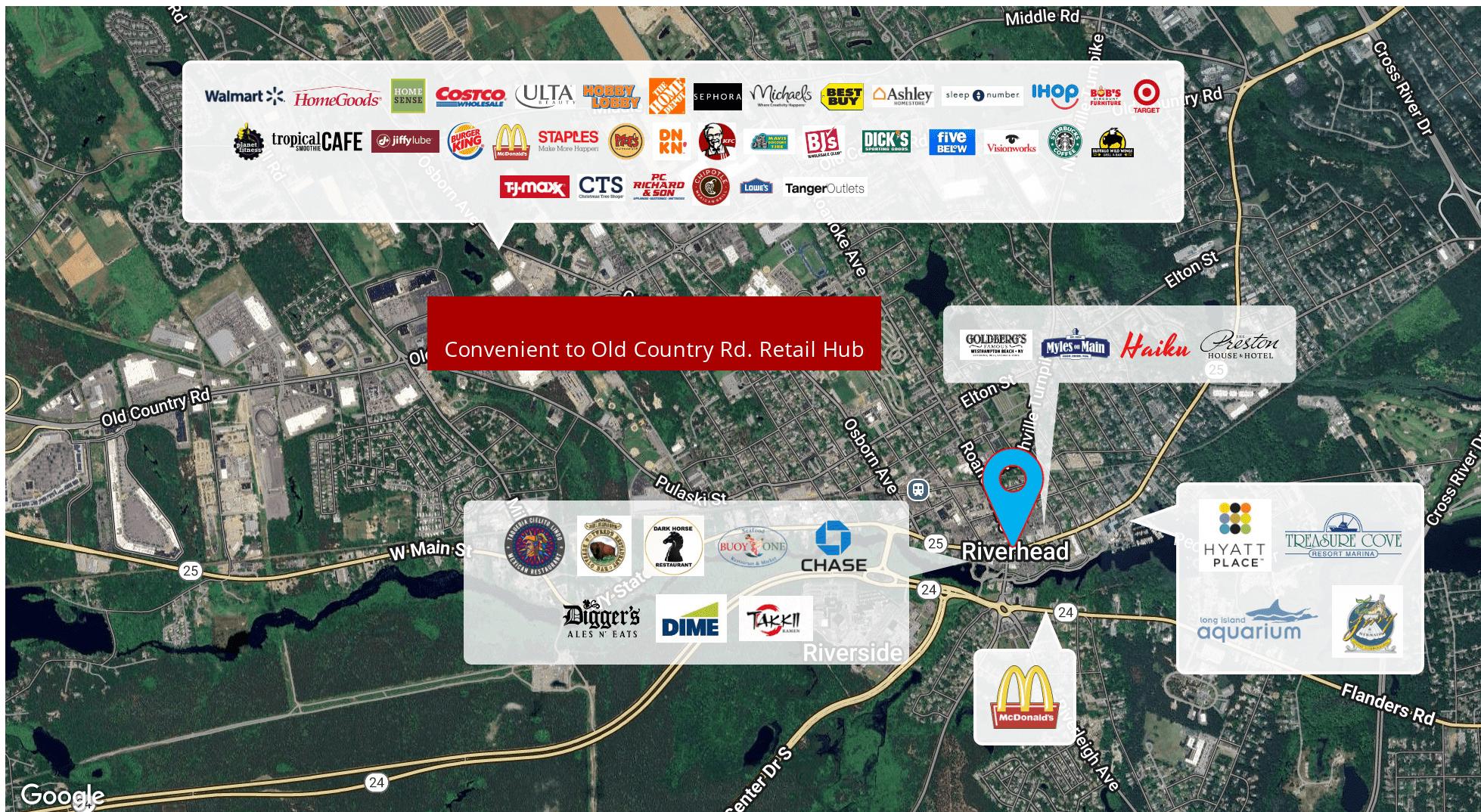
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# RIVERHEAD MAIN STREET MAP

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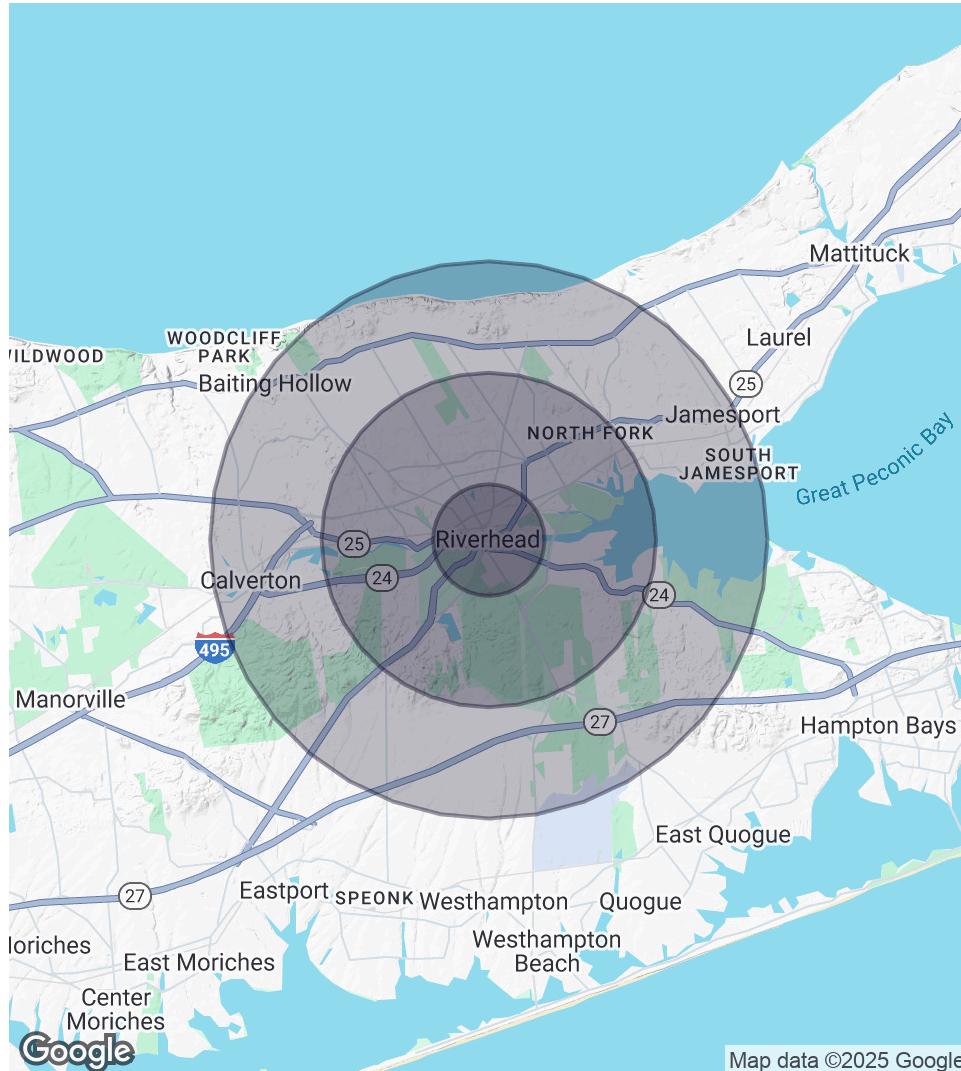
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

### Population

8,217

### Households

2,570

### Average HH Income

\$108,905

## 3 Miles Radius

### Population

26,610

### Households

9,236

### Average HH Income

\$101,573

## 5 Miles Radius

### Population

36,005

### Households

12,850

### Average HH Income

\$108,891

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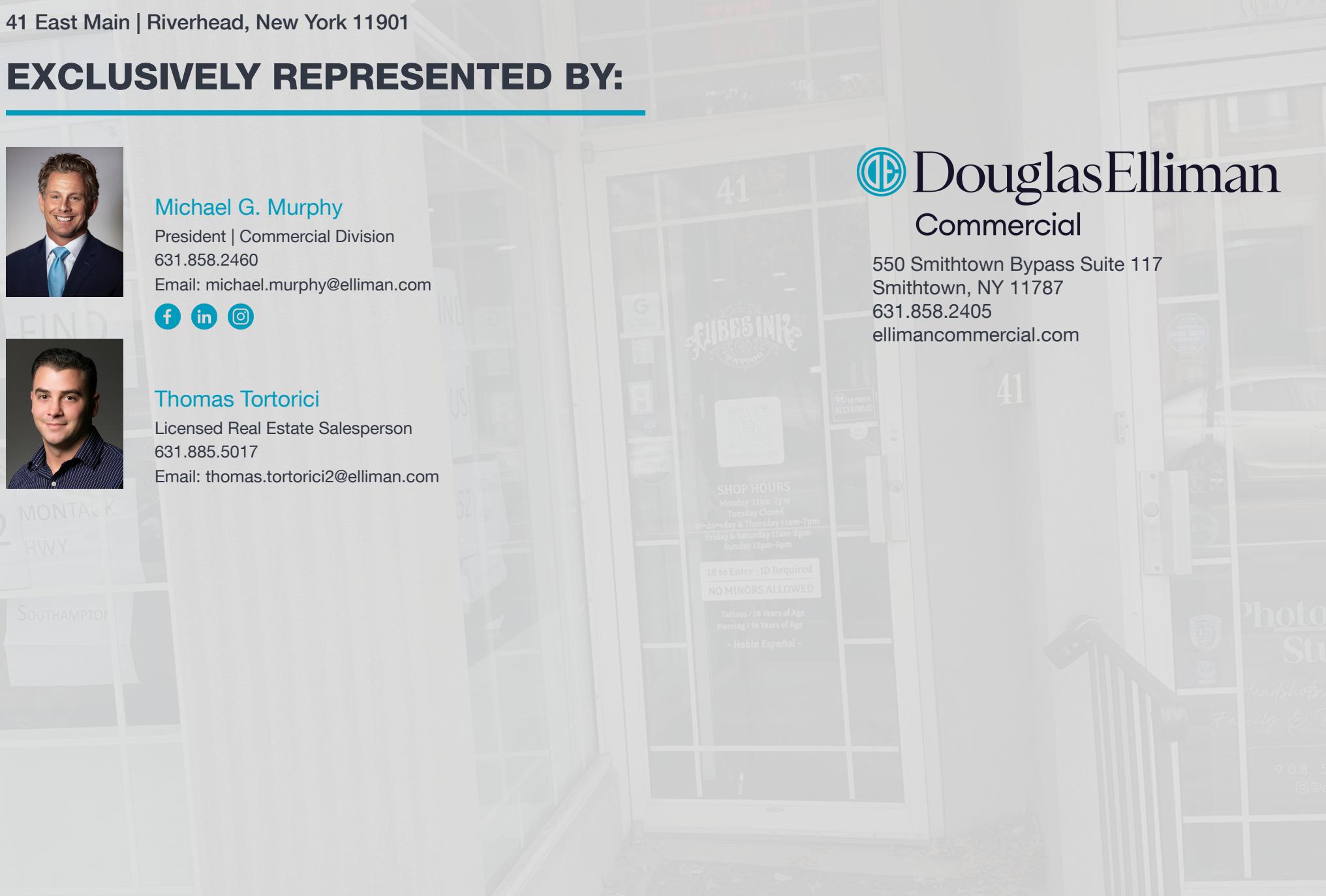


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## We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.