

OFFERING MEMORANDUM

41 East Main | Riverhead, New York 11901

FOR LEASE



Commercial



EXECUTIVE SUMMARY

41 East Main | Riverhead, New York 11901

Building Size:	4,000 SF	Lot Size:	0.05 Acres
Available SF:	2,100 SF	Parking:	Street + Municipal
Number of Units:	2	Zoning:	DC-1
		Lease Rate:	Price on Request

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

41 East Main | Riverhead, New York 11901



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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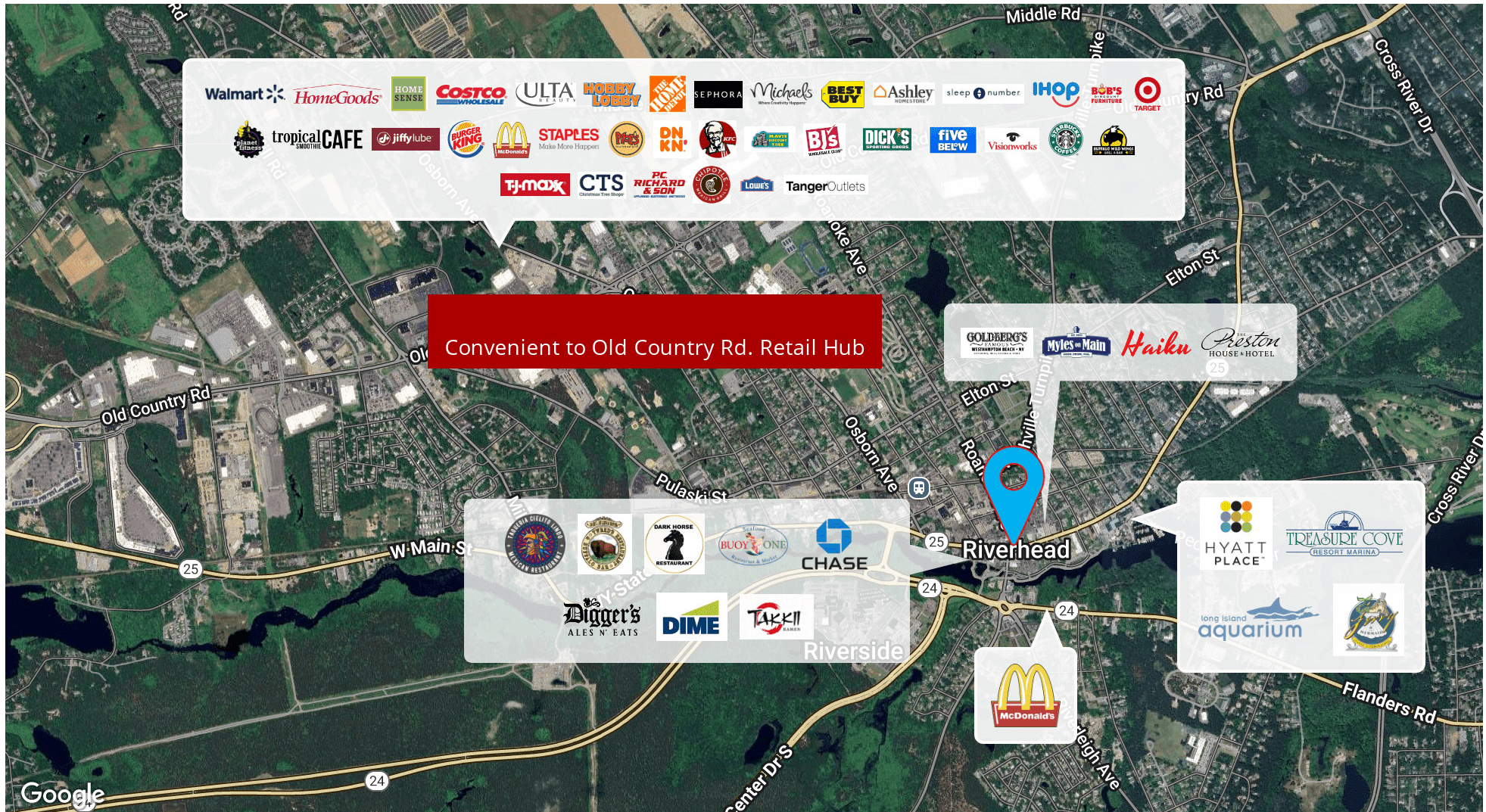
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RIVERHEAD MAIN STREET MAP

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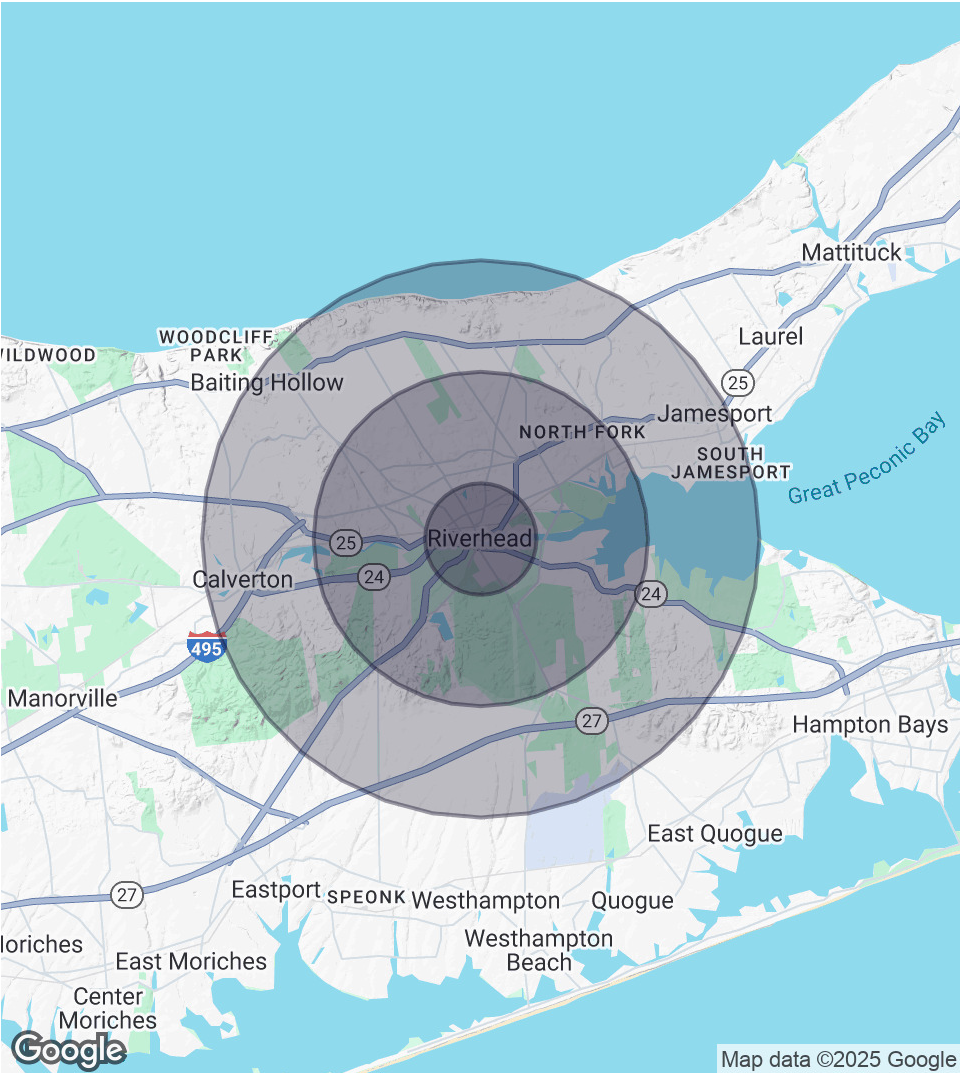
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DEMOGRAPHICS MAP & REPORT

41 East Main | Riverhead, New York 11901



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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We Are Commercial Real Estate

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