

1,800 SF MEDICAL/PROFESSIONAL OFFICE

1174 New York 112 | Port Jefferson Station, New York 11776

FOR LEASE



Commercial



EXECUTIVE SUMMARY



1174 New York 112 | Port Jefferson Station, New York 11776

Building Size:	7,196 SF	Available Square Feet:	1,800 SF
Parking:	Ample	Lease Rate:	\$35.00 PSF (MG)

For more information or to schedule a tour of this space, contact Thomas Kelly

Property Overview

This 1,800 SF professional office opportunity offers an exceptional location along a highly trafficked commercial corridor with traffic counts exceeding 17,000 vehicles per day. The property provides outstanding visibility, convenient access, and ample on-site parking with 64 parking spaces, ensuring a comfortable experience for both employees and visitors.

Strategically positioned adjacent to one of the area's busiest shopping centers, the site benefits from continuous consumer activity and strong co-tenancy. Neighboring businesses include LA Fitness, Chipotle, Ace Hardware, Uncle Giuseppe's Marketplace, Sephora, PetSmart, PJ Cinemas, and numerous additional retail, dining, and service providers that collectively drive significant daily traffic to the area. The property is also conveniently located just minutes from the vibrant Village of Port Jefferson, offering access to a wide array of restaurants, shops, waterfront amenities, and professional services.

Ideally suited for medical, healthcare, professional office, wellness, financial, legal, or administrative users, the 1,800 SF space provides a premier business setting in one of Suffolk County's most active commercial corridors. Its proximity to Route 347 offers convenient access to other major Long Island thoroughfares, enhancing connectivity for both clients and employees.

Combining excellent exposure, abundant parking, strong surrounding demographics, and a prime location near established national and regional retailers, this property presents a rare opportunity to establish or expand your business in a thriving commercial destination.

Exclusively represented by:

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

COMPLETE HIGHLIGHTS

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Property Highlights

- Professional office/medical property with flexible leasing potential
- Suitable for tenants
- Adaptable layout for a range of office uses
- Supports administrative and professional operations
- Functional space designed for efficient workflows
- Prominent address along New York 112
- Ideal for customization to fit business needs
- Polished setting for client-facing operations

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EXTERIOR PHOTOS



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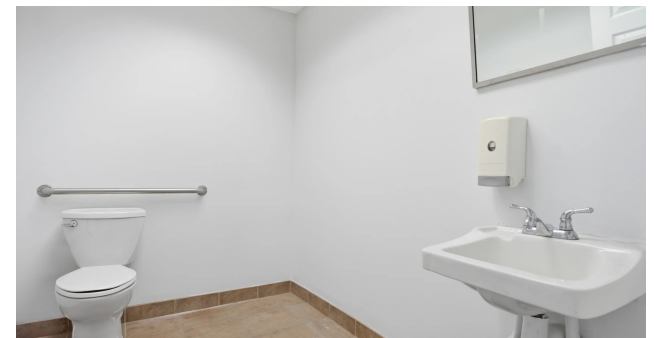
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INTERIOR PHOTOS



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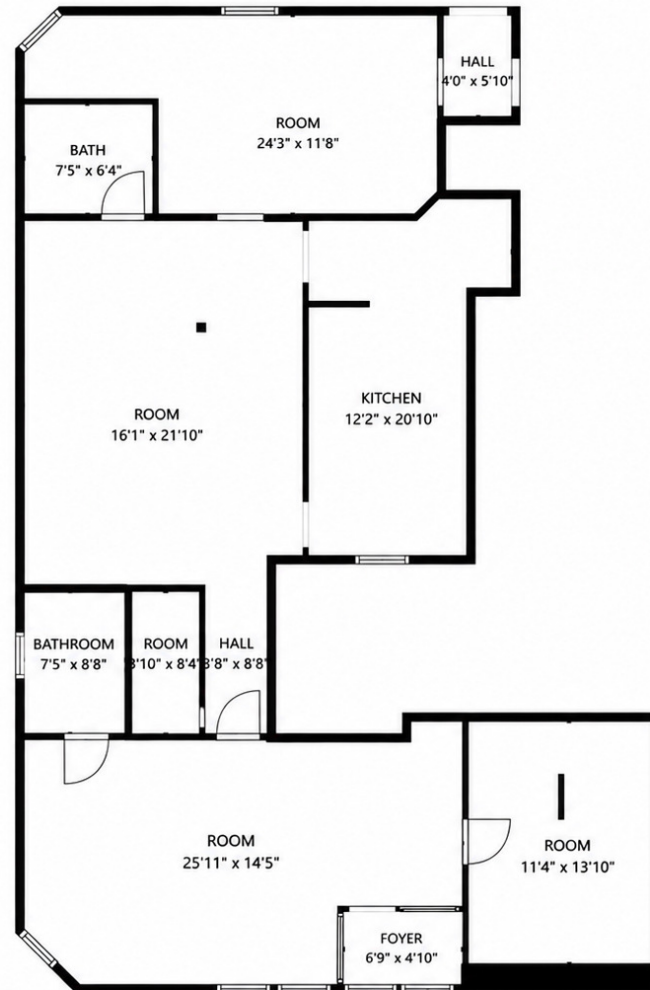
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FLOOR PLAN

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PORT JEFF STATION RETAIL MAP

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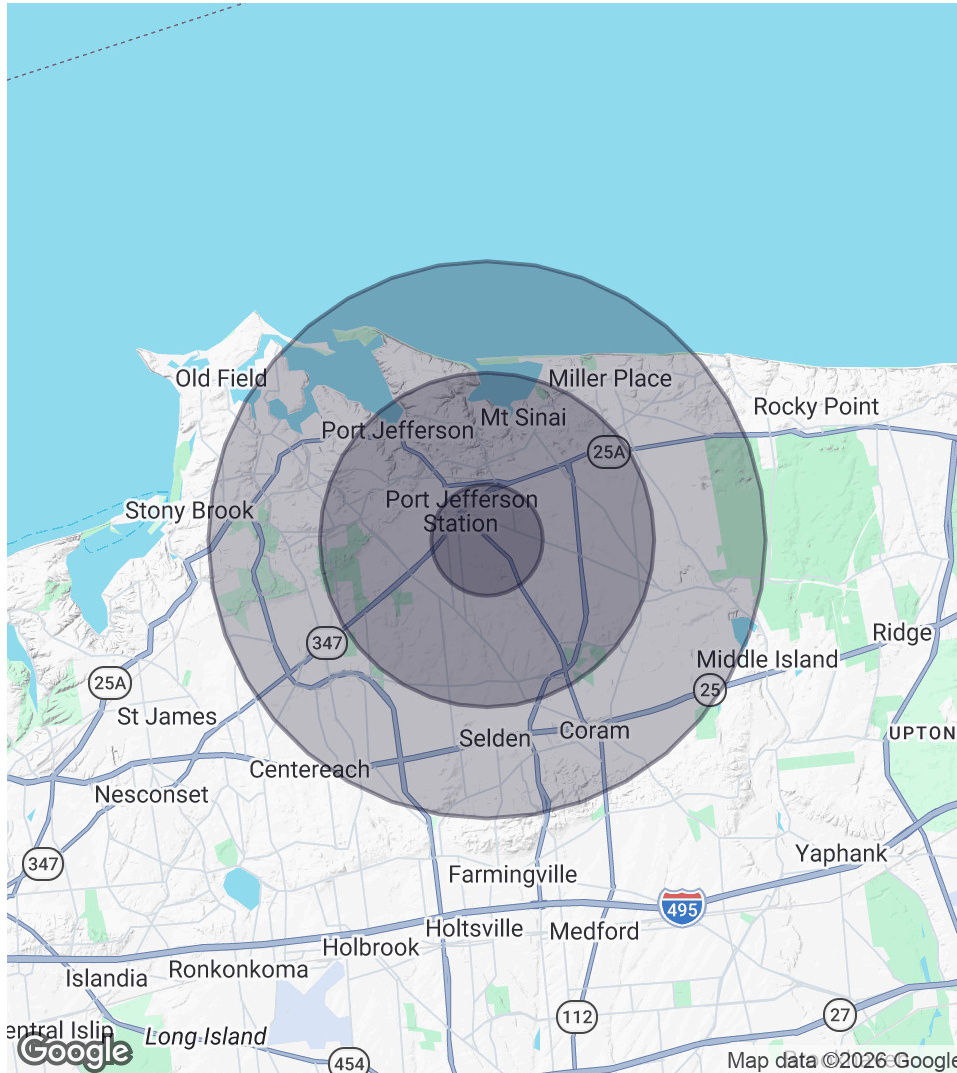
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DEMOGRAPHICS MAP & REPORT

1174 New York 112 | Port Jefferson Station, New York 11776



1 Mile Radius

Population

8,410

Households

2,848

Average HH Income

\$126,310

3 Miles Radius

Population

78,846

Households

27,866

Average HH Income

\$150,397

5 Miles Radius

Population

183,988

Households

60,142

Average HH Income

\$152,844

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ADVISOR BIO 1

1174 New York 112 | Port Jefferson Station, New York 11776



Thomas Kelly

Licensed Real Estate Salesperson

thomas.kelly@elliman.com

Direct: 631.576.5706 | Cell: 631.576.5706

Professional Background

Thomas Kelly is a Licensed Real Estate Salesperson and Commercial Specialist. Born and raised in Rocky Point, New York, Tom attended Rocky Point High School, and later attended the University of Virginia where he was an NCAA Division I National Champion Lacrosse Player.

Tom had the privilege of playing lacrosse at the highest level in both the Major League Lacrosse (MLL) and Premier Lacrosse League (PLL) from 2016 to 2023. Notably, winning the Professional Championship in 2016 in the MLL, showcasing his ability to perform under pressure and excel in competitive environments. This experience has instilled a commitment to excellence and discipline that is carried over to Tom's real estate career.

Beyond the lacrosse field, Tom is the proud owner of Long Island Faceoff Co., a testament to his entrepreneurial spirit. As a business owner himself, Tom relates to the Commercial client and the complexities of Commercial negotiations. Taking the same determination and winning attitude he displays on the field and applying those attributes to every transaction he is a part of is why Tom is quickly becoming a rising star in the CRE industry.

Douglas Elliman Commercial - Long Island

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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.