

# 46-48 W Main Street

RIVERHEAD, NEW YORK

OFFERING MEMORANDUM



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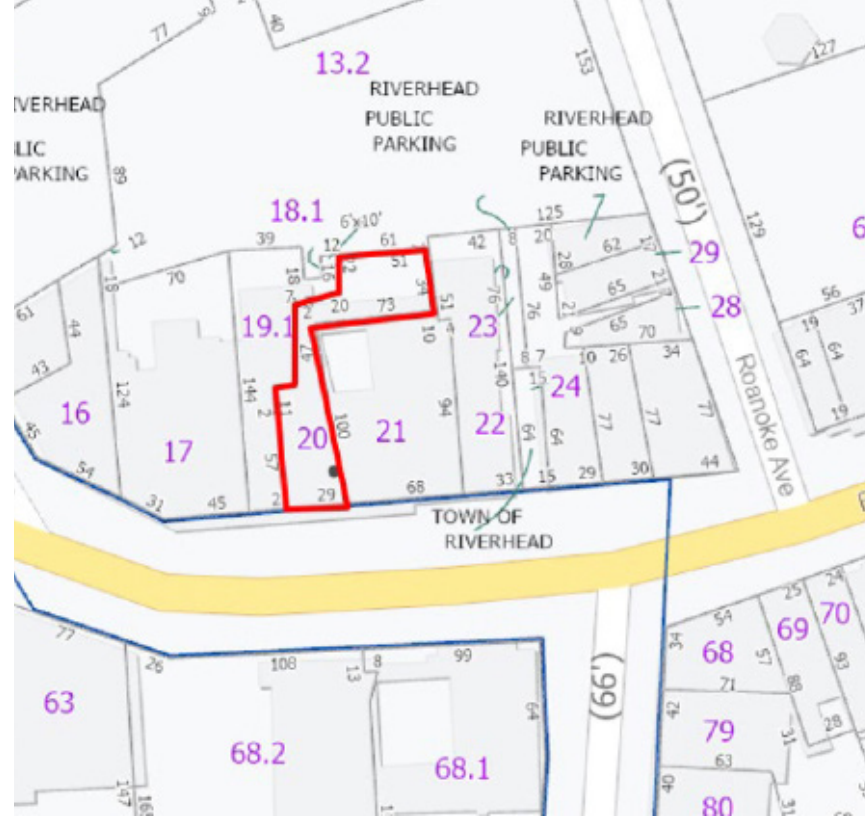
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# Executive Summary

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46-48 W Main Street is a mixed-use investment property located in the heart of Downtown Riverhead. The ±2,670 SF building sits on a 0.13-acre parcel and features six income-producing units, including three commercial spaces and three residential apartments. Positioned along W. Main Street with convenient access to free municipal parking, the property benefits from strong visibility and steady cash flow. Additional value is provided by the ±1,000 SF rear commercial space, which offers a separate rear entrance while remaining connected to the front retail space, creating flexibility for a variety of tenant uses.



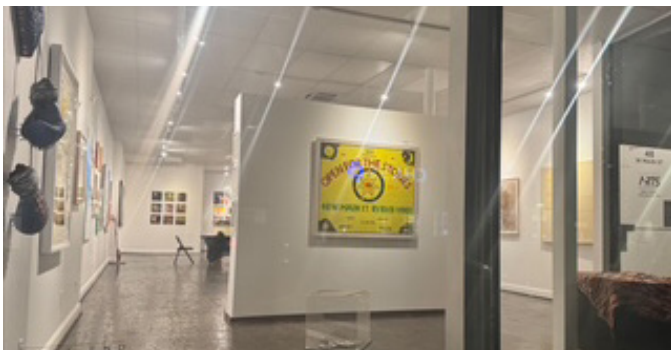
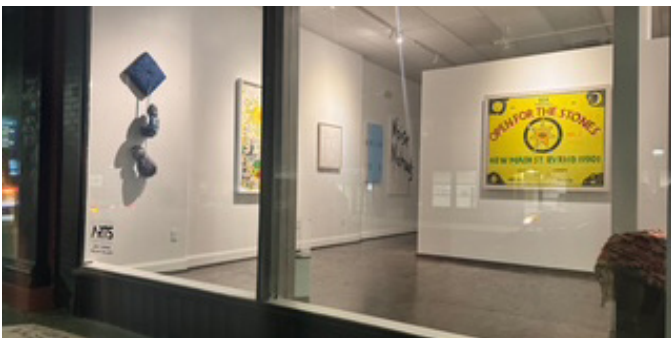
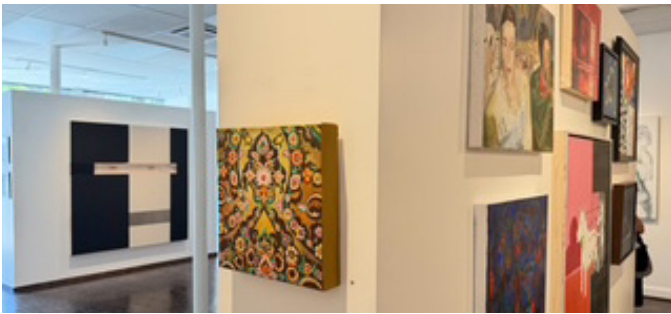


# Market Overview

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# Market Overview

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## POPULATION

|         |         |
|---------|---------|
| 1 MILE  | 23,469  |
| 3 MILES | 209,586 |
| 5 MILES | 557,410 |



## DAYTIME POPULATION

|         |        |
|---------|--------|
| 1 MILE  | 11,495 |
| 3 MILES | 34,437 |
| 5 MILES | 43,633 |



## MEDIAN HHI

|         |          |
|---------|----------|
| 1 MILE  | \$73,150 |
| 3 MILES | \$73,548 |
| 5 MILES | \$83,726 |



## AVERAGE HHI

|         |           |
|---------|-----------|
| 1 MILE  | \$138,939 |
| 3 MILES | \$120,083 |
| 5 MILES | \$130,882 |



# Property Overview

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# Property Overview

## PROPERTY INFORMATION

|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>ADDRESS:</b>         | 46-48 W Main Street, Riverhead NY 11901 |
| <b>DESCRIPTION:</b>     | Mixed-Use Building                      |
| <b>SECTION:</b>         | 126                                     |
| <b>BLOCK &amp; LOT:</b> | 6 - 20                                  |
| <b>PARCEL ID:</b>       | 14290                                   |
| <b>ACRES:</b>           | 0.13                                    |
| <b>LOT SF:</b>          | 5,663 SF                                |

## BUILDING INFORMATION

|                                   |           |
|-----------------------------------|-----------|
| <b>PROPERTY TYPE:</b>             | Mixed-Use |
| <b>BUILDING DIMENSIONS:</b>       | Irregular |
| <b>STORIES:</b>                   | 3         |
| <b>YEAR BUILT / LAST ALTERED:</b> | 1900      |
| <b>ABOVE GRADE GROSS SF:</b>      | 8,500 SF  |
| <b>BELOW GRADE GROSS SF:</b>      | 0 SF      |
| <b>TOTAL GROSS SF:</b>            | 8,500 SF  |
| <b>RESIDENTIAL UNITS:</b>         | 3         |
| <b>COMMERCIAL UNITS:</b>          | 3         |
| <b>TOTAL UNITS:</b>               | 6         |
| <b>GROSS RESIDENTIAL SF:</b>      | 4,850 SF  |
| <b>NET RESIDENTIAL SF:</b>        | 4,123 SF  |
| <b>AVG. NET UNIT SF:</b>          | 1,374 SF  |
| <b>ABOVE GRADE COMMERCIAL SF:</b> | 3,650 SF  |

## ZONING INFORMATION

|                          |                    |
|--------------------------|--------------------|
| <b>ZONING:</b>           | Main Street (SC-1) |
| <b>OPPORTUNITY ZONE:</b> | Yes                |



# Revenue & Expenses

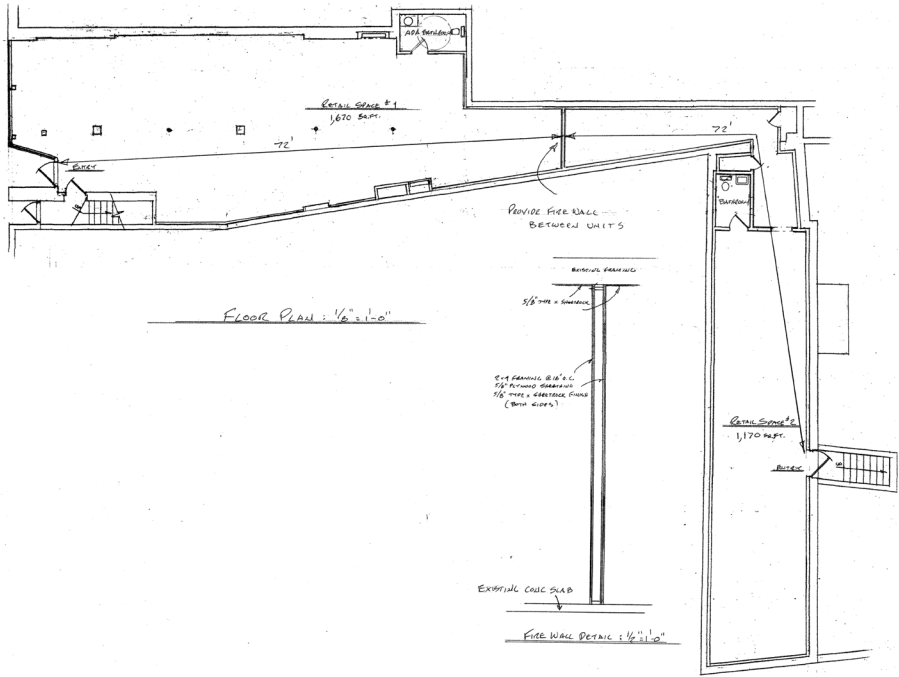
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| Unit               | Type               | Monthly Rent    | Utilities            |
|--------------------|--------------------|-----------------|----------------------|
| 1st FI Front       | Commercial         | \$4,425         | Tenant Pays          |
| 1st FI Rear        | Commercial         | \$2,350         | Tenant Pays          |
| 1st FI Lower Level | Commercial         | \$2,400         | Tenant Pays (Vacant) |
| 2nd FI Front       | Residential Studio | \$1,600         | Included             |
| 2nd FI Rear        | Residential 2 BR   | \$2,800         | Included             |
| 3rd FI Entire      | Residential 3 BR   | \$3,500         | Tenant Pays          |
| <b>TOTAL</b>       |                    | <b>\$17,075</b> |                      |

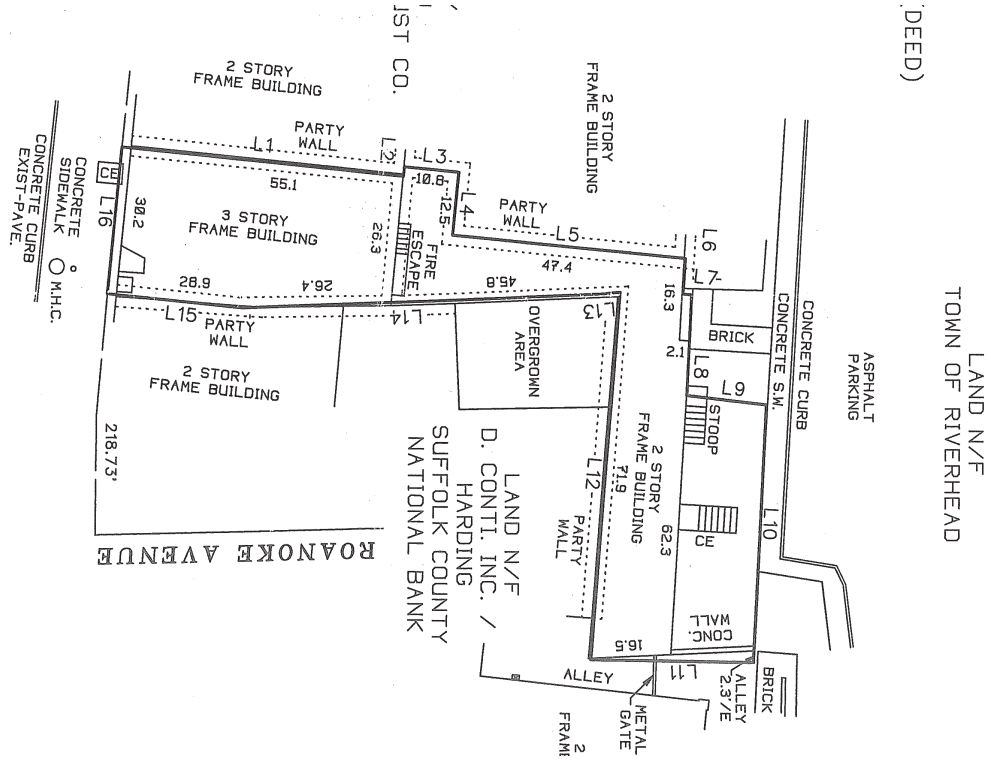
| Expenses                   | Annual Amount      |
|----------------------------|--------------------|
| Taxes                      | \$27,896.77        |
| Insurance                  | \$8,200.00         |
| Electric & Water Utilities | \$8,500.00         |
| <b>TOTAL EXPENSES</b>      | <b>\$44,596.77</b> |



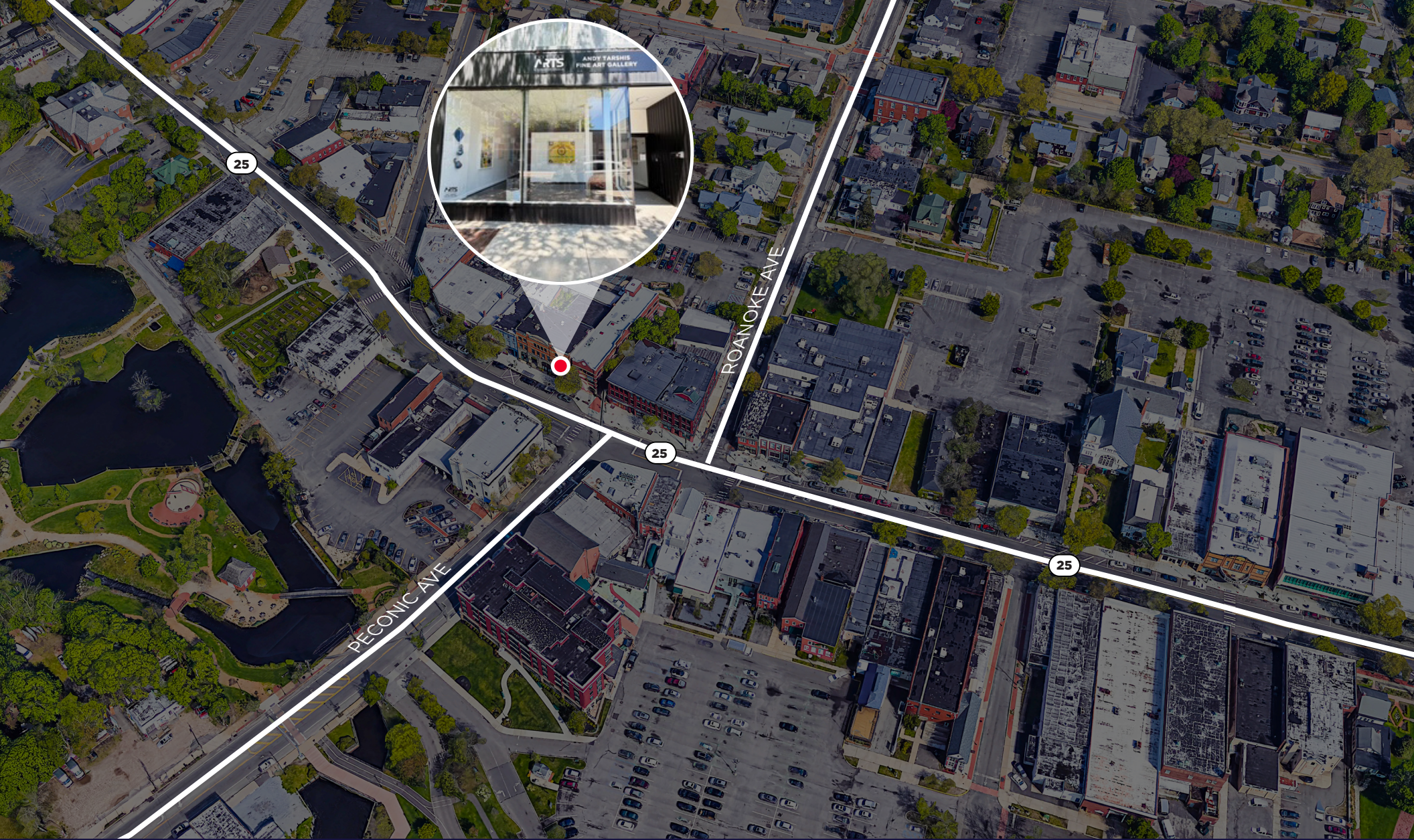
# Property Plans



MAIN STREET







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