

# 671 Old Town Road, Port Jefferson Station NY

Multiple Retail Storefronts Available For Lease



For More Information:

**Mike Lightcap**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
631.445.5756  
mike.lightcap@elliman.com

 **Douglas Elliman**  
Commercial

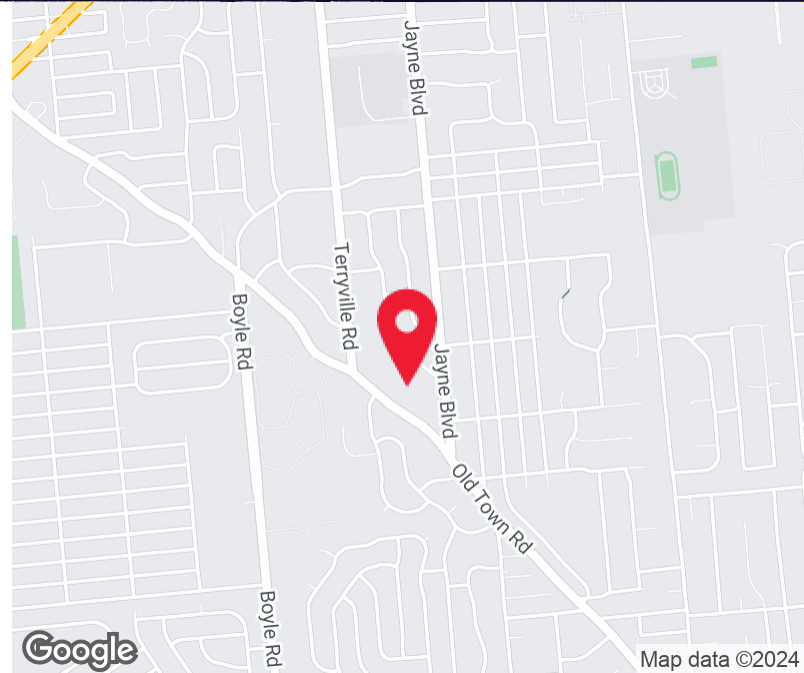
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# Multiple Retail Spaces For Lease

## 671 Old Town Road Port Jefferson Station, NY 11776



### Offering Summary

<b>Lease Rate:</b>	On Request
<b>Building Size:</b>	50,000 SF
<b>Available SF:</b>	1,000 - 13,698 SF
<b># of Units Available:</b>	Four (4)
<b>Lot Size:</b>	5.5 Acres
<b>Traffic Counts:</b>	15,000 Cars/Day
<b>Frontage:</b>	400 feet
<b>Curb Cuts:</b>	2 on Old Town 2 on Jayne Blvd.

### Property Overview

Excellent Opportunity to Lease space in this highly visible retail strip located on Old Town Road in the heart of Port Jefferson Station's Terryville neighborhood. Anchored by the Dollar Tree and Family Dollar, this extremely busy center sits on a 5.5-acre lot with ample parking for over 200 vehicles and over 400 feet of frontage. Multiple curb cuts offer several entry points on Old Town and Jayne Blvd. Four (4) Units are currently available for lease ranging from 1,000 SF up to 13,698 SF End Cap has drive-thru. Ideal for any retail use. Just minutes to heavily traveled Route 347 and in close proximity to Route 112 with easy access to major thoroughfares. Won't last! Call for a private showing and more details!

### Property Highlights

- Over 400 Feet of Frontage on Old Town Rd
- Four Units Available up to 13,698 SF
- Join Busy Neighbors Family Dollar & Dollar Tree

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# List of Available Spaces

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### Lease Information

<b>Lease Type:</b>	Gross; MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,000 - 13,698 SF	<b>Lease Rate:</b>	\$3,400.00 - \$6,200.00 per month

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1	Available	1,000 SF	Gross	\$3,400 per month
2	Available	1,200 SF	Gross	\$3,600 per month
3	Available	2,000 SF	Gross	\$6,200 per month
Space 4	Available	13,698 SF	Modified Gross	On Request

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# Retail Property For Lease

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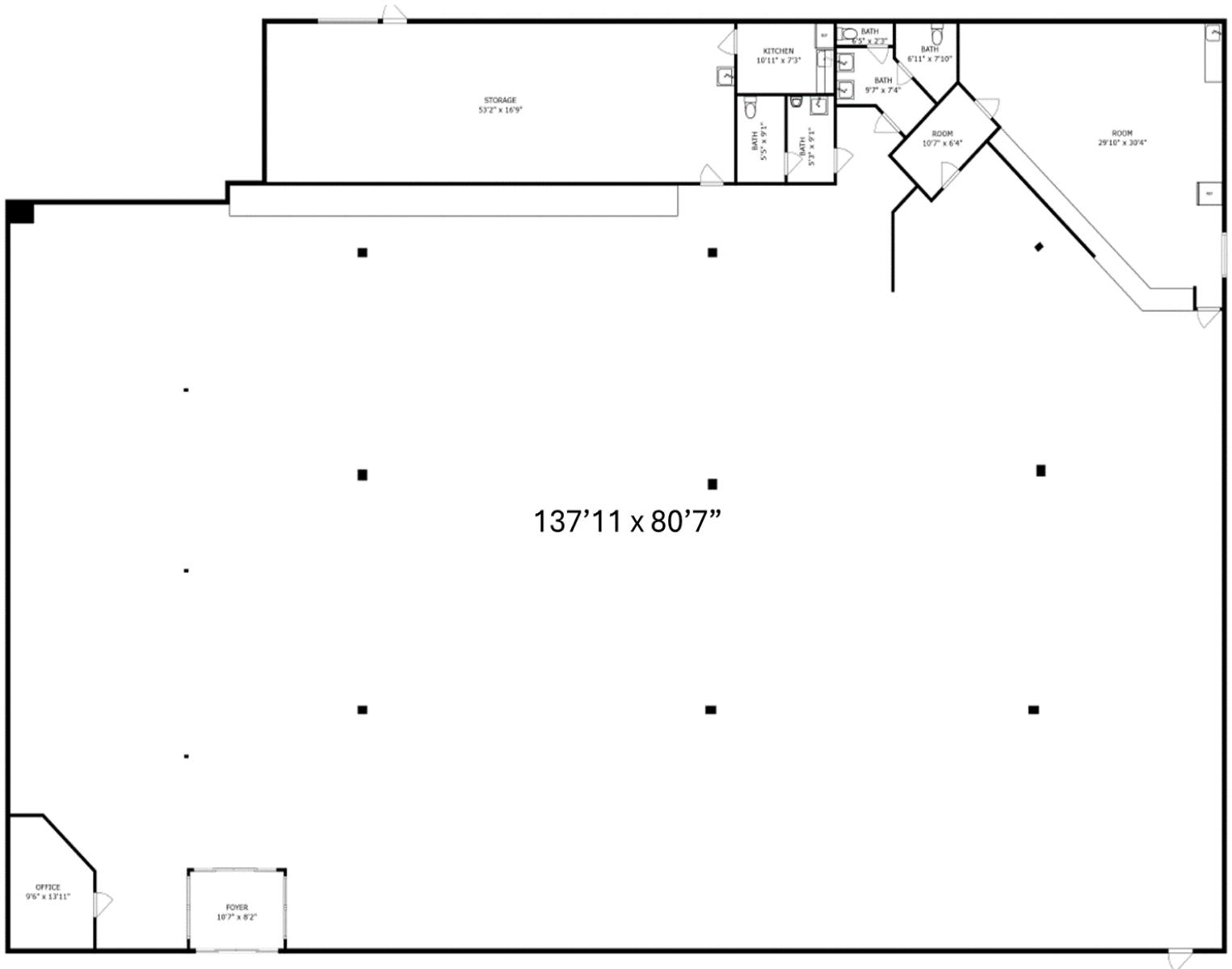
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# Floor Plan End Cap 13,698 SF

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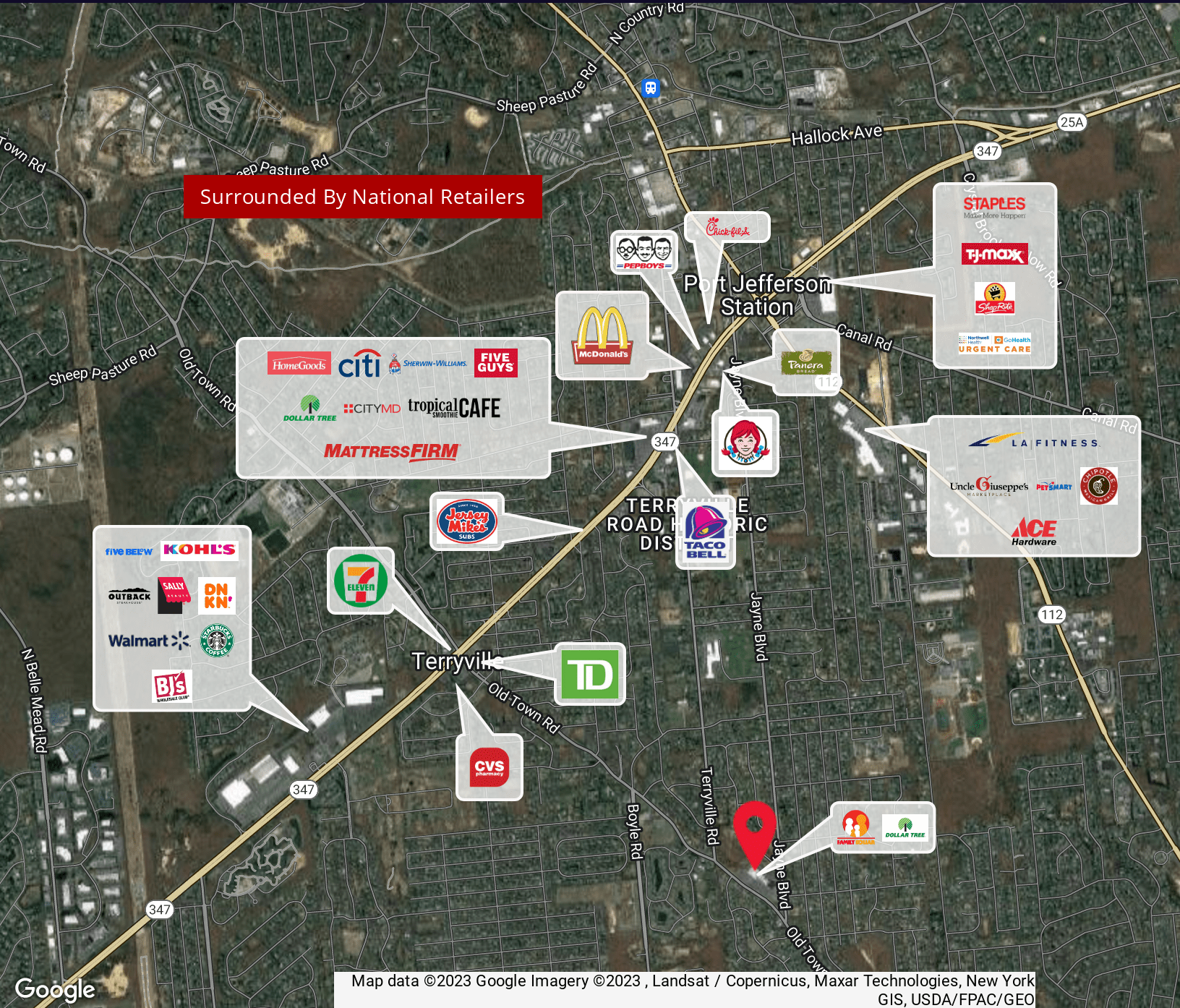
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# Local + National Retailer Map

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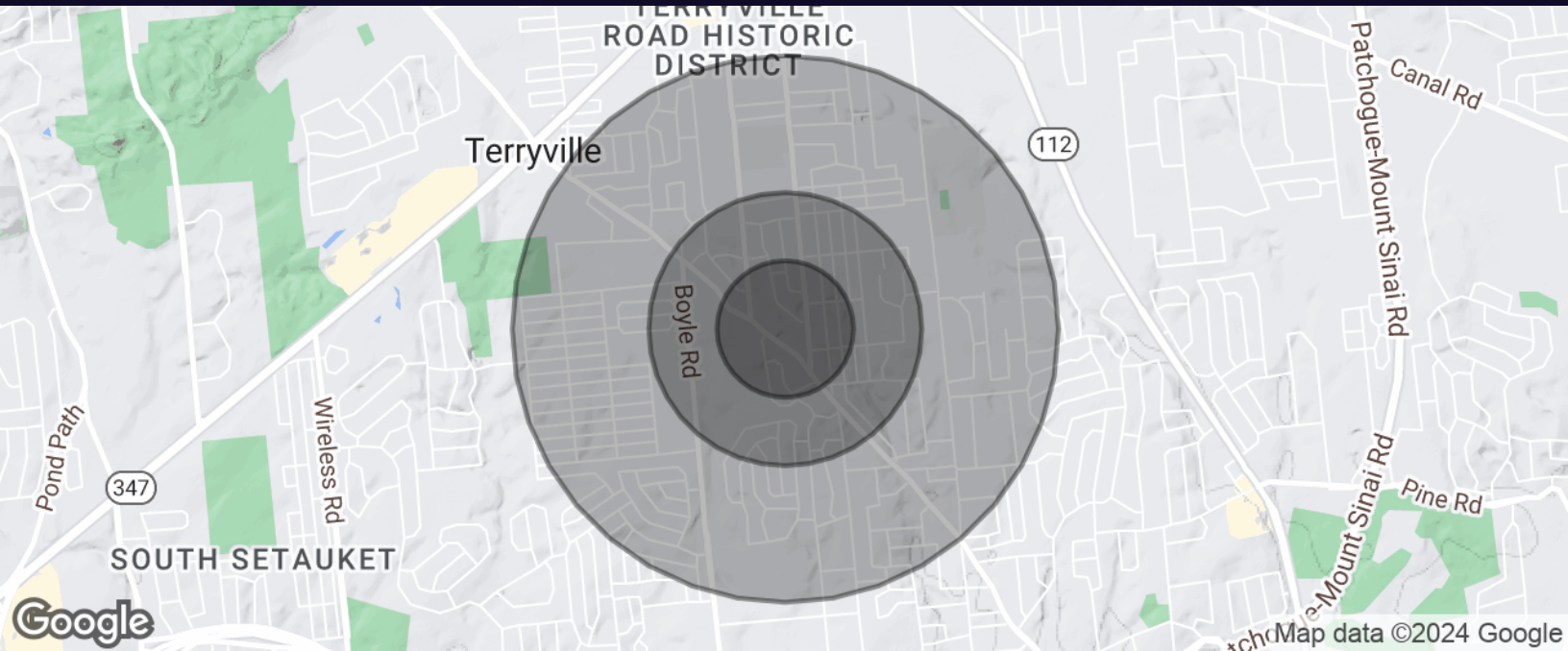
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# Property Demographics

## 671 Old Town Road Port Jefferson Station, NY 11776



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	865	3,835	13,415
Average Age	43.8	43.5	43.7
Average Age (Male)	42.8	42.4	44.0
Average Age (Female)	44.2	44.5	44.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	293	1,268	4,636
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$112,176	\$114,978	\$112,892
Average House Value	\$393,879	\$390,887	\$382,187

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# Aerial View Of Site

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Google

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[mike.lightcap@elliman.com](mailto:mike.lightcap@elliman.com)

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass

Smithtown, NY 11787