

RETAIL AND OFFICE SPACES FOR LEASE

49 East Main Street | Riverhead, New York 11901

FOR LEASE



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EXECUTIVE SUMMARY



49 East Main Street | Riverhead, New York 11901

Building Size:	12,000 SF	Lot Size:	0.14 Acres
Available Retail Unit 1 Size:		Zoning:	DC-1
Available Retail Unit 2 Size:		Available Second Story Office Space:	Up to 7,000 SF
Lease Rate:	Price On Request		

For More information and all showing requests, contact Thomas Tortorici

Property Overview

Retail and office opportunity in the heart of Main Street, Riverhead. 49 Main Street features $\pm 5,000$ SF of ground floor space, formerly a salon, offering excellent visibility and flexibility for a wide range of retail or service-based uses. The space includes gas heat, a grease trap, and 600 amps of power—ideal for salon, food service, or other high-demand operations.

The second floor offers $\pm 7,000$ SF of office space that can be built to suit for the right tenant. The layout includes 8 to 10 individual office spaces, two private units with restrooms, and shared common restrooms, making it well-suited for professional services, medical, or creative uses.

Positioned in front of Peconic Riverfront Park, the property offers alleyway access to the municipal lot and waterfront, blending charm with convenience. Ample street parking and nearby municipal options support both customer and employee access. Just minutes from Old Country Road and Riverhead’s major shopping hub, this high-traffic location offers strong footfall and strategic exposure.

With its central location, generous square footage, and flexible layout, 49 Main Street is ready to accommodate a dynamic retail or office concept in one of Long Island’s most active downtown districts.

Exclusively represented by:

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COMPLETE HIGHLIGHTS

49 East Main Street | Riverhead, New York 11901



Property Highlights

- Prime Downtown Location – $\pm 5,000$ SF ground floor former salon plus $\pm 7,000$ SF second floor office space in the heart of Main Street, Riverhead.
- Flexible Build-to-Suit Office – Second floor offers $\pm 7,000$ SF of customizable office space for the right tenant.
- Waterfront Access – Positioned in front of Peconic Riverfront Park with alleyway access to the municipal lot and waterfront.
- Strong Visibility & Parking – High-traffic location with ample street parking and nearby municipal options for staff and visitors

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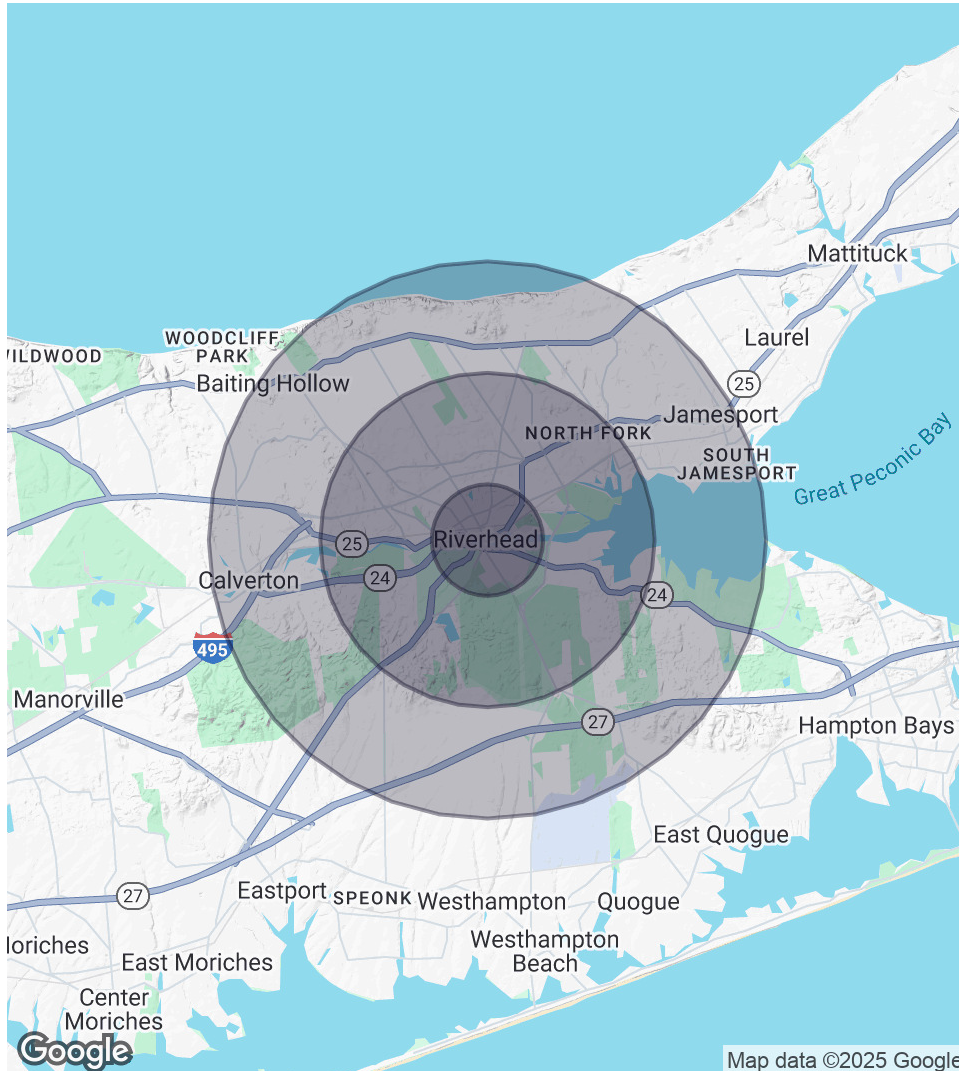
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DEMOGRAPHICS MAP & REPORT

49 East Main Street | Riverhead, New York 11901



1 Mile Radius

Population

8,362

Households

2,615

Average HH Income

\$109,096

3 Miles Radius

Population

26,215

Households

9,083

Average HH Income

\$101,780

5 Miles Radius

Population

36,005

Households

12,850

Average HH Income

\$108,891

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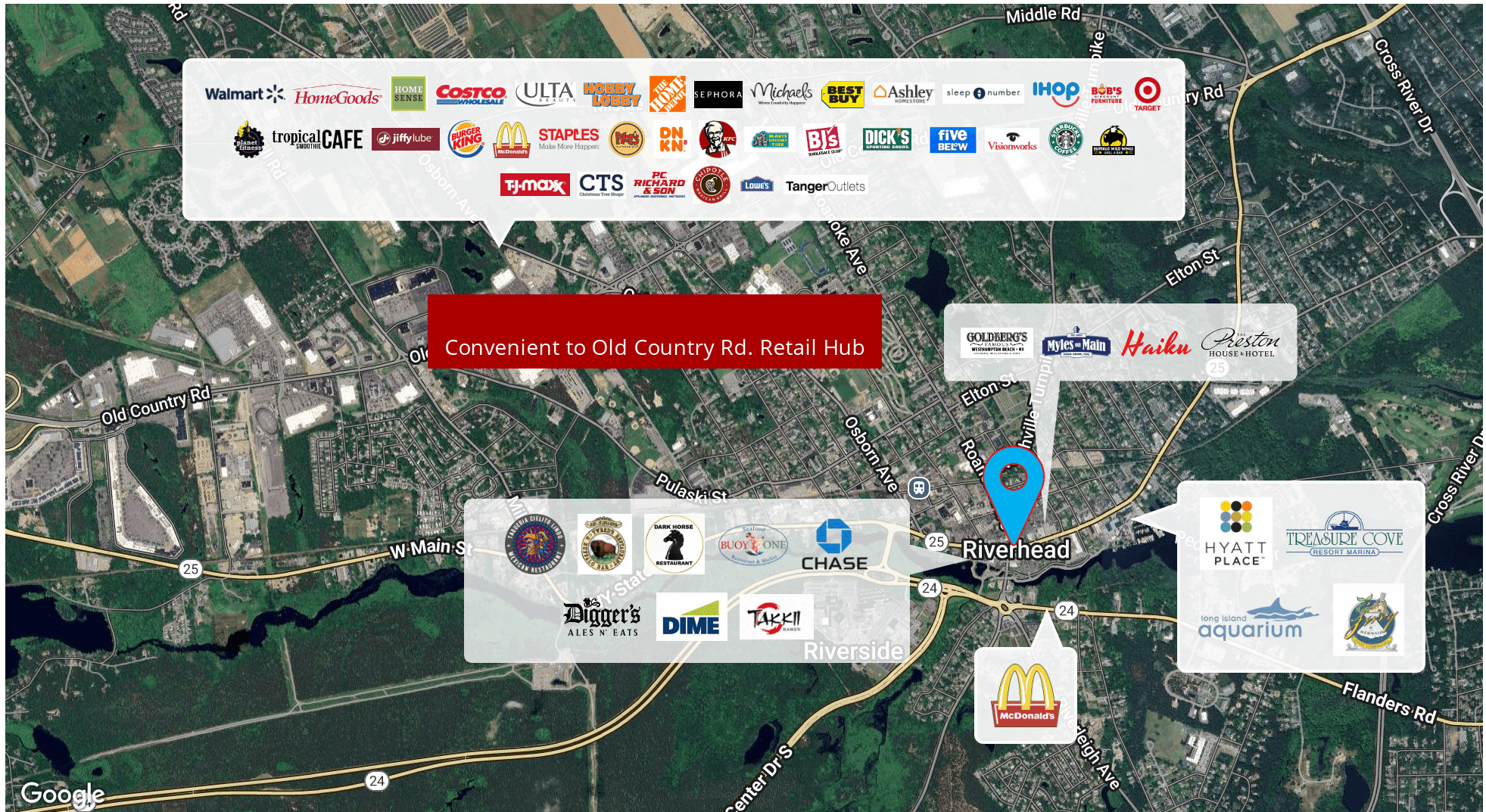
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RIVERHEAD MAIN STREET MAP

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We Are Commercial Real Estate

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