



RETAIL OR OFFICE DEVELOPMENT FOR LEASE

PORT JEFFERSON STATION, NY

ROUTE 112

SIZE

7.23 Acres

ASKING RENT

Upon Request

NEIGHBORS

T.J. Maxx, Shop Rite, Staples, King Kullen, Northwell/GoHealth, HomeGoods, Mattress Firm, Dollar Tree, Uncle Giuseppe's, LA Fitness, PetSmart, Ace Hardware, CVS, PJ Cinemas, Stony Brook University

COMMENTS

Retail or Office Development site available

Up to 50,000 SF of Retail space available as of right

Up to 70,000 sf of Medical Office available with 460 parking spaces as of right

More space can be built subject to Town approval

Landlord will build to suit

All types of Tenants considered

J-2 Zoning

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

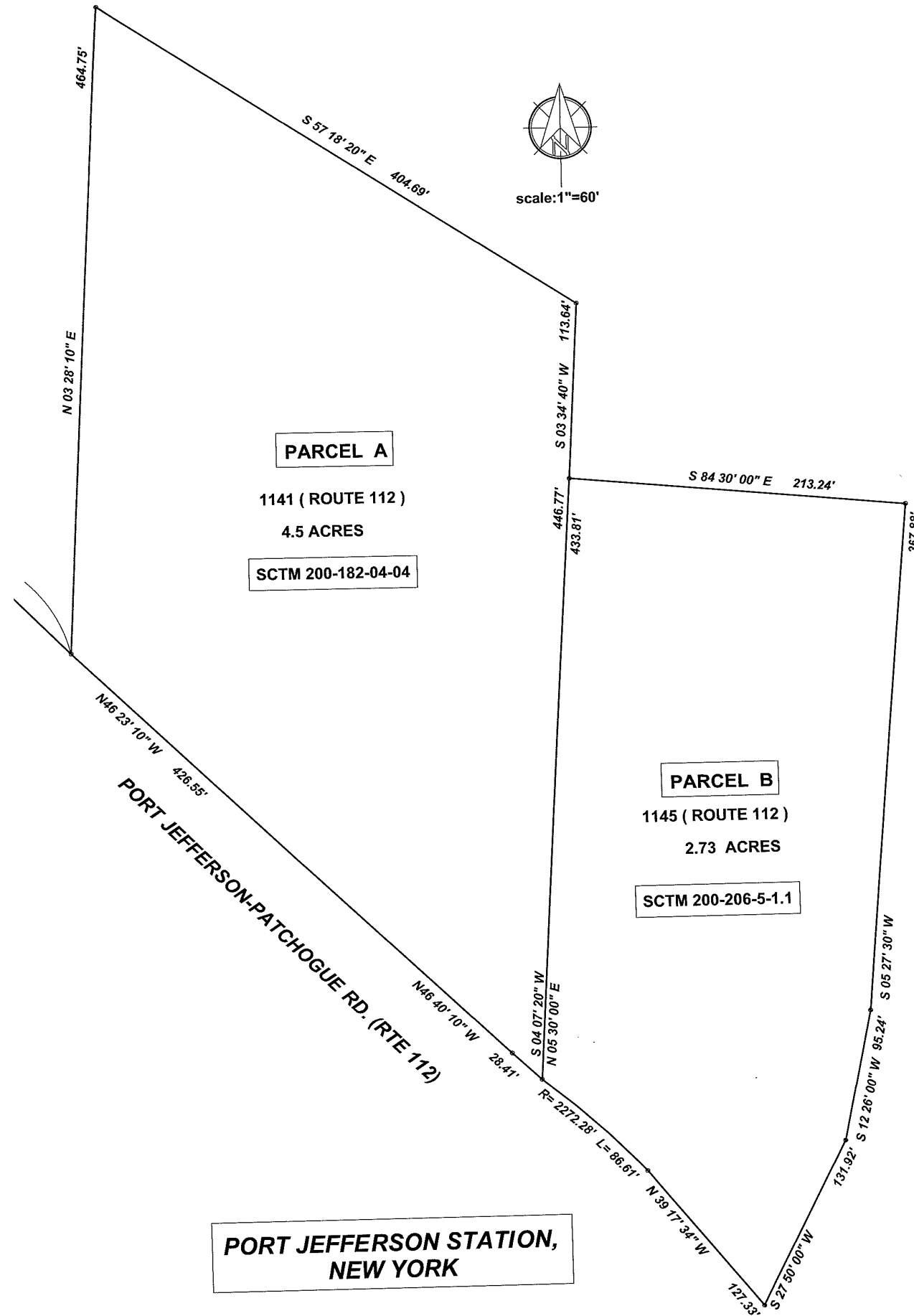


ROUTE 112/PORT JEFFERSON-PATCHOGUE ROAD PORT JEFFERSON STATION, NEW YORK

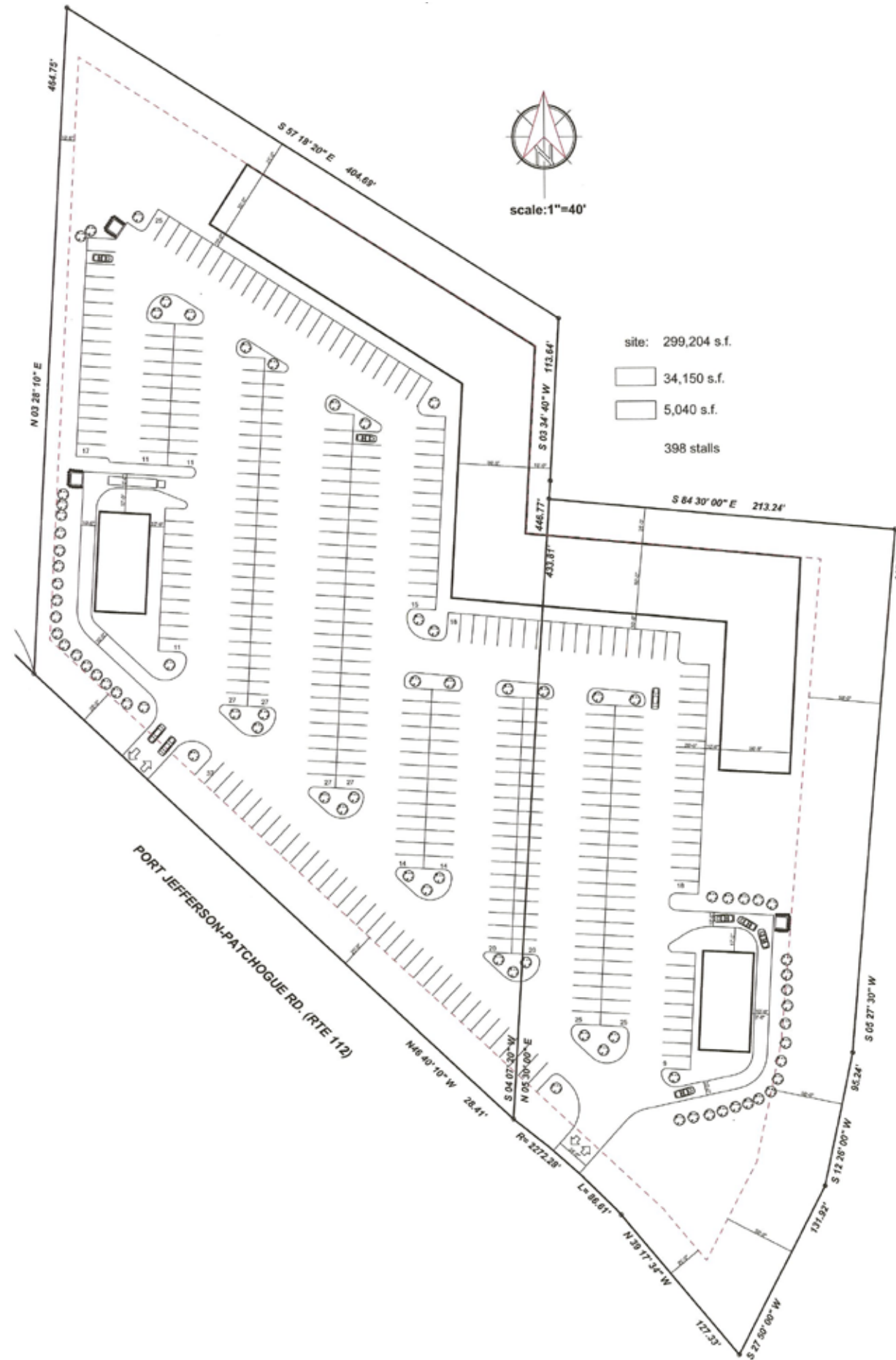
AERIAL



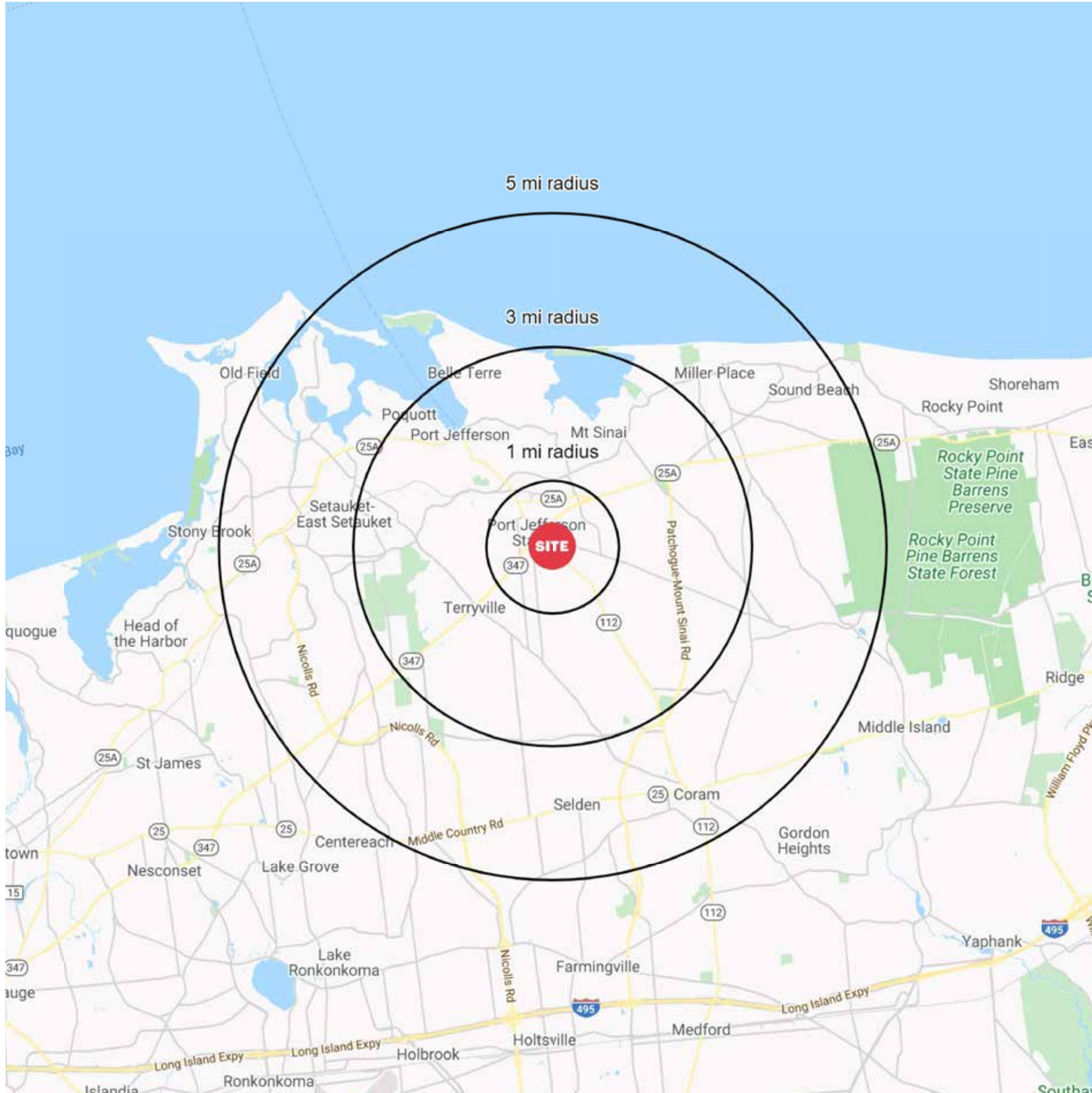
SITE PLAN



PROPOSED RETAIL SITE PLAN (Subject to change based on tenant interest)



AREA DEMOGRAPHICS



ROUTE 112/PORT JEFFERSON-PATCHOGUE ROAD PORT JEFFERSON STATION, NEW YORK

1 MILE RADIUS

POPULATION

8,347

HOUSEHOLDS

2,963

AVERAGE HOUSEHOLD INCOME

\$119,457

MEDIAN HOUSEHOLD INCOME

\$100,330

COLLEGE GRADUATES (BACHELOR'S +)

2,144 - 37.1%

TOTAL BUSINESSES

986

TOTAL EMPLOYEES

7,222

DAYTIME POPULATION (W/ 16 YR +)

9,445

3 MILE RADIUS

POPULATION

76,846

HOUSEHOLDS

28,174

AVERAGE HOUSEHOLD INCOME

\$127,484

MEDIAN HOUSEHOLD INCOME

\$107,954

COLLEGE GRADUATES (BACHELOR'S +)

22,901 - 41.8%

TOTAL BUSINESSES

3,273

TOTAL EMPLOYEES

28,533

DAYTIME POPULATION (W/ 16 YR +)

51,926

5 MILE RADIUS

POPULATION

180,463

HOUSEHOLDS

62,144

AVERAGE HOUSEHOLD INCOME

\$128,433

MEDIAN HOUSEHOLD INCOME

\$108,031

COLLEGE GRADUATES (BACHELOR'S +)

51,367 - 41.7%

TOTAL BUSINESSES

6,932

TOTAL EMPLOYEES

88,599

DAYTIME POPULATION (W/ 16 YR +)

145,335

