

PORT JEFFERSON STATION, NY

±4,000 Square Foot Former Bank Building For Lease

www.breslinrealty.com



BRESLIN REALTY
DEVELOPMENT CORP.

Contact

ROBERT DELAVALLE

VP, LEASING

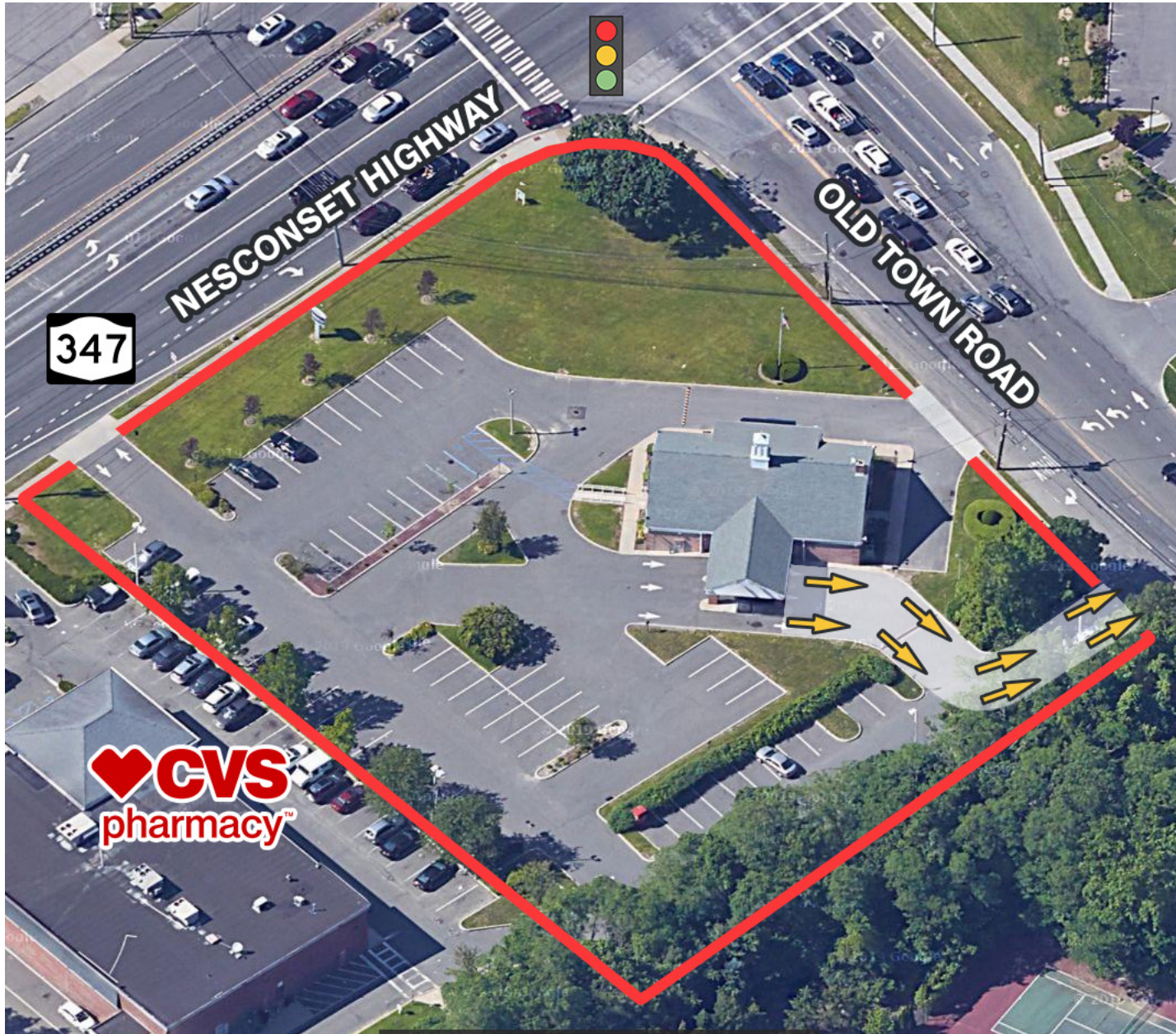
516-741-7400 x230

rdelavale@breslinrealty.com

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SITE INFO

LOCATION

532 Old Town Road
Port Jefferson Station

AVAILABLE

± 4,000 Square Feet
(plus ± 3,000 SF Basement)

PROPERTY SIZE

1.21 Acres

PARKING

71 Spaces

TRAFFIC

72,000 total average vehicles per day

COMMENTS

- Nearby retail includes CVS, Walmart, BJ's Wholesale, Kohl's, Starbucks, Outback Steakhouse, HomeGoods, Dollar Tree, more
- Corner Location at a High Traffic Intersection with a Traffic Light

PRICE UPON REQUEST



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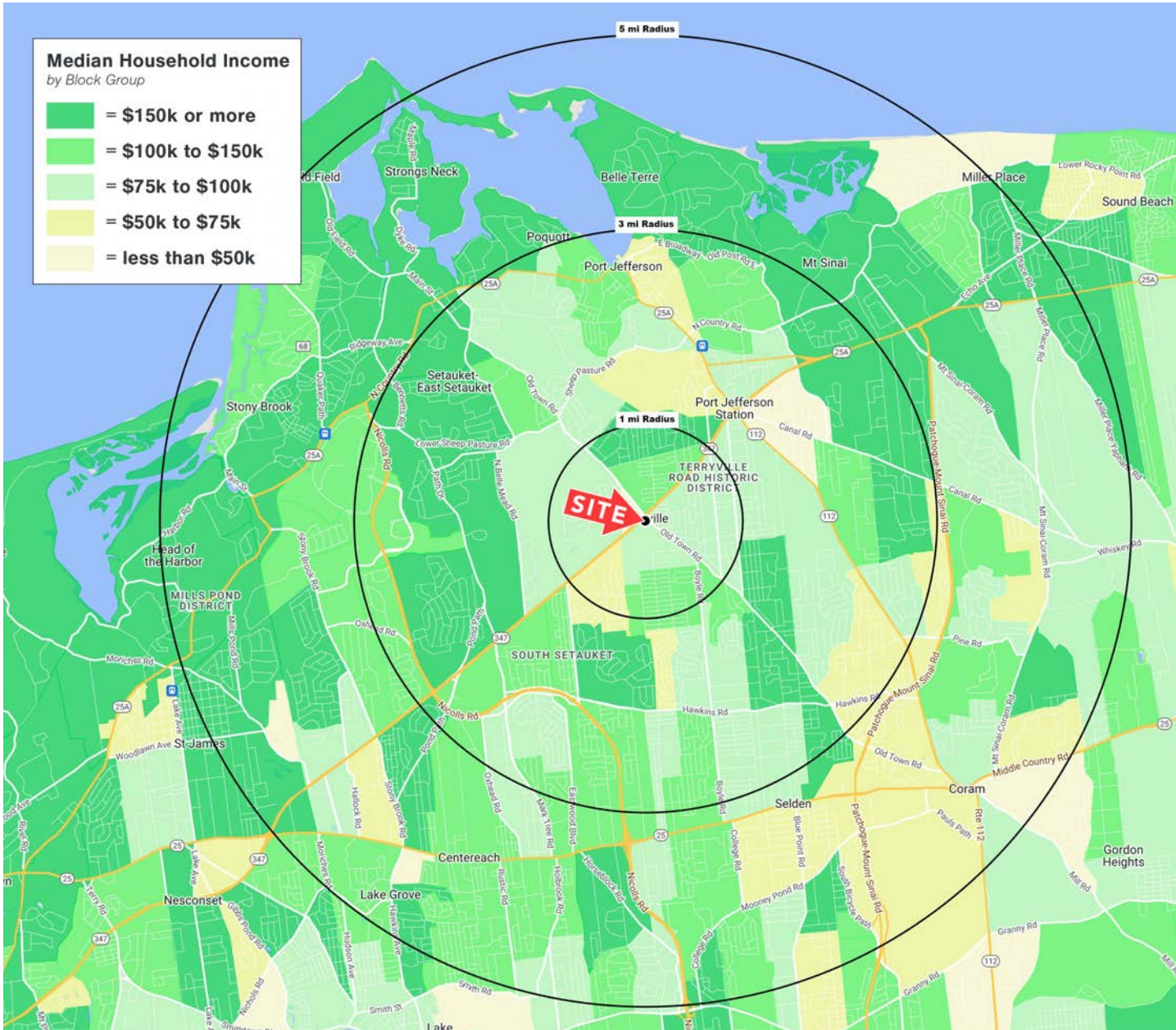
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KEY DEMOS

TOTAL POPULATION

1 Mile:	11,890
3 Mile:	87,350
5 Mile:	197,106

HOUSEHOLDS

1 Mile:	4,501
3 Mile:	28,530
5 Mile:	65,576

MEDIAN H.H. INCOME

1 Mile:	\$117,755
3 Mile:	\$133,313
5 Mile:	\$134,735

TOTAL EMPLOYEES (DAYTIME POP.)

1 Mile:	4,312
3 Mile:	24,869
5 Mile:	50,237

MEDIAN AGE

1 Mile:	41.8
3 Mile:	39.0
5 Mile:	39.6

BUYING POWER (Households x MHHI)

1 Mile:	\$530 Million
3 Mile:	\$3.8 Billion
5 Mile:	\$8.8 Billion



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