



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	2,000 SF
Lot Size:	0.14 Acres
Cap Rate:	6.11%
NOI:	\$51,912
Zoning:	C2

PROPERTY OVERVIEW

Absolute NNN STNL free standing retail building for sale. NOI of \$51,912 with tenant responsible for all expenses. Longstanding tenant in place just renewed through 5/31/28. Highly coveted onsite parking lot offers 5 dedicated parking spaces. New roof in 2022. Parking lot repaved July 2023. The property is connected to municipal sewers and has oil heat, (gas in the street makes conversion possible). The property has 57 feet of frontage on busy Main Street. Revitalization in full swing with new housing construction completed and more underway. DO NOT DISTURB TENANT.

LOCATION OVERVIEW

Located on Main Street in Port Jefferson Village. Steps from the Long Island Railroad. One train stop from the campus of SUNY Stony Brook. Less than 1/2 mile from Northwell Mather Hospital and St. Charles Hospital. One mile from the Port Jefferson / Bridgeport Ferry to Connecticut.

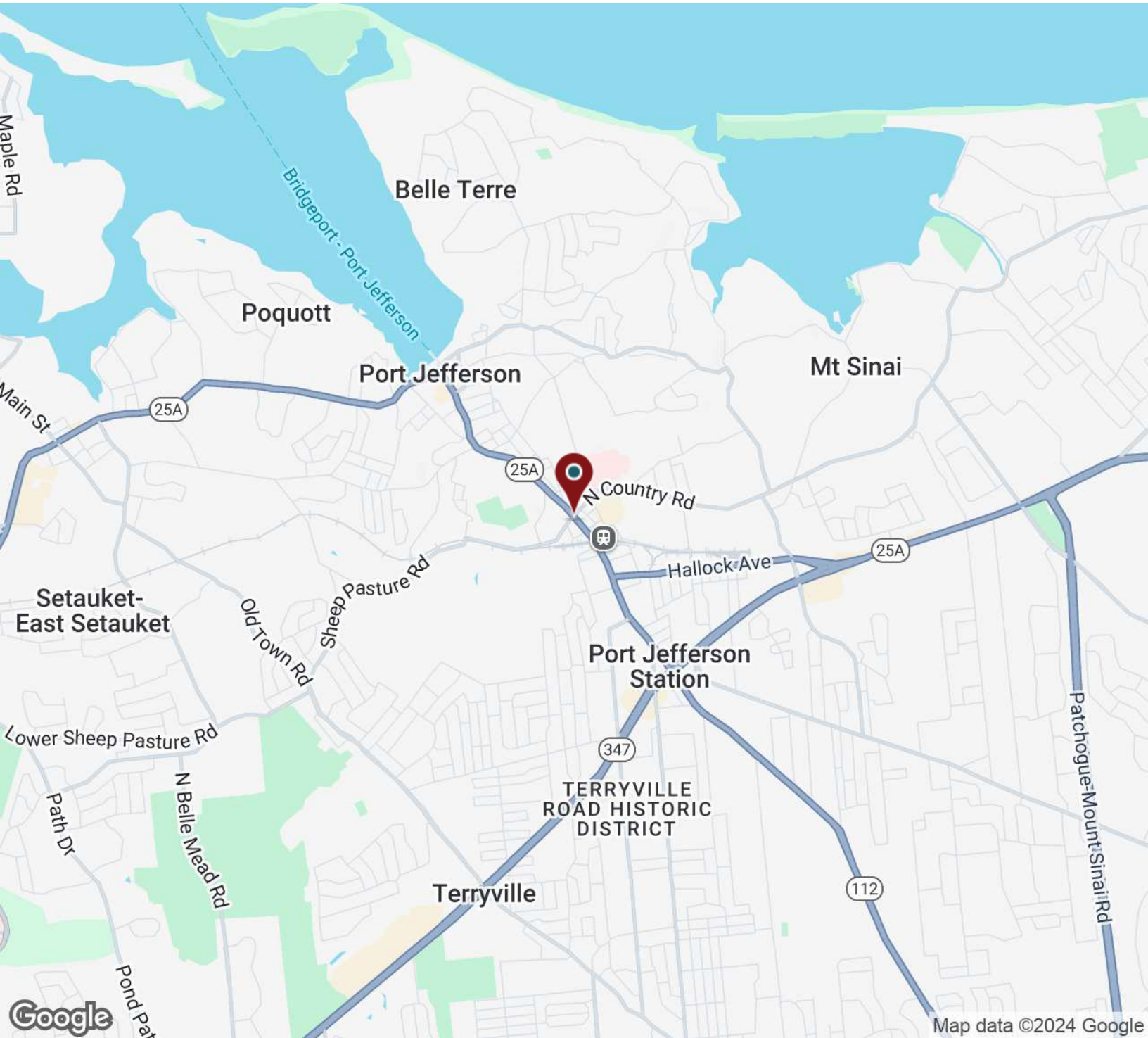
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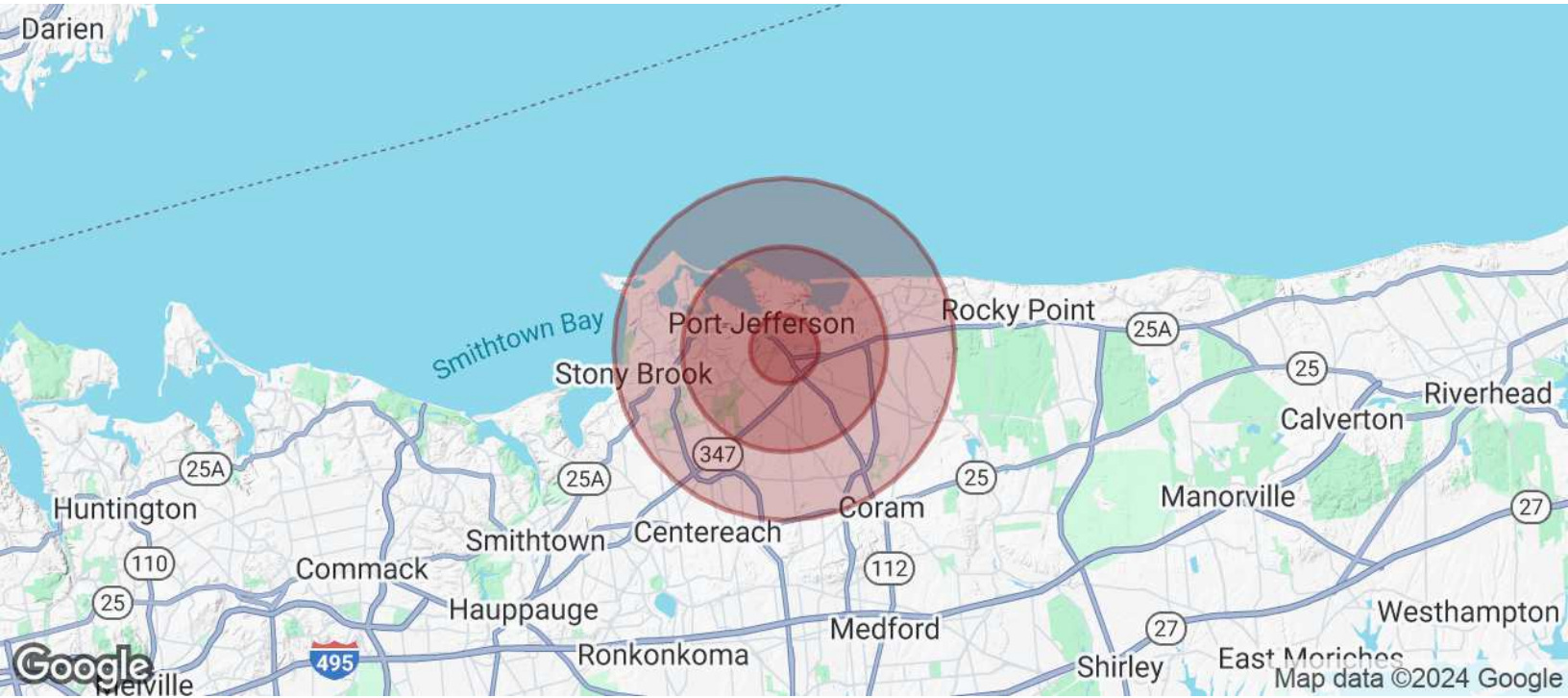
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,495	57,630	150,958
Average Age	37.4	38.8	38.2
Average Age (Male)	36.0	38.3	37.5
Average Age (Female)	39.6	39.6	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,635	19,554	48,801
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$105,174	\$113,472	\$112,833
Average House Value	\$477,890	\$469,809	\$452,030

2020 American Community Survey (ACS)

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