



## 228 East Main Street

Port Jefferson, New York 11777

### Property Overview

Introducing a prime investment opportunity at 228 East Main Street, a well-maintained 6,272 SF retail/office building in Port Jefferson, N.Y.

Located in the heart of the iconic waterfront village, 228 East Main Street is a premier mixed-use property that blends historic character with modern commercial utility.

Situated on the primary "main-to-main" corridor, the building benefits from year-round local patronage and heavy seasonal tourism driven by the Port Jefferson Ferry and Harborfront Park.

### Offering Summary

<b>Sale Price:</b>	\$1,849,000
<b>Building Size:</b>	8,535 SF
<b>Lot Size:</b>	5,881 SF

### Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,564	14,579	39,838
<b>Total Population</b>	6,504	40,499	123,635
<b>Average HH Income</b>	\$181,284	\$178,910	\$170,146

### For More Information

**Lee Rosner, SIOR CCIM**

O: 631 761 6886  
lrosner@nailongisland.com | NY #10491210862

**Judy Dean**

O: 631 761 6887  
jdean@nailongisland.com

**BROCHURE**

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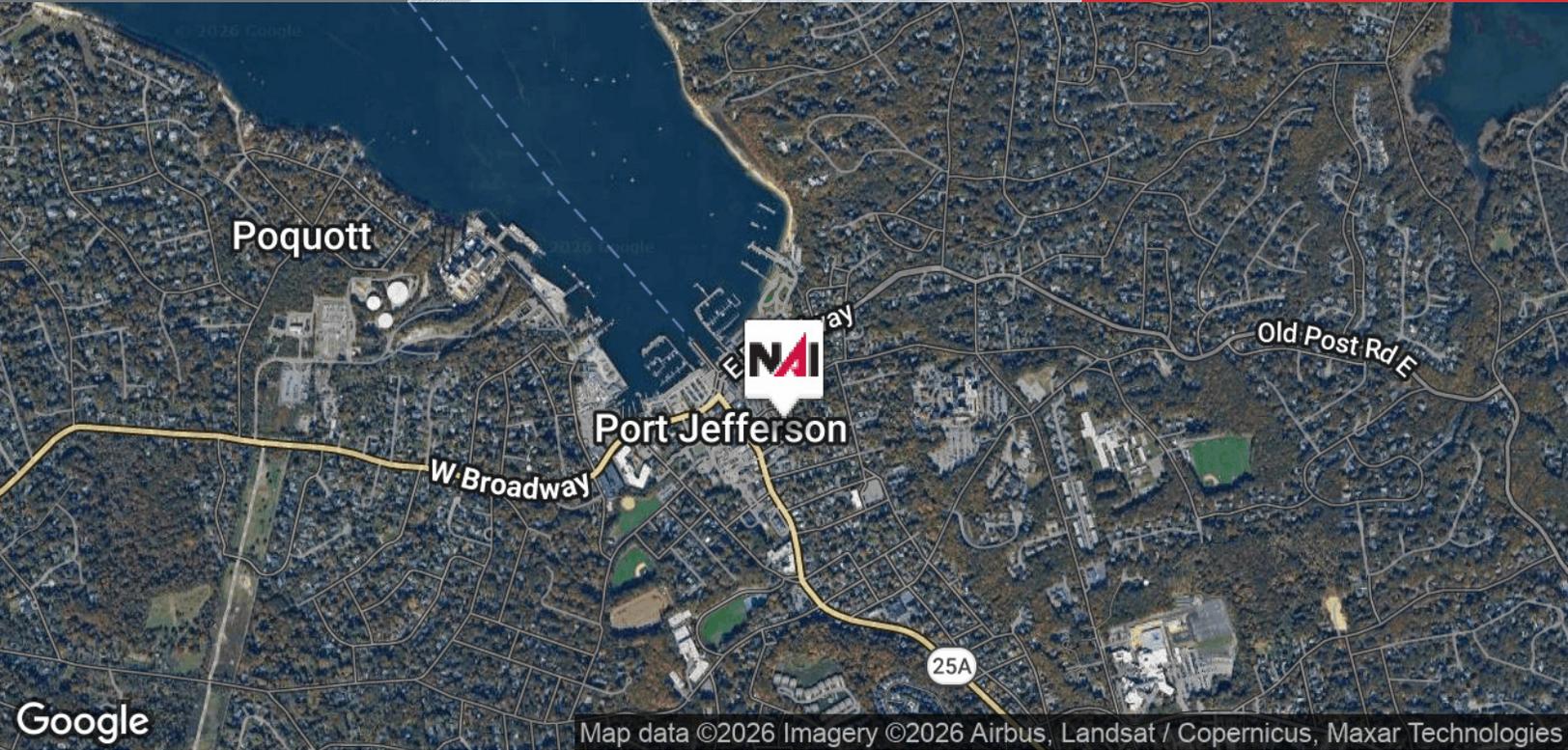
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## Building Information

<b>Occupancy %</b>	0.0%
<b>Tenancy</b>	Multiple
<b>Ceiling Height</b>	9 ft
<b>Number of Floors</b>	3
<b>Year Built</b>	1900
<b>Gross Leasable Area</b>	8,535 SF
<b>Condition</b>	Fair
<b>Number of Buildings</b>	1

## Property Highlights

- **Former Bank Building:** The structure retains its original prestige as a historic financial institution (originally the First National Bank of Port Jefferson, built circa 1900).
- **The Vault:** A standout interior feature is the original bank vault, which remains on-site. It has been creatively repurposed in recent years as a unique dressing room/display area, offering a "one-of-a-kind" aesthetic for retail or office use.
- **Victorian Elements:** The exterior features classic brickwork and a distinctive corner turret that commands attention at the intersection of Main and East Main Streets.
- **Ground Floor (Retail):** Roughly 3,340SF of prime retail space with large storefront windows, high ceilings, and an open floor plan designed for maximum foot traffic flow.
- **Second Floor (Office/Residential):** +/-2,262 SF that is ideal for professional office suites (i.e. Co-Working) or high-end apartments, featuring excellent natural light and views of the bustling village streets.
- **Lower Level:** +/-2,932 SF of above grade lower level space with immediate ground floor access to Traders Cove, a large municipal parking lot. Potential uses include retail, office or residential.
- **Strategic location** in the heart of the Port Jefferson's business and medical community
- **Parking** for 5+/- cars is available in the rear of the site as well as on the street and in the immediately adjacent Traders Cove municipal lot.
- **Zoning:** Zoned C1 (Central Commercial), allowing for a wide variety of uses including retail, bank, law firm, professional medical offices as well as residential use.
- **Less than 1/4 mile south** of the Port Jefferson Ferry
- **Taxes:** \$51,210, including Village taxes. Not grieved!



## Location Overview

Discover the vibrant community surrounding The Vault at Port Jefferson. Nestled in the heart of Port Jefferson, NY, this bustling area offers a charming blend of historic architecture, artisanal shops, and diverse dining options. Stroll along East Main Street to experience a welcoming atmosphere and a strong sense of local pride.

Just a short distance away to the north, the picturesque Port Jefferson Harbor provides a stunning backdrop for leisurely walks and outdoor gatherings. Nearby attractions include the Long Island Museum and the scenic Belle Terre Beach. With its desirable location and strong community appeal, The Vault at Port Jefferson presents an exceptional investment opportunity for retail and street retail investors.

This prime property is ideally located in Port Jefferson's vibrant downtown, bordered by Port Jefferson Harbor to the north and the LIRR to the south. The harbor provides access to the Bridgeport/Port Jefferson Ferry, offering a convenient route from Long Island's North Shore to Bridgeport, CT, and New England. To the south, the LIRR Port Jefferson branch offers direct access to Queens and NYC.

Within a 10-minute drive to Stony Brook University & Hospital, providing a massive built-in demographic of professionals and students. St. Charles Hospital is located two miles east.

The area has undergone significant revitalization in recent years, with numerous mixed-use and residential multi-family developments adding hundreds of new residential units, bolstering the Main Street retail environment. Even more projects are planned for Port Jefferson and its surrounding areas.

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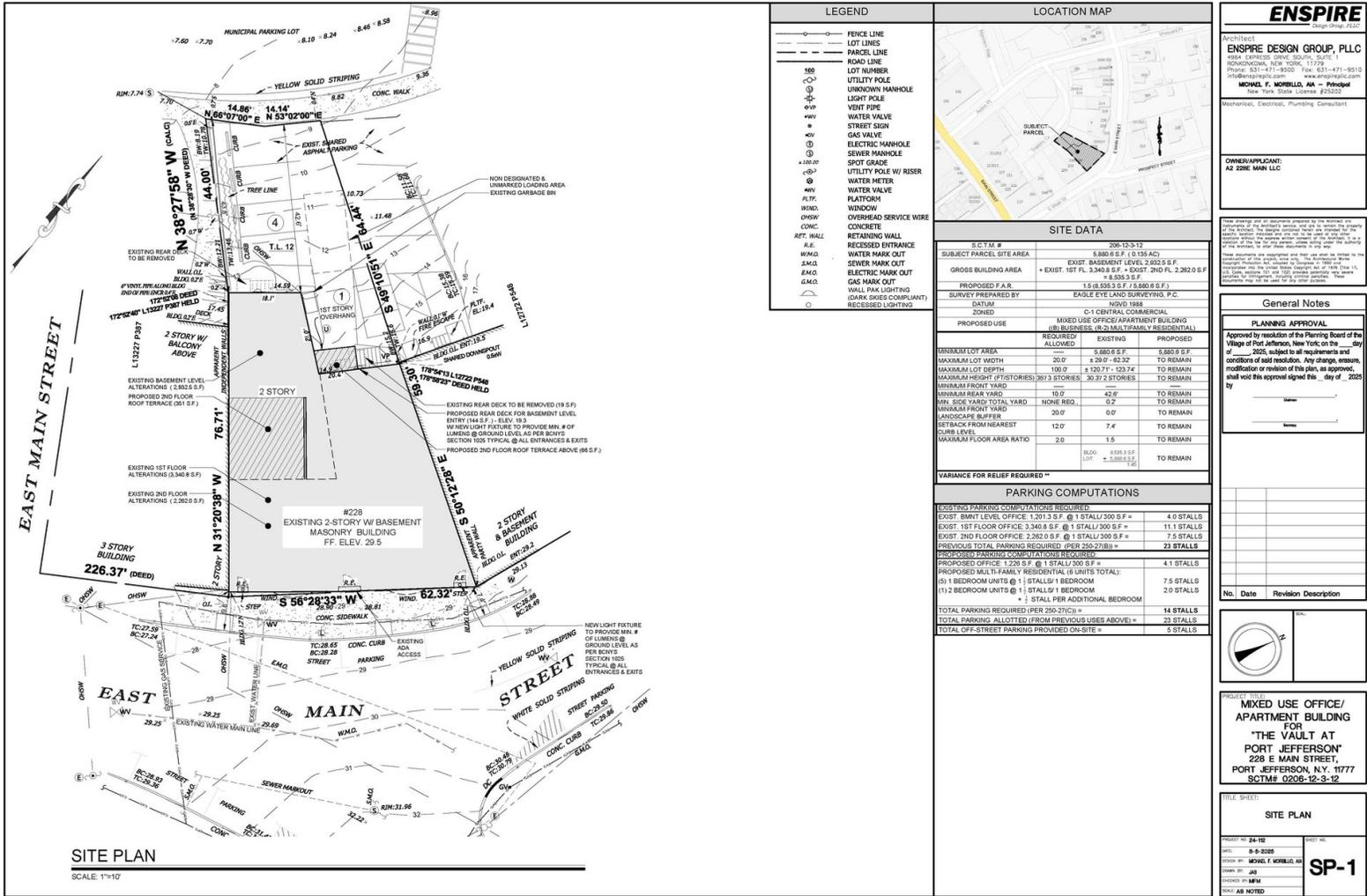
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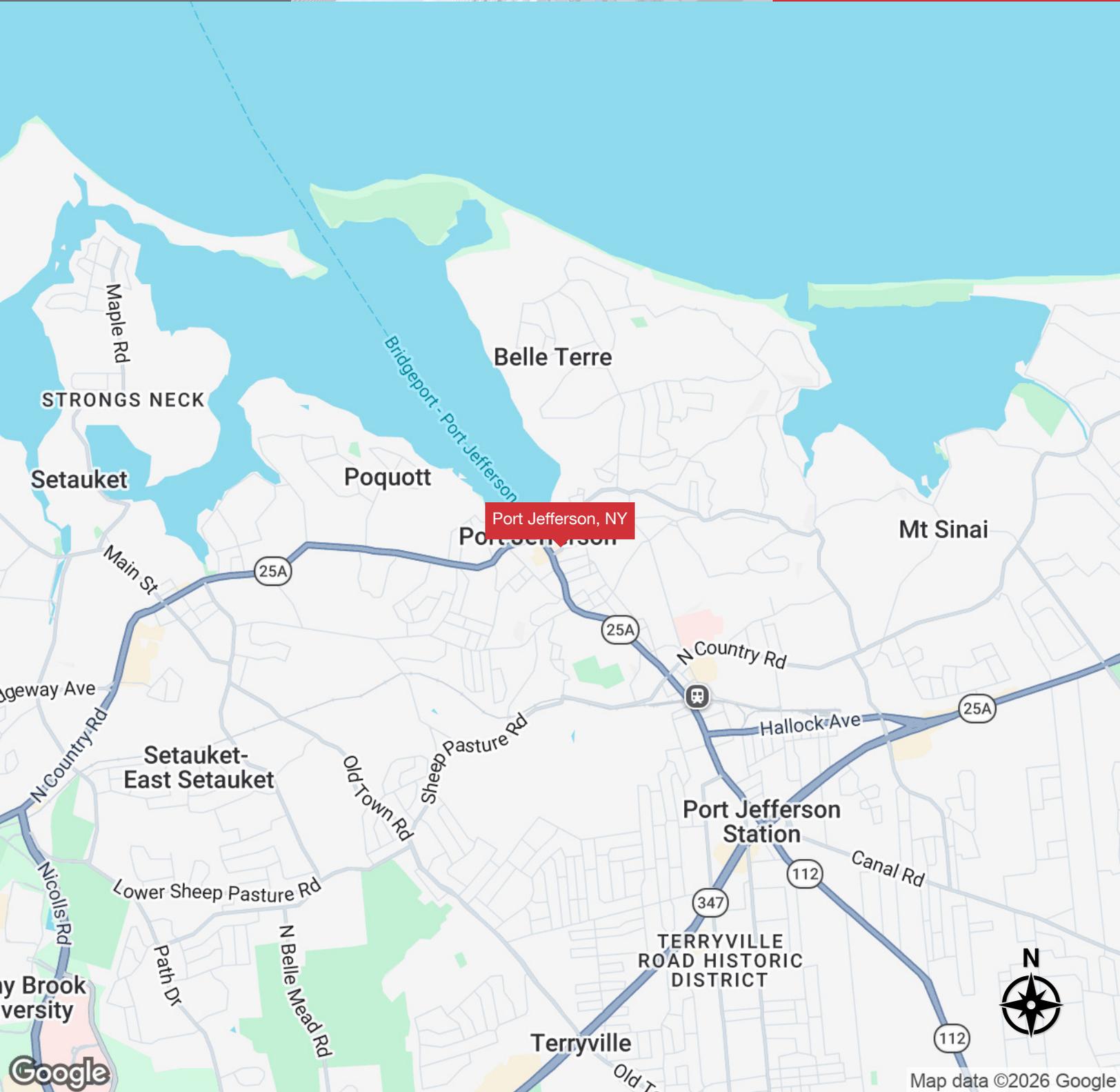
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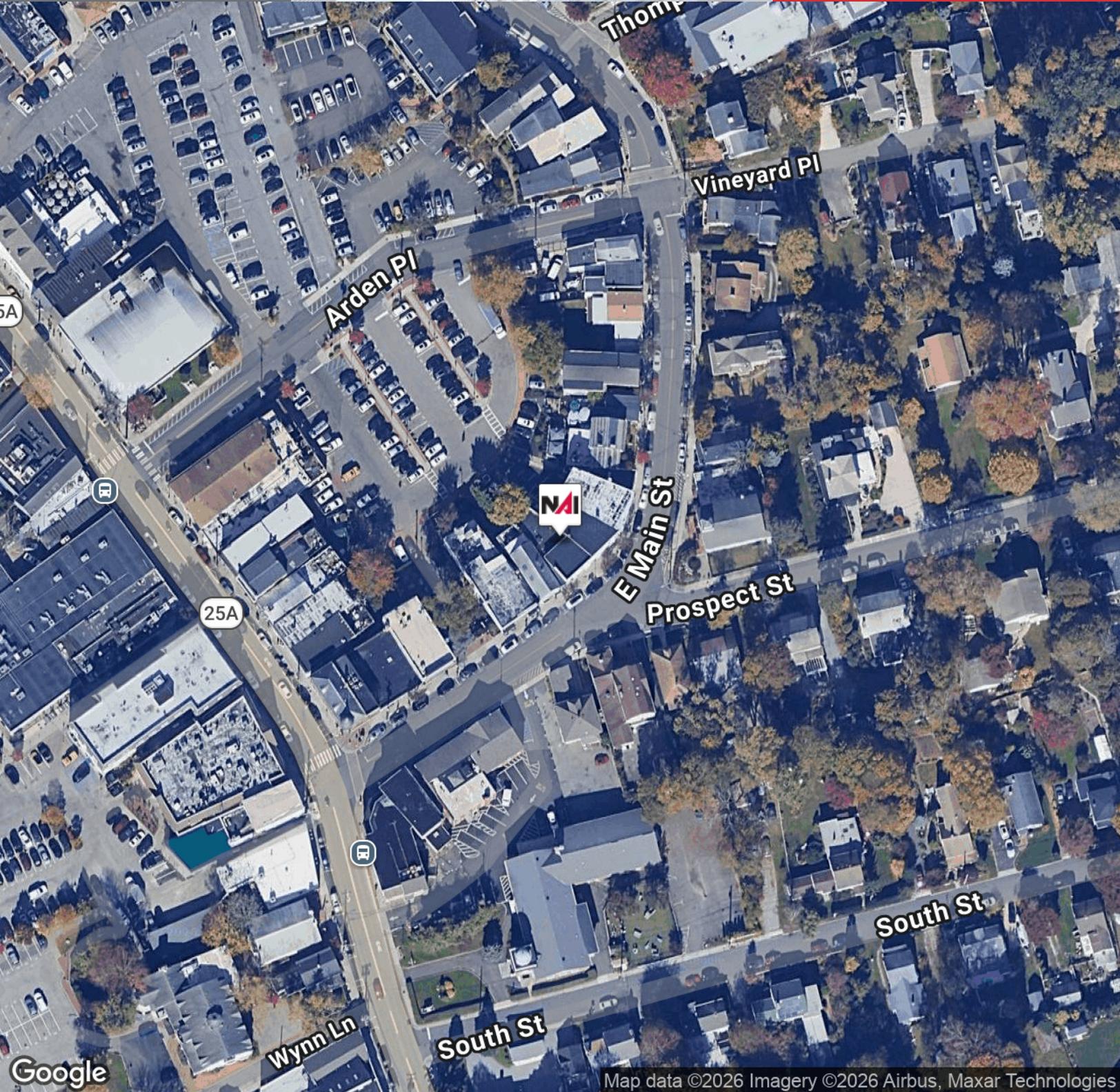
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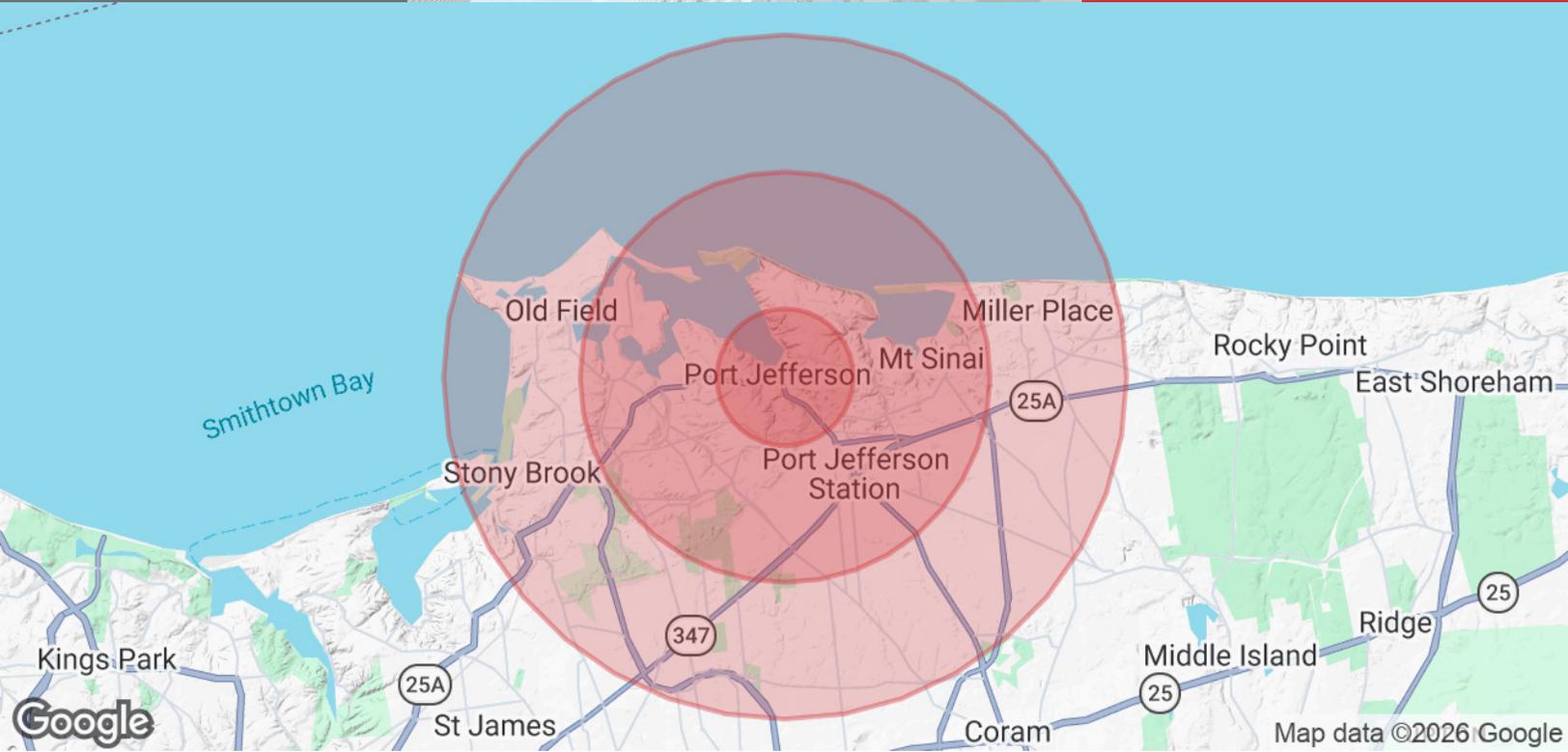
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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	6,504	40,499	123,635
<b>Average Age</b>	42.8	42.5	41.3
<b>Average Age (Male)</b>	43.6	42.8	41.3
<b>Average Age (Female)</b>	42.7	42.4	41.3

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,564	14,579	39,838
<b># of Persons per HH</b>	2.5	2.8	3.1
<b>Average HH Income</b>	\$181,284	\$178,910	\$170,146
<b>Average House Value</b>	\$687,265	\$636,113	\$573,984

2023 American Community Survey (ACS)