

Three Roads Plaza

1015-1067 Route 112

Port Jefferson Station, NY

BRIGHTVIEW
SENIOR LIVING
\$80M | 170 Unit

PRIME
STORAGE



CVS
pharmacy

Uncle Giuseppe's
MARKETPLACE



LA FITNESS



Colosseo
Pizzeria

Alice's



Webster Bank

**BANK
PAD SITE
NOW
AVAILABLE!
2,750 SQ.FT**

CRA REALTY

COMMERCIAL REAL ESTATE ADVISORS



Proposed New Facade

Property Highlights

Unparalleled Access

Located at two lighted intersections with 3 full access points and one right-in/right out access on Route 112

Heavily Trafficked Intersection

Highly visible from three roads: Route 112, Canal Rd., and Rose Ave., with exposure to over 35,000 VPD

Serves Large Daytime and Nighttime Population

Dense residential with close proximity to Mather Hospital, Stony Brook University, Stony Brook Hospital, and St. Charles Hospital



Property Summary

Address	1015 - 1067 Route 112 Port Jefferson Station, NY
Zoning	J Business 2 ←
Parking	374 Spaces

Availability

Suite B	±2,170 SF
Suite L	±3,000 SF (30' x 100')
PAD Site	±2,750 SF



For more info, click on logo  LoopNet™

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

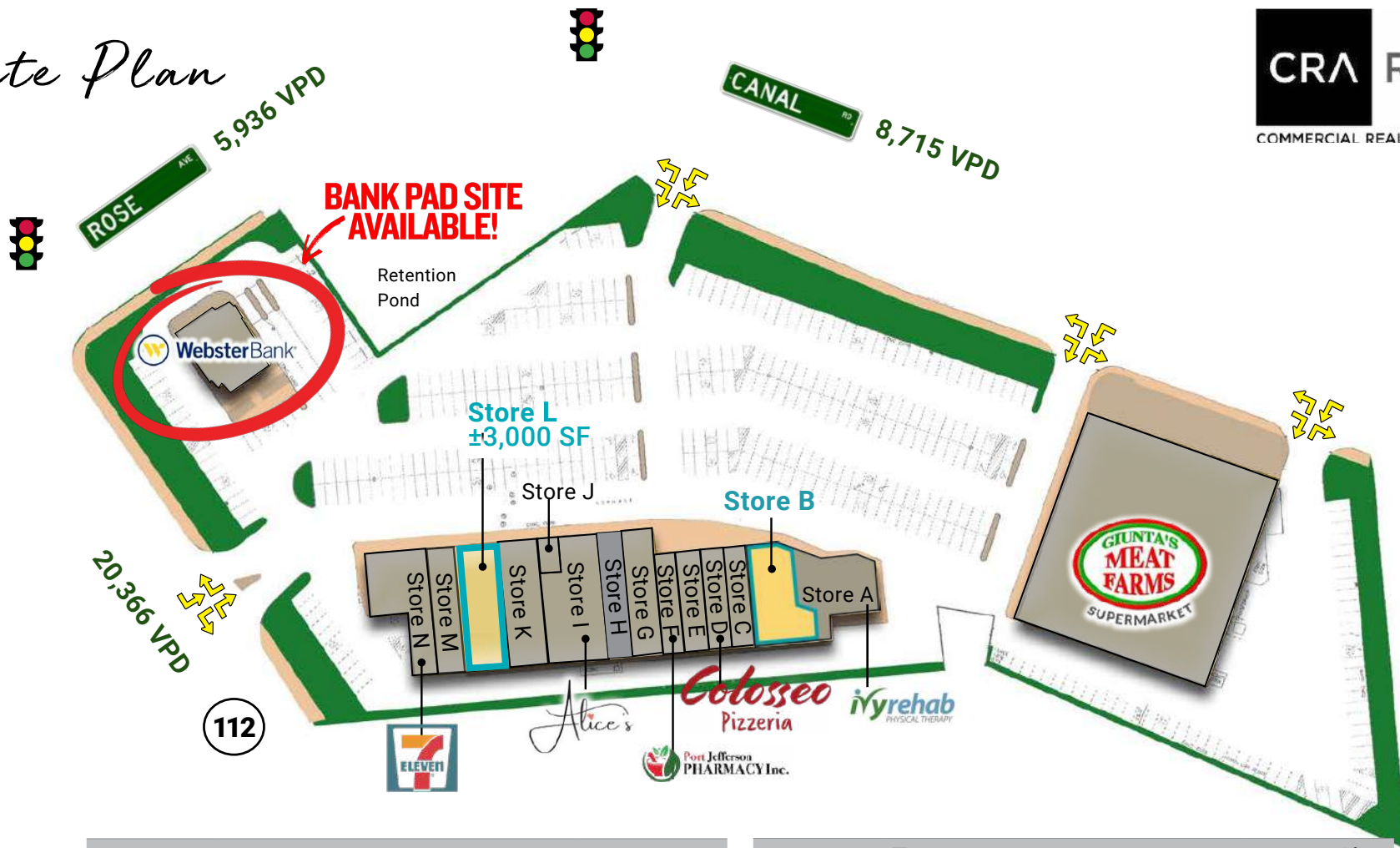
East Facing Aerial



Northeast Facing Aerial



Site Plan



Store	Tenant	Size
Pad	Webster Bank	±2,750 SF
Pad	Meat Farms	±28,000 SF
Store A	Ivy Rehab	±2,300 SF
Store B	Available	±2,170 SF
Store C	All In The Family Cards	±2,000 SF
Store D	Colosseo Pizza	±2,368 SF
Store E	Nail Salon	±1,790 SF
Store F	Port Jefferson Pharmacy	±2,000 SF
Store G	Community Medical	

Store	Tenant	Size
Store H	Beauty Center	±2,575 SF
Store I	Alice's Sports Bar	±3,185 SF
Store J	Sobol Acaci	±770 SF
Store K	Bagel Cafe	±3,500 SF
Store L	Available	±3,000 SF
Store M	Rock Star Kickbox	±3,000 SF
Store N	7 - Eleven	±3,500 SF

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Demographics

2025 Estimated Population	8,943	75,956	185,747
2025 Estimated Median Age	39.8	42.5	40.4

Population **1 Mile** **3 Mile** **5 Mile**

2025 Estimated Households	3,352	27,085	62,394
2026 Projected Households	3,393	27,557	63,453
2025 Median Home Value	\$414,568	\$437,939	\$420,925
2025 Median Rent	\$1,643	\$1,709	\$1,743

Households/Housing **1 Mile** **3 Mile** **5 Mile**

2025 Est. Average Household Income	\$116,678	\$137,603	\$134,642
2025 White Collar Workers	63.6%	68.6%	67.7%
2025 Blue Collar Workers	36.4%	31.4%	32.3%
2025 Est. Total Employees	4,402	24,139	47,912
2025 Est. Total Businesses	680	2,837	5,906

Businesses/Employees **1 Mile** **3 Mile** **5 Mile**

2025 Est. Total Household Expenditure	\$266.05 M	\$2.41 B	\$5.46 B
2025 Est. Apparel	\$9.53 M	\$86.81 M	\$196.81 M
2025 Est. Entertainment	\$15.34 M	\$140.7 M	\$318.73 M
2025 Est. Food, Beverages, Tobacco	\$40.31 M	\$359.42 M	\$816.99 M
2025 Est. Furnishings, Equipment	\$9.49 M	\$86.9 M	\$196.89 M
2025 Est. Health Care, Insurance	\$24 M	\$214.79 M	\$487.84 M

Consumer Expenditures **1 Mile** **3 Mile** **5 Mile**

