

INVESTMENT OPPORTUNITY

87 E Main St | Riverhead, New York 11901

FOR SALE



Commercial



EXECUTIVE SUMMARY

87 E Main St | Riverhead, New York 11901

Building Size:	1,800 SF	Parking:	Street + Municipal
Lease Type:	Triple Net (NNN)	Zoning:	DC-1
Number of Units:	1	Frontage:	27 Feet
Year Built:	1935	Sale Price:	\$950,000.00

See Rent Roll on page 5 for further income details

PRIME INVESTMENT OPPORTUNITY | Fully Leased Ben & Jerry's 10-Year NNN Lease (June 2025–June 2035)

A rare opportunity to purchase a fully leased property in the heart of Downtown Riverhead—one of the most active and rapidly expanding markets on Long Island. The property is currently leased to Ben & Jerry's, which signed a 10-year NNN lease beginning June 2025 and running through June 2035, providing a stable, long-term investment with minimal landlord responsibilities. The tenant remains in place with nine years of term remaining.

Downtown Riverhead continues to experience significant revitalization, with more than 120 apartments under construction or in the approval pipeline just a few blocks away. The property is also steps from the new Hyatt Hotel (which does not offer a full-service restaurant) and close to major attractions including the Long Island Aquarium, Long Island Science Center, Suffolk County Historical Society, Long Island Railroad Museum, and the newly expanded Suffolk County Courts—driving consistent daily foot traffic from visitors, families, jurors, and attorneys.

The sale includes all fixtures, equipment, business components, inventory, deed, and keys, offering a seamless transition for an investor seeking a reliable, income-producing asset in a thriving downtown corridor.

A solid, long-term investment opportunity backed by a nationally recognized tenant.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

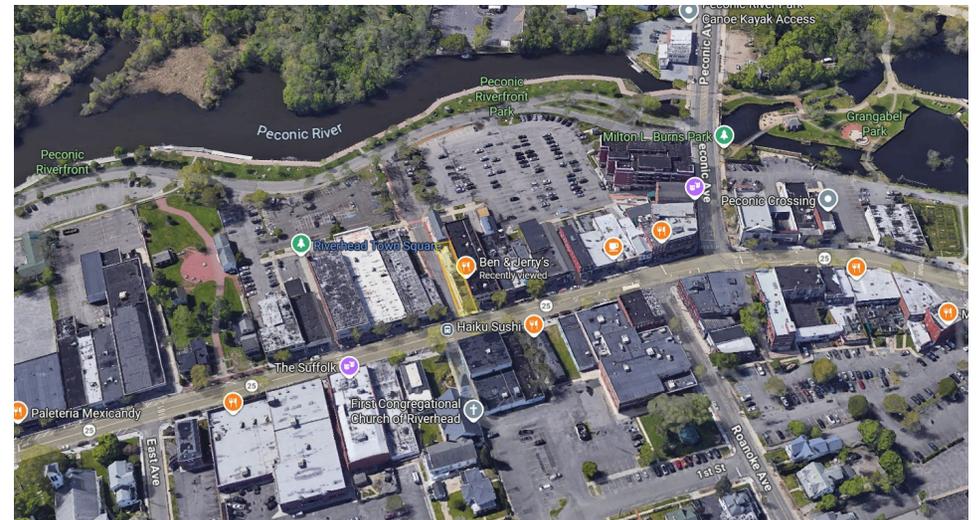
Thomas Tortorici

Licensed Real Estate Salesperson

631.885.5017 Email: thomas.tortorici2@elliman.com

ADDITIONAL PHOTOS

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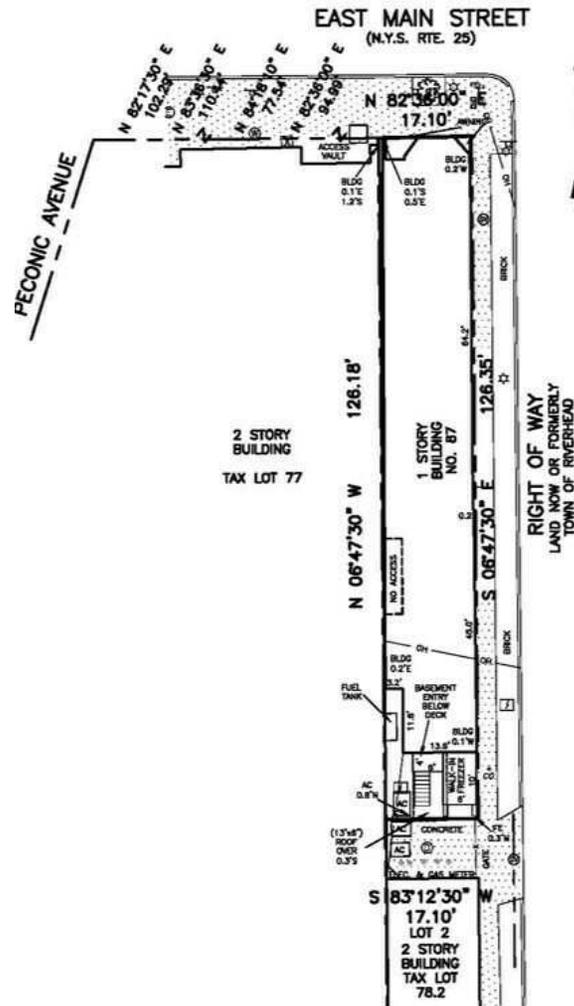
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PROPERTY SURVEY

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RENT ROLL



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YEAR	TENANT	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END
YEAR 1	BEN AND JERRYS	\$5,250	\$63,000	6/1/2025	6/1/2026
YEAR 2	BEN AND JERRYS	\$5,408	\$64,890	6/1/2026	6/1/2027
YEAR 3	BEN AND JERRYS	\$5,561	\$66,726	6/1/2027	6/1/2028
YEAR 4	BEN AND JERRYS	\$5,737	\$68,850	6/1/2028	6/1/2029
YEAR 5	BEN AND JERRYS	\$5,909	\$70,902	6/1/2029	6/1/2030
YEAR 6	BEN AND JERRYS	\$6,086	\$73,026	6/1/2030	6/1/2031
YEAR 7	BEN AND JERRYS	\$6,269	\$75,222	6/1/2031	6/1/2032
YEAR 8	BEN AND JERRYS	\$6,457	\$77,490	6/1/2032	6/1/2033
YEAR 9	BEN AND JERRYS	\$6,651	\$79,812	6/1/2033	6/1/2034
YEAR 10	BEN AND JERRYS	\$6,850	\$82,206	6/1/2034	6/1/2035
Totals		\$60,176	\$722,124		

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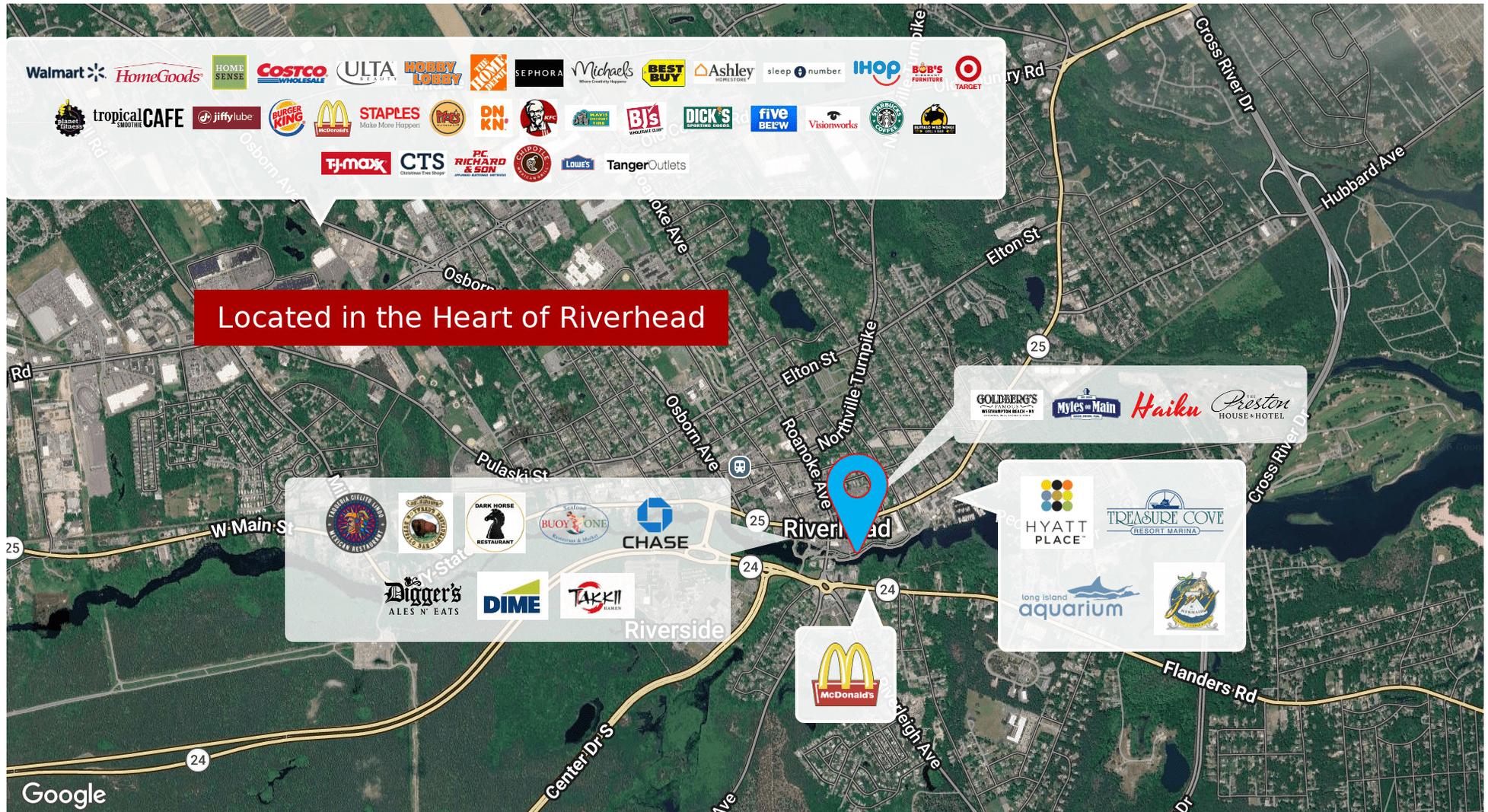
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RIVERHEAD MAP

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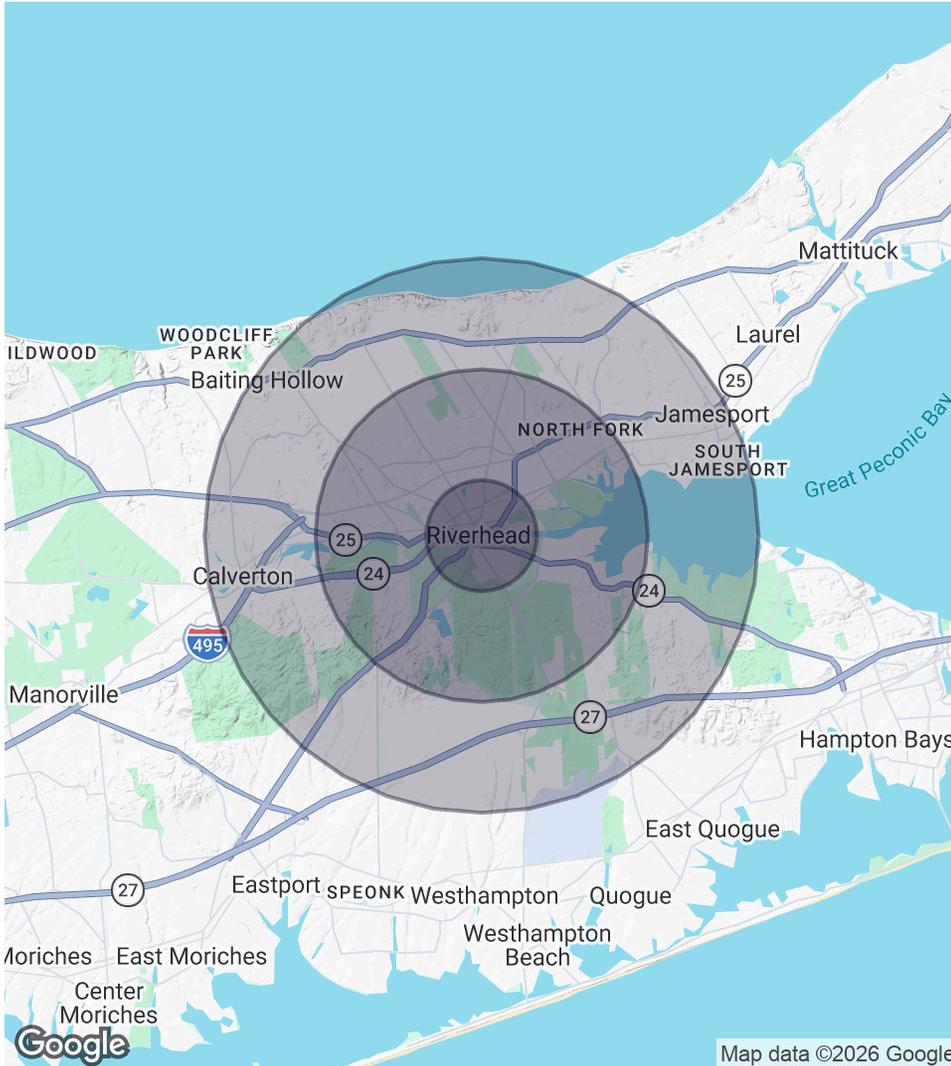
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DEMOGRAPHICS MAP & REPORT

87 E Main St | Riverhead, New York 11901



1 Mile Radius

Population
8,471
Households
2,653
Average HH Income
\$109,197

3 Miles Radius

Population
26,215
Households
9,083
Average HH Income
\$101,780

5 Miles Radius

Population
36,287
Households
12,952
Average HH Income
\$109,373

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550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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