



228 East Main Street

Port Jefferson, New York 11777

Property Overview

Introducing a prime investment opportunity at 228 East Main Street, a well-maintained 8,535 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

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

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,564	14,579	39,838
Total Population	6,504	40,499	123,635
Average HH Income	\$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

Building Information

Occupancy %	0.0%
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	3
Year Built	1900
Gross Leasable Area	8,535 SF
Condition	Fair
Number of Buildings	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).
- Ground Floor (Retail): Roughly 3,340 SF 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 views of the village.
- Lower Level: +/-2,932 SF of above-grade lower-level space with immediate ground-floor access to Traders Cove, a large municipal parking lot.Strategic
- Location: Located in the heart of the Port Jefferson Village's business and medical community.
- Parking: On-site parking for 5 cars in the rear as well as on-street parking and 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.
- Proximity: Located less than 1/4 mile south of the Port Jefferson Ferry.
- Taxes: \$51,210, including PJ Village Taxes. Not grieved!



Location Overview

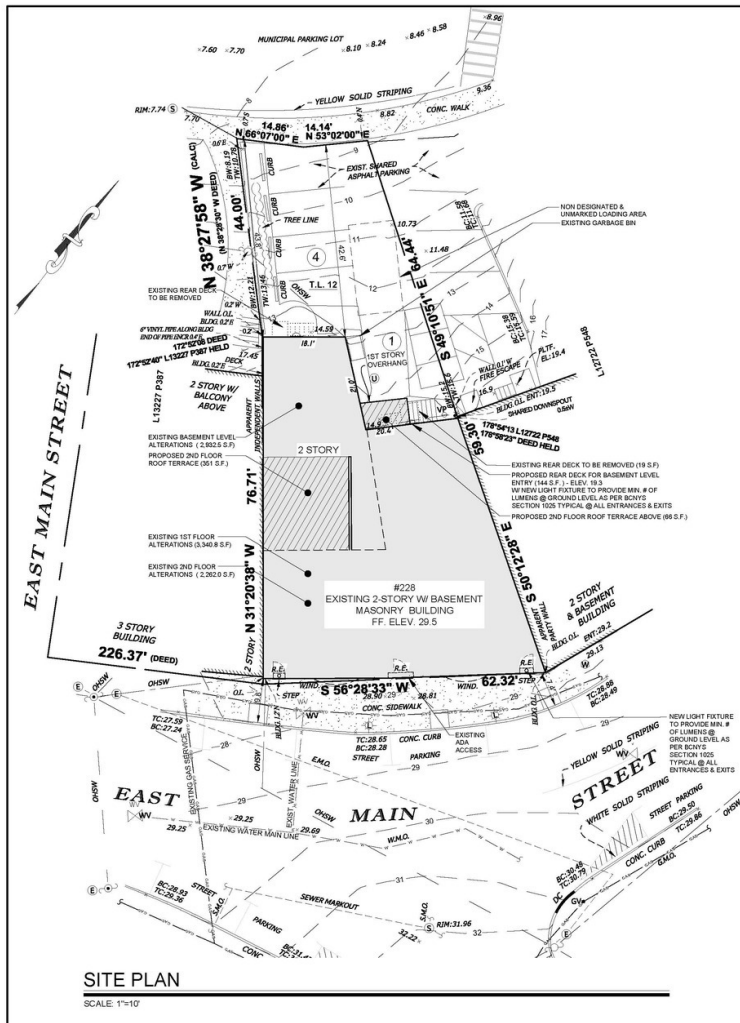
Discover the vibrant community surrounding The Vault at Port Jefferson. Nestled in the heart of Port Jefferson, NY, this bustling area offers a charming blend of historic architecture, artisanal shops, and diverse dining options. Stroll along East Main Street to experience a welcoming atmosphere and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

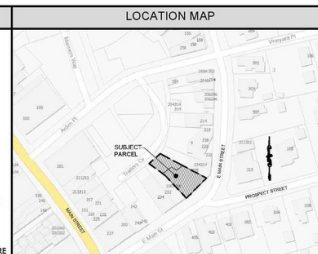
This prime property is ideally located in Port Jefferson's vibrant downtown, bordered by Port Jefferson Harbor to the north and the LIRR to the south. The harbor provides access to the Bridgeport/Port Jefferson Ferry, offering a convenient route from Long Island's North Shore to Bridgeport, CT, and New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



LEGEND	
—	FENCE LINE
---	LOT LINES
---	PARCEL LINE
---	ROAD LINE
---	LOT NUMBER
○	UTILITY POLE
○	UNKNOWN MANHOLE
○	LIGHT POLE
○	VENT PIPE
○	WATER VALVE
○	STREET SIGN
○	GAS VALVE
○	ELECTRIC MANHOLE
○	SEWER MANHOLE
○	SPOT GRADE
○	UTILITY POLE W/ RISER
○	WATER METER
○	WATER VALVE
○	PLATFORM
○	WINDOW
○	OVERHEAD SERVICE WIRE
○	CONCRETE
○	RECESSED ENTRANCE
○	WATER MARK OUT
○	ELECTRIC MARK OUT
○	GAS MARK OUT
○	WALL, PAK LIGHTING
○	DARK (SIES COMPLIANT)
○	RECESSED LIGHTING



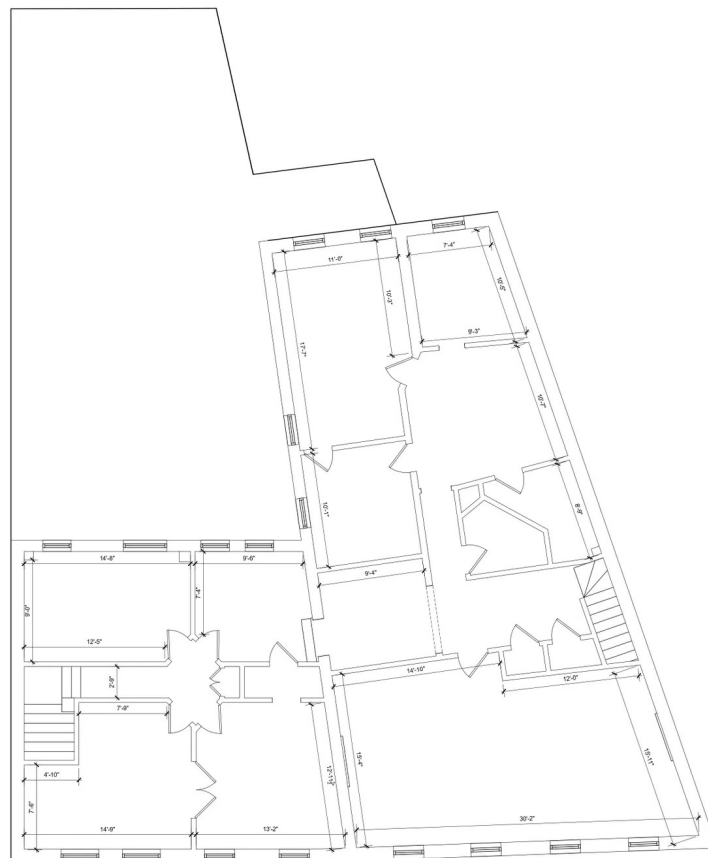
SITE DATA			
S.C.T.M. #	206-12-3-12		
SUBJECT PARCEL SITE AREA	5,880 S.F. (0.135 AC)		
GROSS BUILDING AREA	EXIST. BASEMENT LEVEL 2,920 S.F. + EXIST. 1ST FL. 3,340 S.F. + EXIST. 2ND FL. 2,260 S.F. = 8,520 S.F.		
PROPOSED F.A.R.	1.5 (8,520 S.F. / 5,680 S.F.)		
SURVEY PREPARED BY	EAGLE EYE LAND SURVEYING, P.C.		
DATE	NOV. 1988		
ZONED	C-1 CENTRAL COMMERCIAL		
PROPOSED USE	MIXED USE OFFICE/APARTMENT BUILDING (B) BUSINESS, (D-2) MULTIFAMILY RESIDENTIAL		
PROPOSED USE	REQUIRED ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,680 S.F.	5,680 S.F.	TO REMAIN
MAXIMUM LOT WIDTH	20.0'	42.32'	TO REMAIN
MAXIMUM LOT DEPTH	100.0'	120.77' - 123.74'	TO REMAIN
MAXIMUM HEIGHT (F/T STORIES)	30/3 STORIES	30/3 2 STORIES	TO REMAIN
MINIMUM FRONT YARD	10.0'	42.0'	TO REMAIN
MINIMUM REAR YARD	NONE REQ.	0.0'	TO REMAIN
MINIMUM SIDE YARD	20.0'	0.0'	TO REMAIN
LANDSCAPE BUFFER	12.0'	7.4'	TO REMAIN
RETRACT FROM NEAREST CURB LEVEL	2.0	1.5	TO REMAIN
MAXIMUM FLOOR AREA RATIO	2.0	1.5	TO REMAIN
	B.D. 0.00 S.F. LOT = 5,680 S.F.		TO REMAIN

VARIANCE FOR RELIEF REQUIRED**			
EXISTING PARKING COMPUTATIONS REQUIRED			
EXIST. BMT. LEVEL OFFICE, 1,200 S.F. @ 1 STALL/ 300 S.F. =	4	STALLS	
EXIST. 1ST FLOOR OFFICE, 3,340 S.F. @ 1 STALL/ 300 S.F. =	11	STALLS	
EXIST. 2ND FLOOR OFFICE, 2,260 S.F. @ 1 STALL/ 300 S.F. =	7	STALLS	
PREVIOUS TOTAL PARKING REQUIRED (PER 250-27(B)) =	22	STALLS	
PROPOSED PARKING COMPUTATIONS REQUIRED			
PROPOSED OFFICE, 1,200 S.F. @ 1 STALL/ 300 S.F. =	4	STALLS	
PROPOSED MULTI-FAMILY RESIDENTIAL, 6 UNITS TOTAL @ 1 STALL/ 1 STALL/ 1 BDRM UNIT =	7	STALLS	
(12) BDRM UNITS TOTAL @ 1 STALL/ 1 BDRM UNIT =	20	STALLS	
TOTAL PARKING REQUIRED (PER 250-27(B)) =	14	STALLS	
TOTAL PARKING ALLOTTED (FROM PREVIOUS USE ABOVE) =	23	STALLS	

PARKING COMPUTATIONS	
EXISTING PARKING COMPUTATIONS REQUIRED:	
EXIST. BMT LEVEL OFFICE 1,201 S.F. @ 1 STALL/300 S.F. =	4.0 STALLS
EXIST. 1ST FLOOR OFFICE 3,340 S.F. @ 1 STALL/300 S.F. =	11.1 STALLS
EXIST. 2ND FLOOR OFFICE 2,260 S.F. @ 1 STALL/300 S.F. =	7.5 STALLS
PREVIOUS TOTAL PARKING REQUIRED (PER 205-271(B)) =	22.6 STALLS
PROPOSED PARKING COMPUTATIONS REQUIRED:	
PROPOSED OFFICE 1,226 S.F. @ 1 STALL/300 S.F. =	4.1 STALLS
PROPOSED MULTI-FAMILY RESIDENTIAL (6 UNITS TOTAL):	
(S) 1 BEDROOM UNITS @ 1 STALL/S+1 BEDROOM	7.5 STALLS
(1) 2 BEDROOM UNITS @ 1 STALL/S+1 BEDROOM	2.0 STALLS
TOTAL PARKING REQUIRED (PER 205-271(B)) =	14 STALLS
TOTAL PARKING ALLOTTED (FROM PREVIOUS USES ABOVE) =	22.6 STALLS
TOTAL OFF-STREET PARKING PROVIDED ON-SITE =	5 STALLS

ENSPIRE Design Group, LLC	
AUTHORIZED: ENSPIRE DESIGN GROUP, PLLC 4884 EXPRESS DRIVE, SUITE 1 ROCKY HILL, NEW YORK, 11775 Phone: 631-471-9500 Fax: 631-471-9510 www.enspiregroup.com MICHAEL F. MORRIS, AIA - Principal New York State License #02333	
Mechanical, Electrical, Plumbing, Consultant	
OWNER/APPLICANT: AJ 228E MAIN LLC	
These drawings are prepared and issued by the undersigned as a professional engineer, architect, or landscape architect, and the undersigned is not responsible for the accuracy or completeness of the information furnished by others, nor for the consequences of any reliance thereon by others. The undersigned is not responsible for the consequences of any reliance thereon by others. The undersigned is not responsible for the consequences of any reliance thereon by others.	
General Notes Approved by resolution of the Planning Board of the Village of Port Jefferson, New York, on the _____ day of _____, 2025, subject to all requirements and conditions of said resolution. Any change, amendment, modification or revision of this plan, as approved, shall void this approval signed this _____ day of _____, 2025.	
No. Date Revision Description	
PROJECT TITLE: MIXED USE OFFICE/APARTMENT BUILDING FOR "THE VAULT AT PORT JEFFERSON" 228 E MAIN STREET, PORT JEFFERSON, N.Y. 11777 SCTM# 0206-12-3-12	
TITLE SHEET: SITE PLAN	
PROJECT NO: 24-102 DATE: 8-5-2024 DESIGN BY: MICHAEL F. MORRIS, AIA DRAWN BY: JMS CHECKED BY: JMS SCALE: AS NOTED	SHEET NO: SP-1

A-2



AS-BUILT SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

[illegible]



ENSPIRE
Design Group, PLLC

ARCHITECT
ENSPIRE DESIGN GROUP, PLLC
4884 EXPRESS DRIVE, SUITE 1
ROCKAWAY, NEW YORK, 11778
Phone: 631-471-9500 Fax: 631-471-9510
info@enspirellc.com www.enspirellc.com
MICHAEL F. MORRIS, AIA - Principal
New York State License #020202

Mechanical, Electrical, Plumbing Consultant

OWNER/APPLICANT:
A3 ZONE MAN LLC

These drawings and all documents prepared by the architect are for the project, the project location, and the project name only. They are not to be used for any other project, location, or name without the written consent of the architect. It is a breach of contract for the client to use any part of the drawings for any other project.

These drawings are prepared and used under the license of the architect. They are not to be used for any other project, location, or name without the written consent of the architect. It is a breach of contract for the client to use any part of the drawings for any other project.

General Notes

No.	Date	Revision Description

PROJECT TITLE:
INTERIOR ALTERATIONS
FOR
"THE VAULT AT
PORT JEFFERSON"
228 E MAIN STREET,
PORT JEFFERSON, N.Y. 11777
SCTM# 0206-12-3-12

TITLE SHEET:
BASEMENT AS-BUILT PLAN

PROJECT NO.	DATE	SHEET NO.
24-102	6/29/2024	A-1

DESIGN BY: MICHAEL F. MORRIS, AIA
DRAWN BY: T.J. JES
CHECKED BY: MFM
SCALE: AS PER PLAN

NAI Long Island

For Sale

8,535 SF | \$1,849,000
Mixed Use



BROCHURE

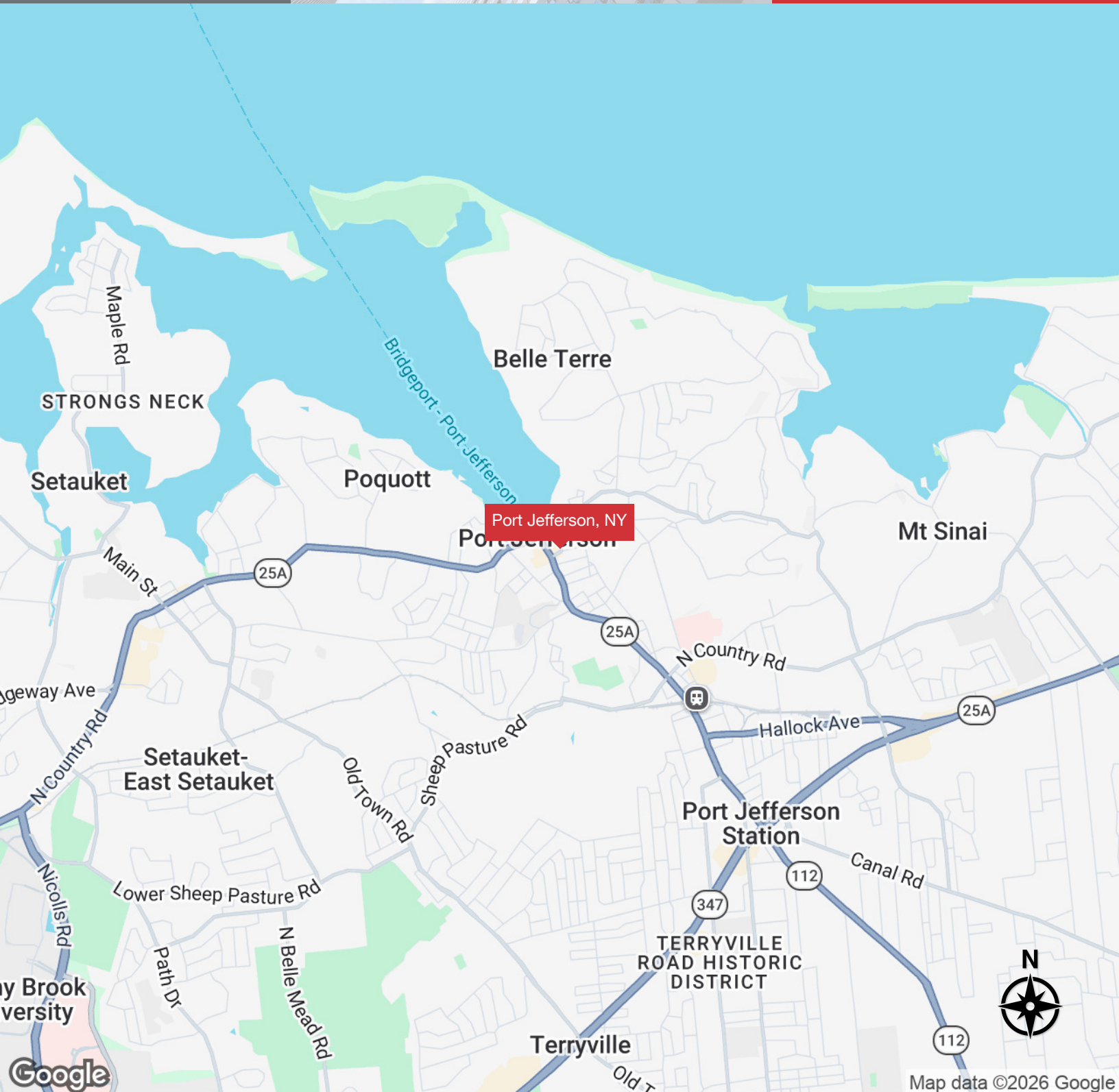
228 East Main Street, Port Jefferson, NY 11777

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NAL Long Island

For Sale

8,535 SF | \$1,849,000
Mixed Use



BROCHURE

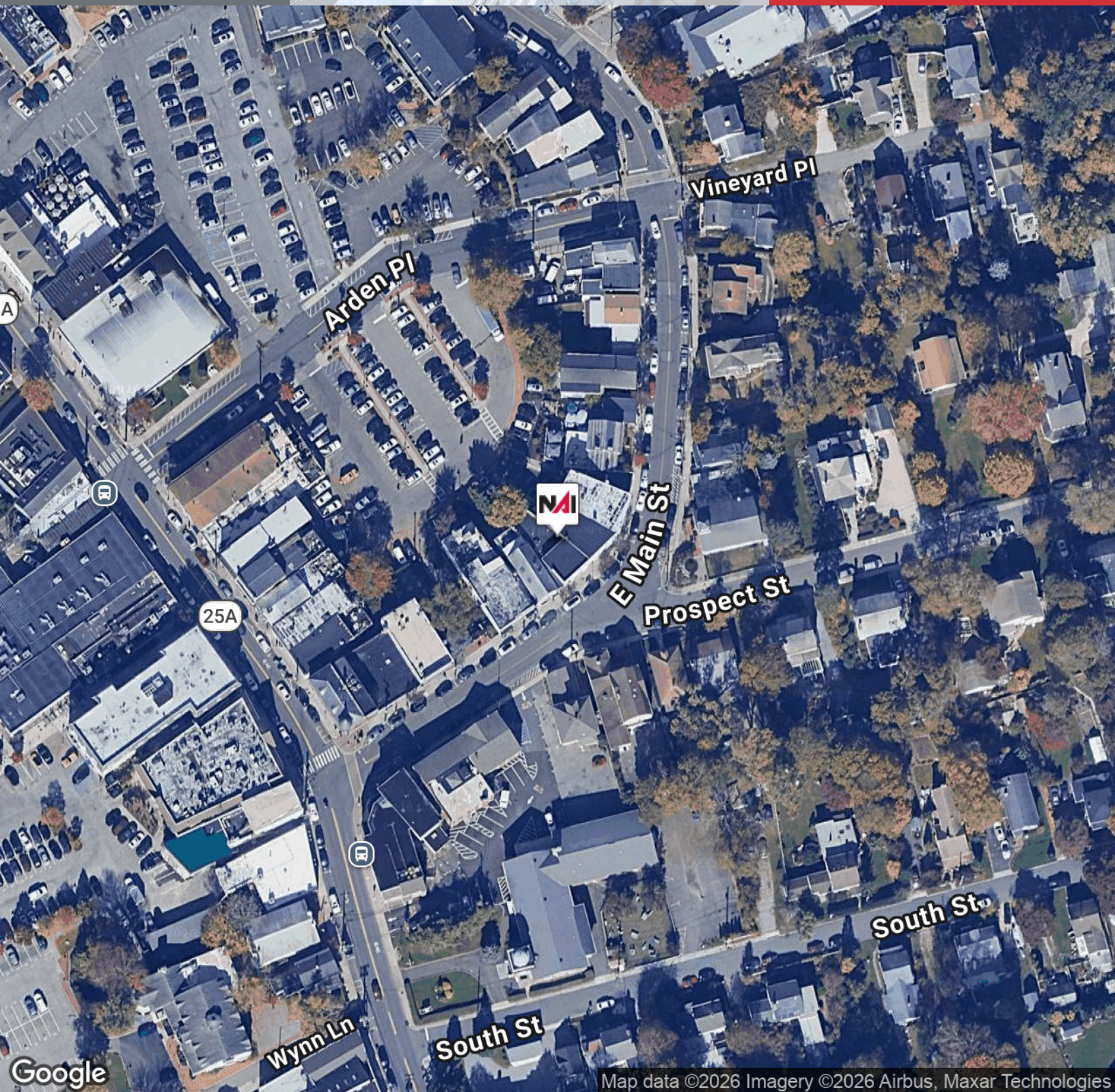
228 East Main Street, Port Jefferson, NY 11777

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NAI Long Island

For Sale

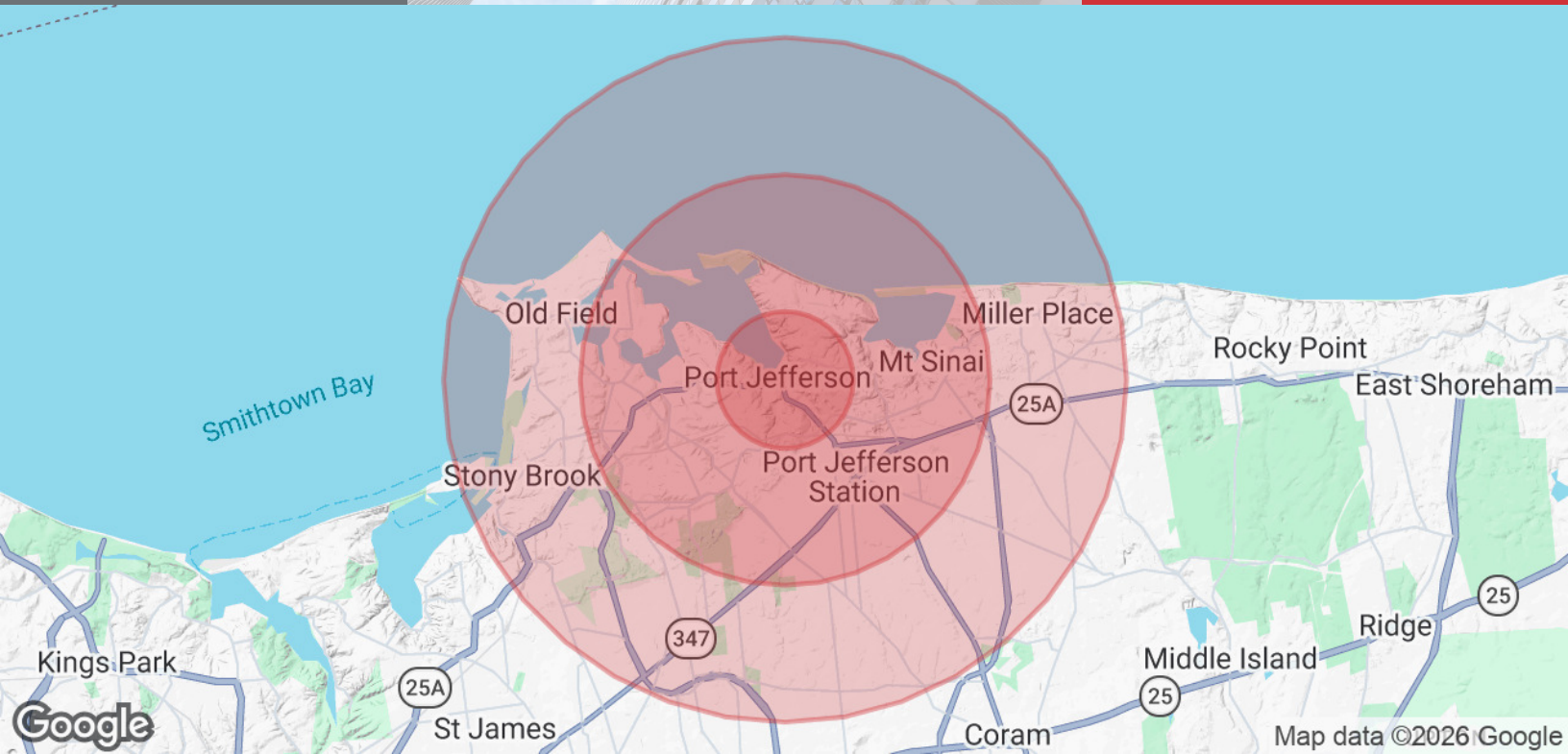
8,535 SF | \$1,849,000
Mixed Use



BROCHURE

228 East Main Street, Port Jefferson, NY 11777

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Population

1 Mile

3 Miles

5 Miles

Total Population	6,504	40,499	123,635
Average Age	42.8	42.5	41.3
Average Age (Male)	43.6	42.8	41.3
Average Age (Female)	42.7	42.4	41.3

Households & Income

1 Mile

3 Miles

5 Miles

Total Households	2,564	14,579	39,838
# of Persons per HH	2.5	2.8	3.1
Average HH Income	\$181,284	\$178,910	\$170,146
Average House Value	\$687,265	\$636,113	\$573,984

2023 American Community Survey (ACS)

BROCHURE

228 East Main Street, Port Jefferson, NY 11777

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.