

Three Roads Plaza

1015-1067 Route 112

Port Jefferson Station, NY

Active Senior Living
\$80M | 170 Unit

PRIME
STORAGE

Uncle Giuseppe's
MARKETPLACE

CVS
pharmacy

RT
Cinemas

LAIFITNESS.

GIUNTA'S
MEAT
FARMS
SUPERMARKET

NEW YORK
STATE OF
OPPORTUNITY

Department of
Motor Vehicles

Colosseo
Pizzeria

HURRICANE
GRILL & WINGS

7
ELEVEN

STERLING
NATIONAL BANK

CANAL
8,715 VPD

20,366 VPD

ROSE
5,936 VPD

CRA REALTY

COMMERCIAL REAL ESTATE ADVISORS





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

For more info, click on logo  LoopNet™

Property Summary

Address 1015 - 1067 Route 112
Port Jefferson Station, NY

Zoning [J Business 2](#) ←

Parking 374 Spaces

Availability

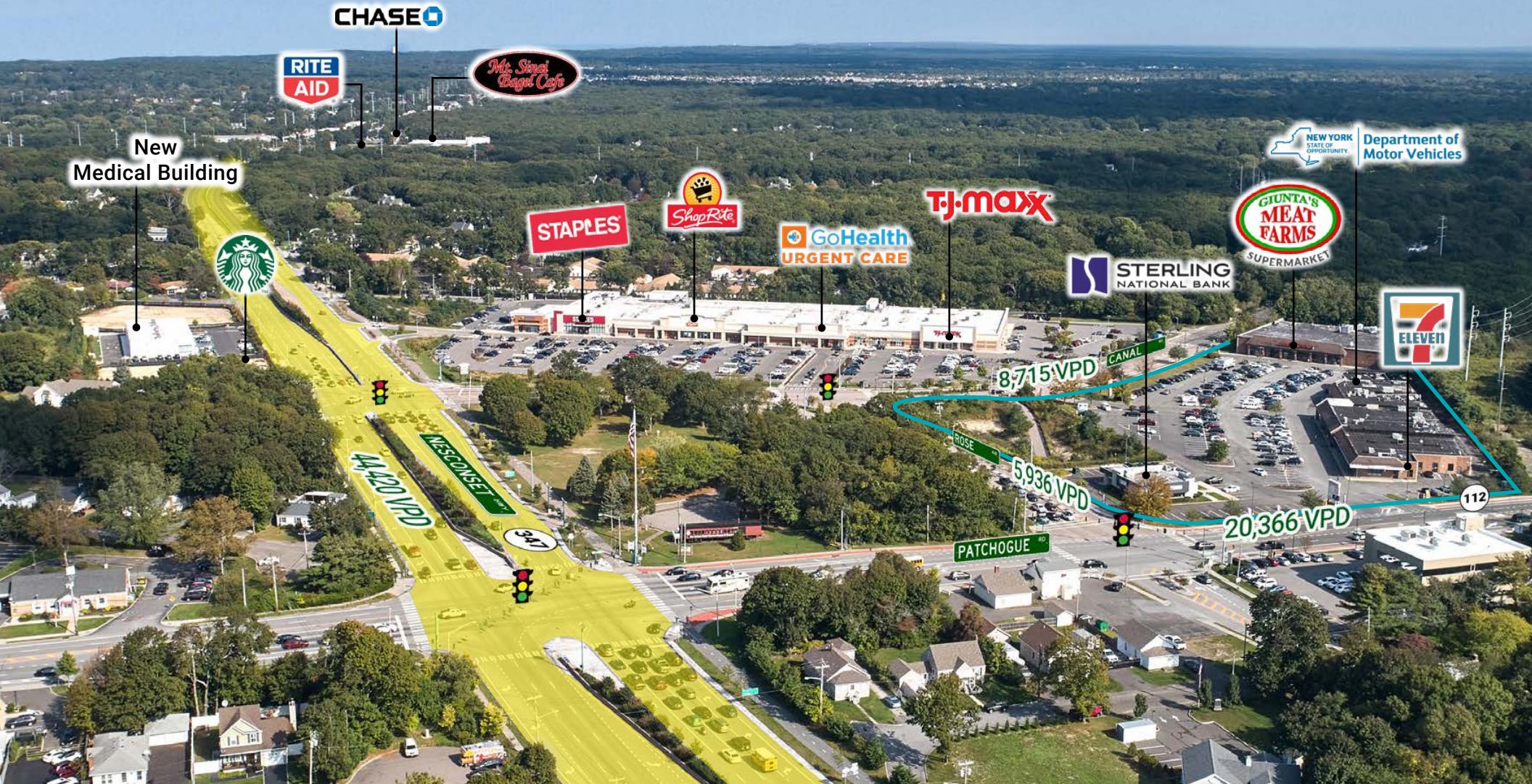
Suite L ±3,000 SF (30' x 100')

Suite M ±3,000 SF (30' x 100')

Combined ±6,000 SF (60' x 100')



East Facing Aerial



Northeast Facing Aerial



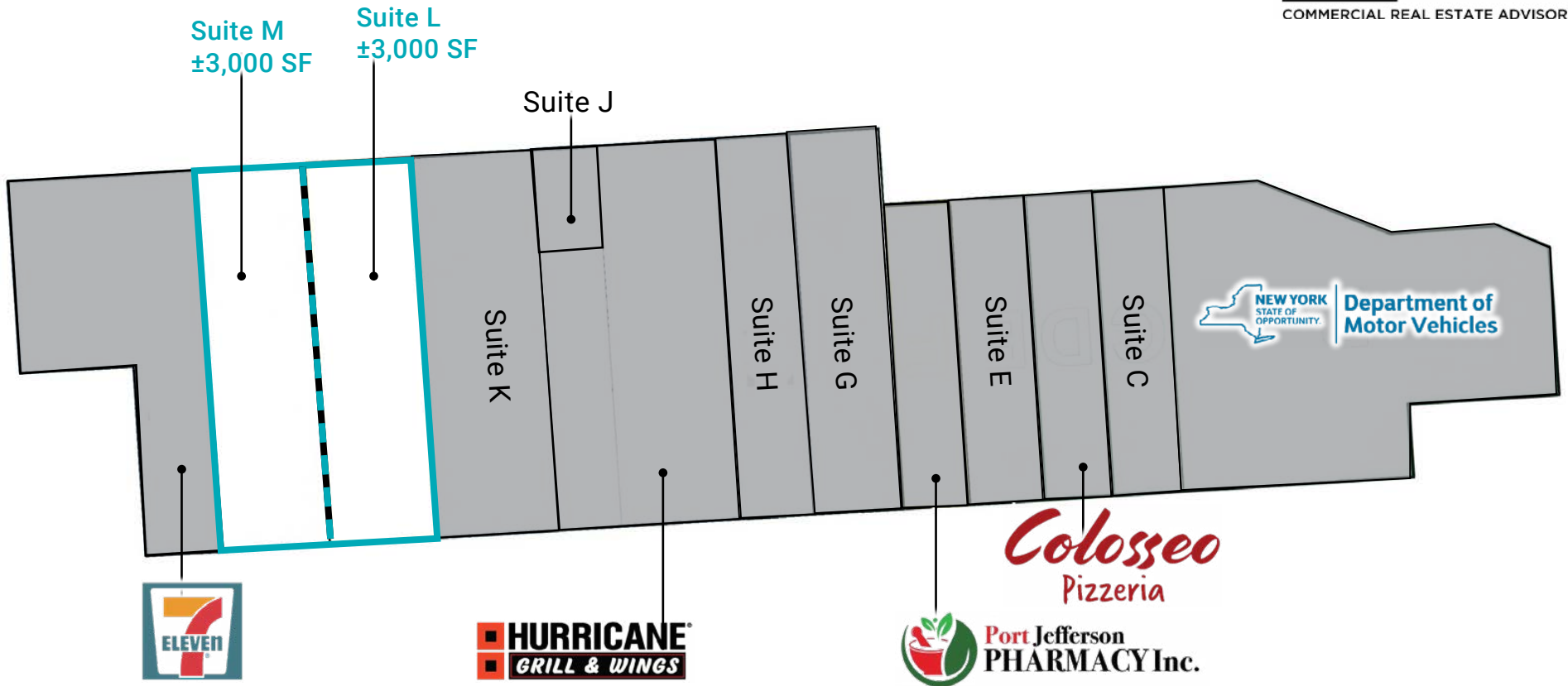
Site Plan



| Suite | Tenant | Size |
|-----------|----------------------------|------------|
| Pad | Sterling National Bank | ±2,750 SF |
| Pad | Meat Farms | ±28,000 SF |
| Suite A-B | NYS Dept of Motor Vehicles | ±4,470 SF |
| Suite C | All In the Family Cards | ±2,000 SF |
| Suite D | Colosseo Pizza | ±2,368 SF |
| Suite E | Nail Salon | ±1,790 SF |
| Suite F | Port Jefferson Pharmacy | ±2,000 SF |
| Suite G | Community Medical | ±2,250 SF |

| Suite | Tenant | Size |
|----------------------------------|------------------|------------------|
| Suite H | Beauty Center | ±2,575 SF |
| Suite I | Hurricane Wings | ±3,185 SF |
| Suite J | Sobol Acaci | ±770 SF |
| Suite K | Bagel Cafe | ±3,500 SF |
| Suite L | Available | ±3,000 SF |
| Suite M | Available | ±3,000 SF |
| Suites L & M Combined | | ±6,000 SF |
| Suite N | 7 - Eleven | ±3,500 SF |

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Demographics

| | | | |
|---------------------------|-------|--------|---------|
| 2021 Estimated Population | 8,943 | 75,956 | 185,747 |
| 2021 Est. Median Age | 39.8 | 42.5 | 40.4 |

| Population | 1 Mile | 3 Mile | 5 Mile |
|-------------------|---------------|---------------|---------------|
|-------------------|---------------|---------------|---------------|

| | | | |
|---------------------------|-----------|-----------|-----------|
| 2021 Estimated Households | 3,352 | 27,085 | 62,394 |
| 2026 Projected Households | 3,393 | 27,557 | 63,453 |
| 2021 Median Home Value | \$414,568 | \$437,939 | \$420,925 |
| 2021 Median Rent | \$1,643 | \$1,709 | \$1,743 |

| Households/Housing | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|---------------|---------------|---------------|
|---------------------------|---------------|---------------|---------------|

| | | | |
|------------------------------------|-----------|-----------|-----------|
| 2021 Est. Average Household Income | \$116,678 | \$137,603 | \$134,642 |
| 2021 White Collar Workers | 63.6% | 68.6% | 67.7% |
| 2021 Blue Collar Workers | 36.4% | 31.4% | 32.3% |
| 2021 Est. Total Employees | 4,402 | 24,139 | 47,912 |
| 2021 Est. Total Businesses | 680 | 2,837 | 5,906 |

| Businesses/Employees | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|---------------|---------------|---------------|
|-----------------------------|---------------|---------------|---------------|

| | | | |
|---------------------------------------|------------|------------|------------|
| 2021 Est. Total Household Expenditure | \$266.05 M | \$2.41 B | \$5.46 B |
| 2021 Est. Apparel | \$9.53 M | \$86.81 M | \$196.81 M |
| 2021 Est. Entertainment | \$15.34 M | \$140.7 M | \$318.73 M |
| 2021 Est. Food, Beverages, Tobacco | \$40.31 M | \$359.42 M | \$816.99 M |
| 2021 Est. Furnishings, Equipment | \$9.49 M | \$86.9 M | \$196.89 M |
| 2021 Est. Health Care, Insurance | \$24 M | \$214.79 M | \$487.84 M |

| Consumer Expenditures | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|---------------|---------------|---------------|
|------------------------------|---------------|---------------|---------------|

