

# 1201

## ROUTE 112

### PORT JEFFERSON STATION



+/- 48,428 SF MEDICAL/OFFICE BUILDING  
WITH RETAIL VISIBILITY AVAILABLE FOR LEASE



## BUILDING SPECIFICATIONS

- +/- 48,428 SF Building.
- Possible divisions or Entire building can be made available for lease.
- Full frontage/ Signage Opportunity on Route 112 for a user.
- Located at the lighted intersection on the heavily traveled Route 112 (Main Street) and N Bicycle Path; a short drive to Route 347 and Port Jefferson Ferry service.
- Recently resealed roof, sealed and striped parking lot and updated landscaping.
- Close proximity to numerous hospitals.
- 165 parking spaces.

## PRICING

Asking Rent: \$35.00 PSF NNN

Taxes: \$3.00 PSF

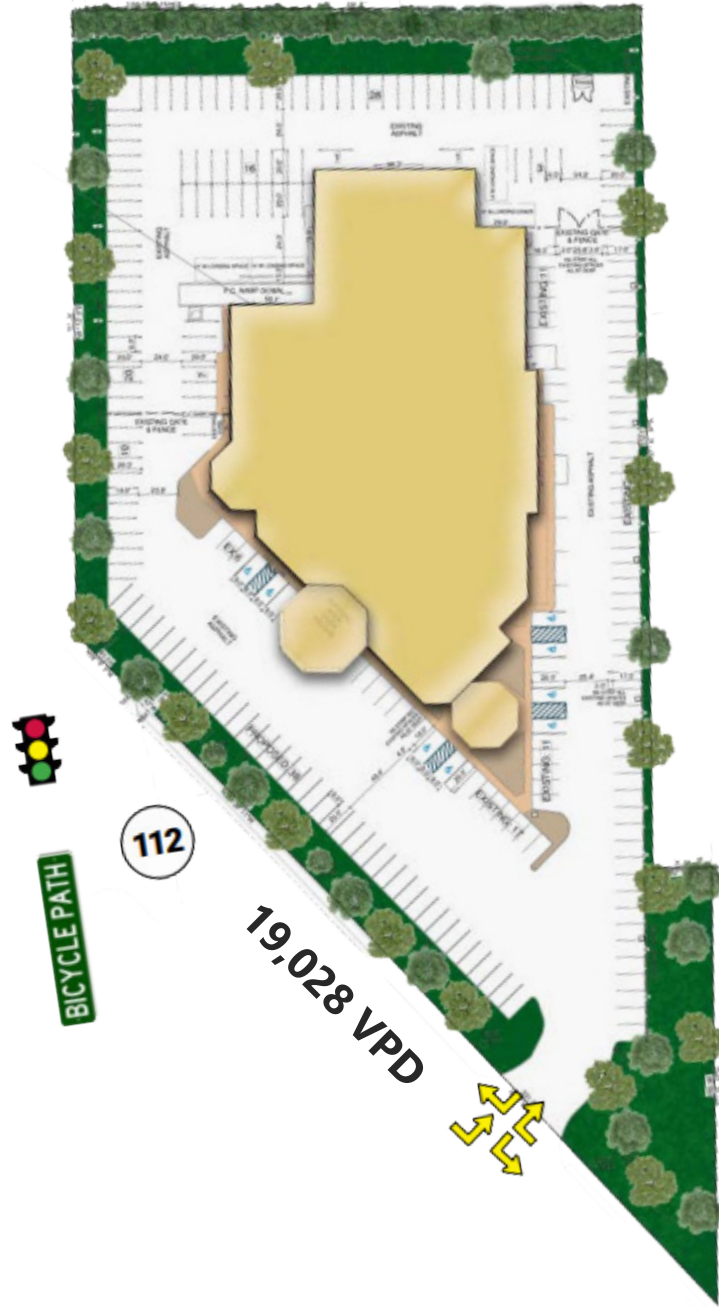
CAM: \$2.00 PSF





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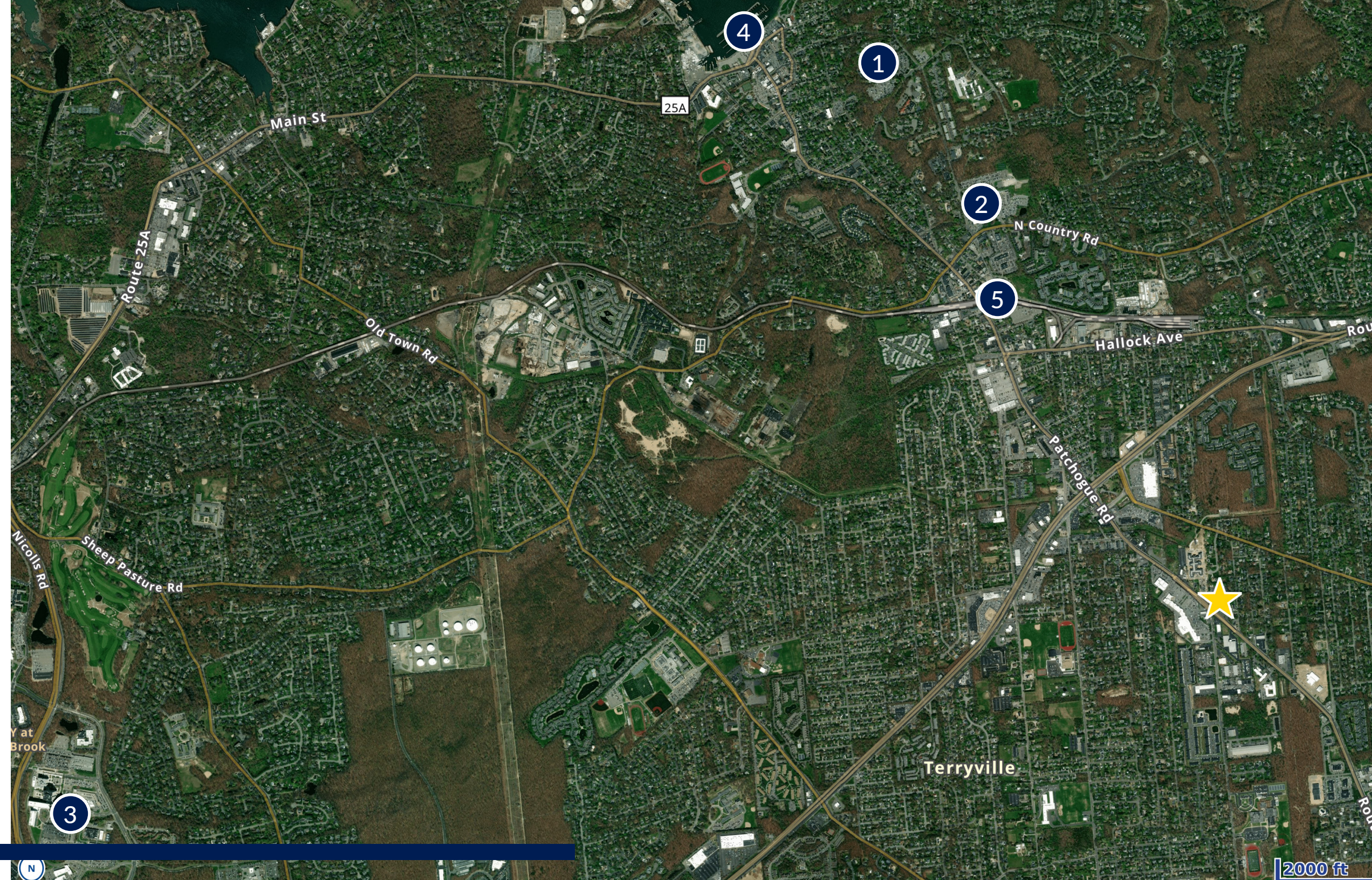


# NEARBY HOSPITALS, TRANSPORTATION & DEMOGRAPHICS

- 1 Catholic Health - St. Charles Hospital
- 2 Northwell Health - Mathers Hospital
- 3 Stony Brook Medicine Center
- 4 Port Jefferson Ferry
- 5 MTA LIRR - Port Jefferson Station

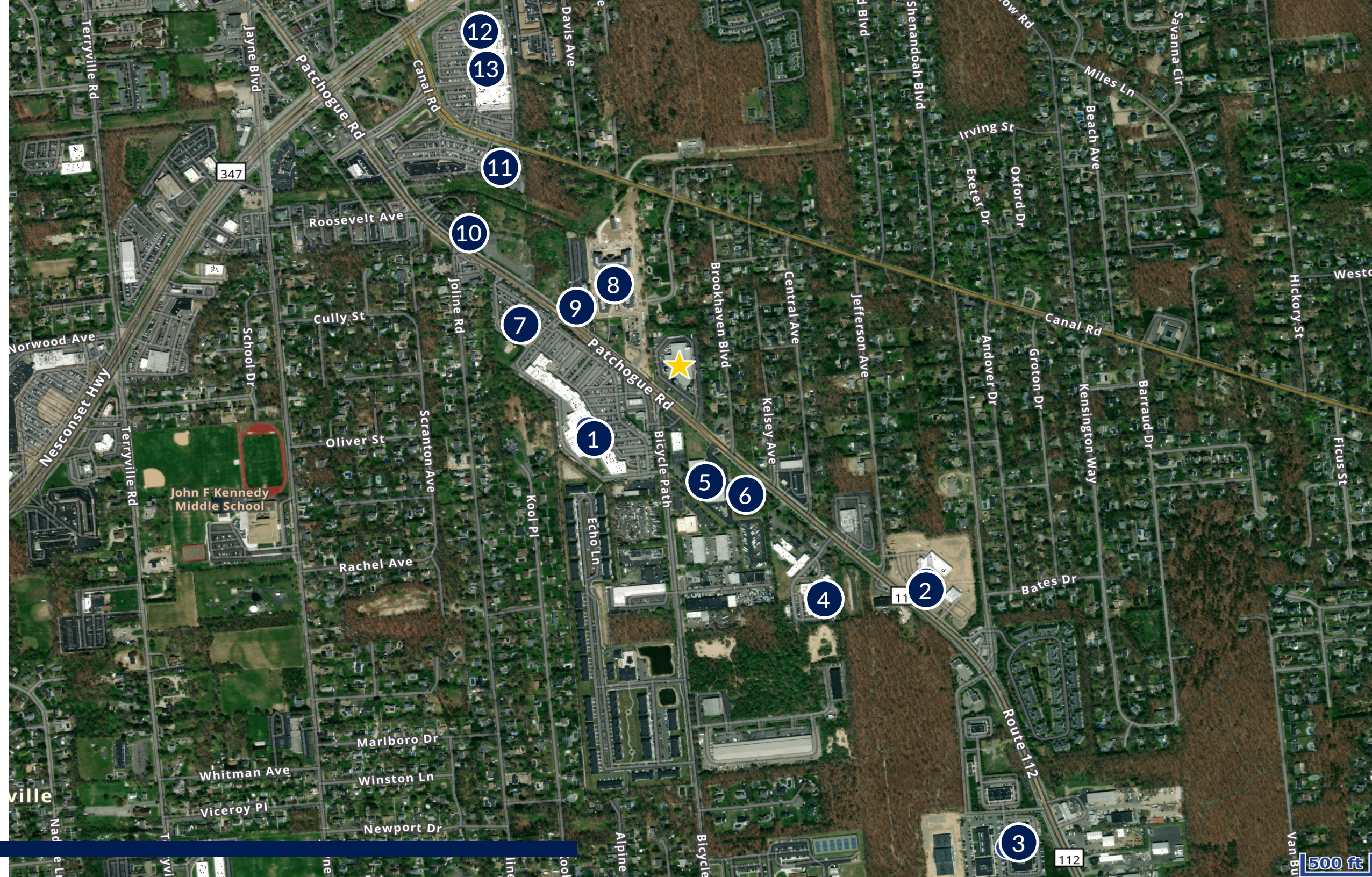
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,558	78,864	183,159
AVERAGE HOUSEHOLD INCOME	\$142,495	\$159,690	\$158,966
HOUSEHOLDS	2,990	28,491	61,939



# NEIGHBORING BUSINESSES

- 1 Port Plaza Shopping Center
- 2 Mariano Rivera Honda
- 3 Washington Medical/Professional Park
- 4 Allegria Nursing & Rehabilitation Center
- 5 Prime Storage
- 6 Good Year Tire
- 7 LA Fitness
- 8 Brightview Port Jefferson Senior Independent Living
- 9 The Meadow Club
- 10 Napa Auto Parts
- 11 Giunta's Meat Farms
- 12 Staples
- 13 ShopRite



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