

OFFERING MEMORANDUM

41 East Main | Riverhead, New York 11901

FOR SALE OR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

41 East Main | Riverhead, New York 11901

Building Size:	+/- 4,000 SF	Lot Size:	0.05 Acres
Available SF:	1,950 SF	Parking:	Street + Municipal
Number of Units:	3	Zoning:	DC-1
Annual Taxes:	\$16,337.00	Asking Price:	On Request

For more information or to schedule a tour, contact Thomas Tortorici

Property Overview

Prime opportunity to purchase a two-story mixed-use building in the heart of Main Street, Riverhead. The first floor \pm 1,950 SF retail storefront is currently vacant and available for lease, offering strong visibility and a flexible layout suitable for a variety of retail or service-based uses. The second floor includes \pm 1,950 SF of office space, fully occupied by two tenants, providing stable income for an owner-user or investor.

Positioned directly in front of Peconic Riverfront Park, the property offers alleyway access to the municipal parking lot and the waterfront, creating a unique blend of exposure and convenience. Ample street parking and nearby municipal options support steady customer and employee access. The location is just minutes from Old Country Road and Riverhead's major shopping district, benefiting from consistent foot traffic and strong downtown activity. With its central location, adaptable floor plans, and proximity to key amenities, this property presents an exceptional opportunity for both owner-users and investors seeking a presence in one of Long Island's most active downtown corridors. Ideal for end user/investor.

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

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

COMPLETE HIGHLIGHTS

41 East Main | Riverhead, New York 11901



Property Highlights

- FOR SALE/LEASE | \pm 4,000 SF Retail/Office Building in Heart of Riverhead
- Prime Main Street location directly across from Peconic Riverfront Park
- \pm 1,950 SF retail storefront on the first floor with flexible layout
- Rear alleyway access to municipal parking and the waterfront
- Strong visibility, steady foot traffic, and convenient street and municipal parking
- Ideal for retail, service, or professional office users
- Offered for sale or lease, suitable for owner-users or investor

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

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

RENT ROLL



41 East Main | Riverhead, New York 11901

Suite	Annual Rent	Lease Start	Lease End
1st FL-RETAIL	\$66,825	N/A	N/A
2ND FL-OFFICE	\$22,800	05/01/2024	04/30/2027
2ND FL-OFFICE	\$12,000	06/01/2025	05/31/2026
Totals	\$101,625		
Averages	\$33,875		

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

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

INCOME & EXPENSES

41 East Main | Riverhead, New York 11901

Income Summary

Gross Income **\$101,625**

Expenses Summary

INSURANCE \$12,500

REPAIRS + MAINTENANCE \$3,500

HEAT + ELECTRIC \$3,100

WATER \$500

REAL ESTATE TAXES \$16,337

Operating Expenses **\$35,937**

Net Operating Income **\$65,688**

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

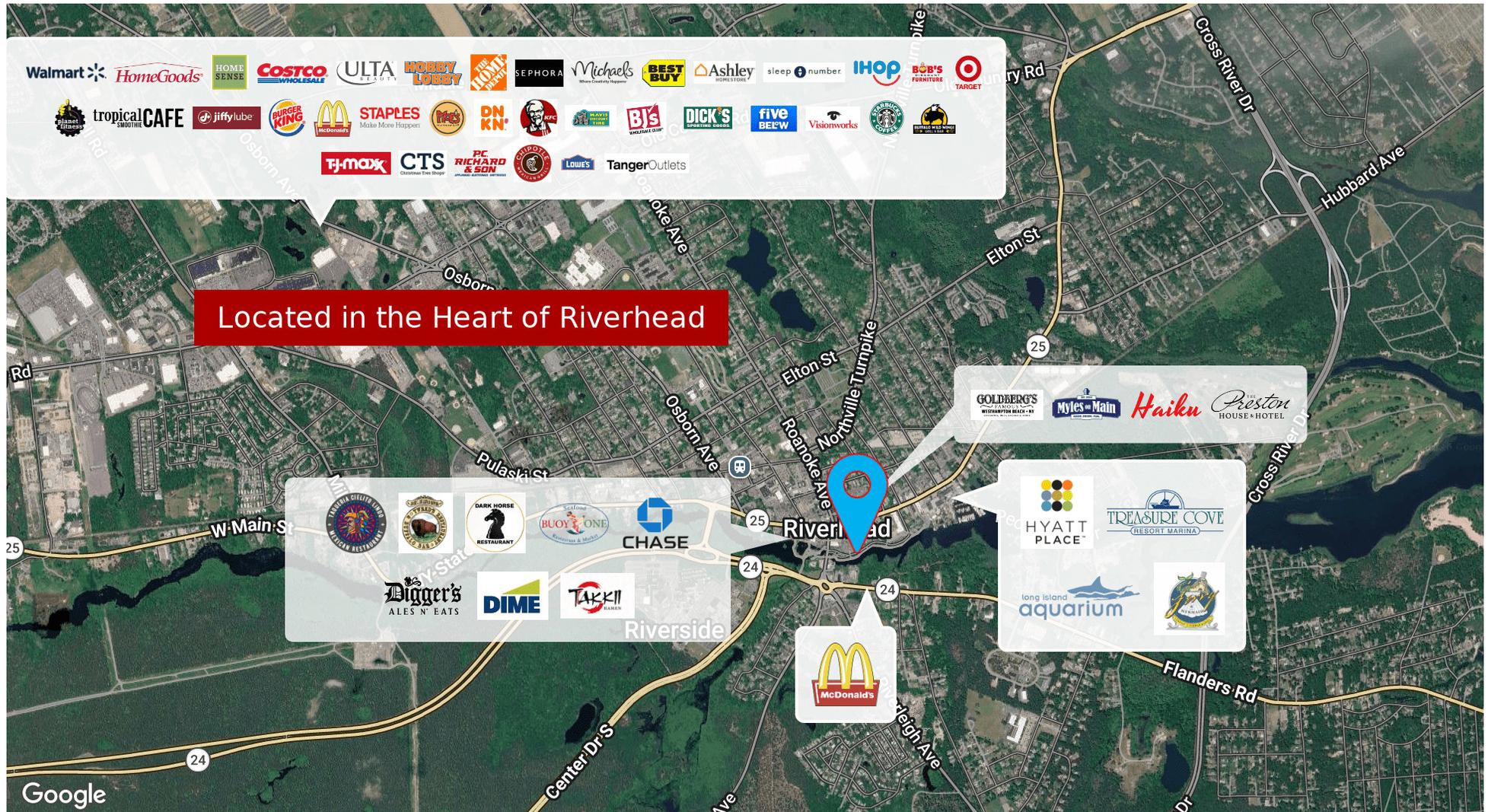
Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

RIVERHEAD MAIN STREET MAP

41 East Main | Riverhead, New York 11901



Located in the Heart of Riverhead

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

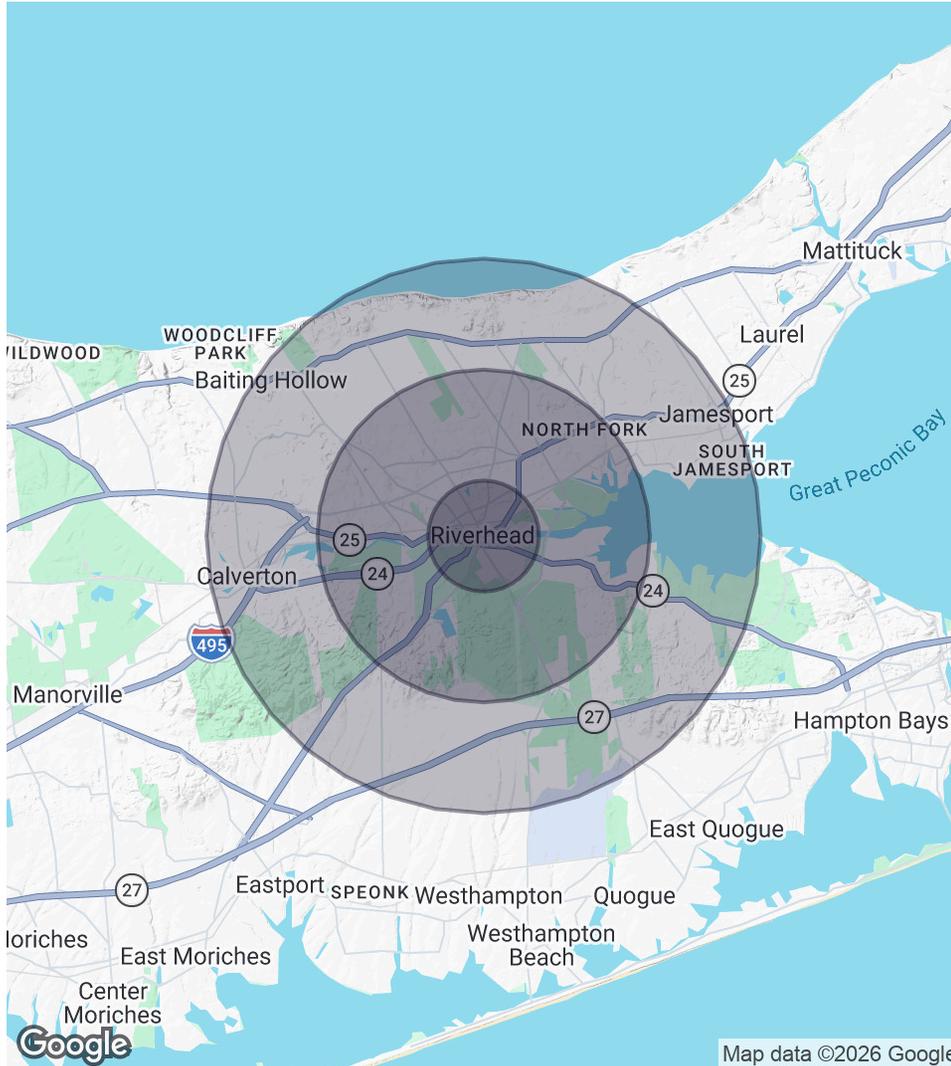
Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

DEMOGRAPHICS MAP & REPORT

41 East Main | Riverhead, New York 11901



1 Mile Radius

Population
8,217
Households
2,570
Average HH Income
\$108,905

3 Miles Radius

Population
26,610
Households
9,236
Average HH Income
\$101,573

5 Miles Radius

Population
36,005
Households
12,850
Average HH Income
\$108,891

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

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

41 East Main | Riverhead, New York 11901

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



Kristy B. Naddell

Licensed Associate Real Estate Broker

631.905.8584

Email: kristy.naddell@elliman.com



Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com



We Are Commercial Real Estate

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

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.