



111 North Country Rd.

Port Jefferson, New York 11777

Property Highlights:

Located In The Heart Of Port Jefferson

- Recently renovated tenant spaces
- Well-suited for a diverse range of professional and business uses
- Strong leasing history with an 85% occupancy rate
- Strategic location in the heart of the Port Jefferson business community
- Built with quality and attention to detail, offering enduring value
- RO (Residential Office) Zoning
- 2023-24 Taxes: \$10,900.00

Offering Summary

Sale Price:	\$899,000
Building Size:	5,000 SF
Lot Size:	0.49 Acres

For More Information

Marian Campi-Conde

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For Sale

5,000 SF | \$899,000

Office Space



Property Description

Introducing a prime investment opportunity at 111 N Country Road, a well-maintained 5,000 SF professional office building in Port Jefferson, NY. Boasting two modern units with RO (R office) zoning, this property offers a compelling blend of contemporary updates, with major suite renovations completed in 2019. Ideally situated in Long Island's prestigious north shore market, this property currently enjoys good occupancy, with plenty of up-side, presenting a solid opportunity for investors seeking a reliable income stream. With its strategic location and strong leasing history, 111 N Country Road is poised to deliver long-term value and a stable return on investment.

Location Description

The ideal location for your next office investment is at 111 North Country Road in Port Jefferson, NY., situated just east of Northwell's John T. Mather Hospital and many professional companies. Tenants will enjoy the convenience of nearby Port Jefferson village with its shops and local restaurants. The property has easy access to major transportation, including the Long Island Rail Road, major bus lines, and the Long Island Expressway. This location is primed for success, as a perfect property for an owner-user or investor in one of Long Island's most prestigious business communities.

Site Description

Prominent corner property on 0.49 acres located just east of Northwell's Mather Hospital on busy North Country Road. Suitable for multi-tenant, single-tenant, or an owner-user

Exterior Description

White stucco exterior, contemporary design with floor to ceiling glass windows throughout.

Interior Description

Newly renovated tenant spaces

Parking Description

Ample tenant parking with curb cuts on both North Country Road and Pine Hill Road.

Utilities Description

Separately metered tenant spaces

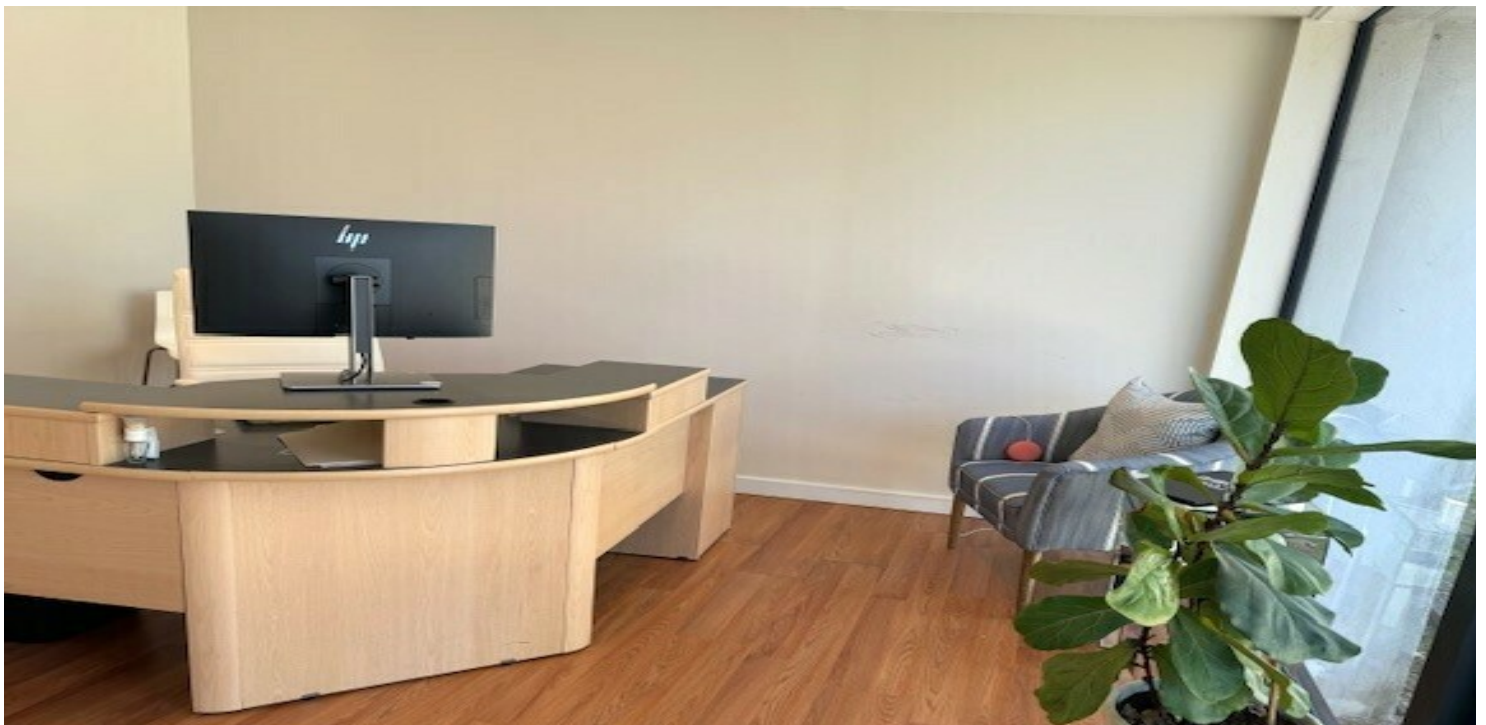
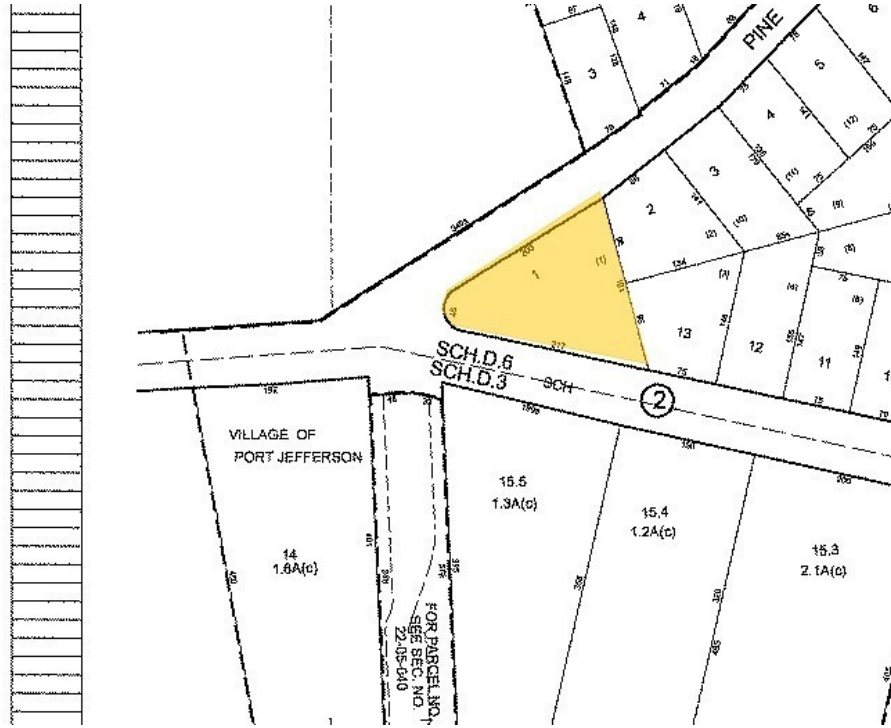
Power Description

Gas, Electric separately metered

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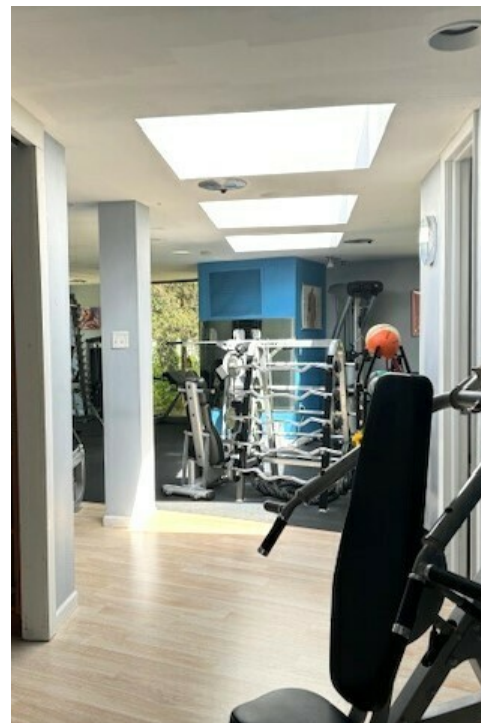
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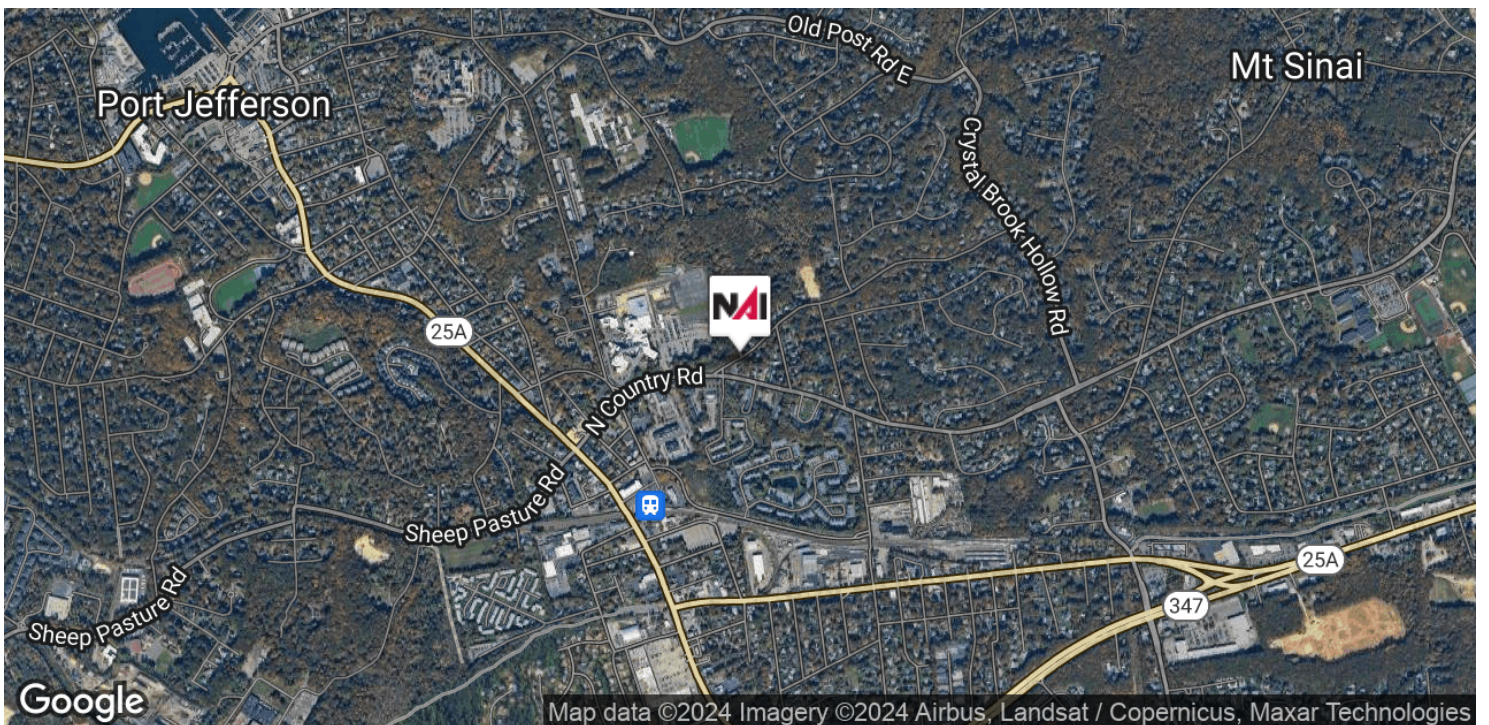
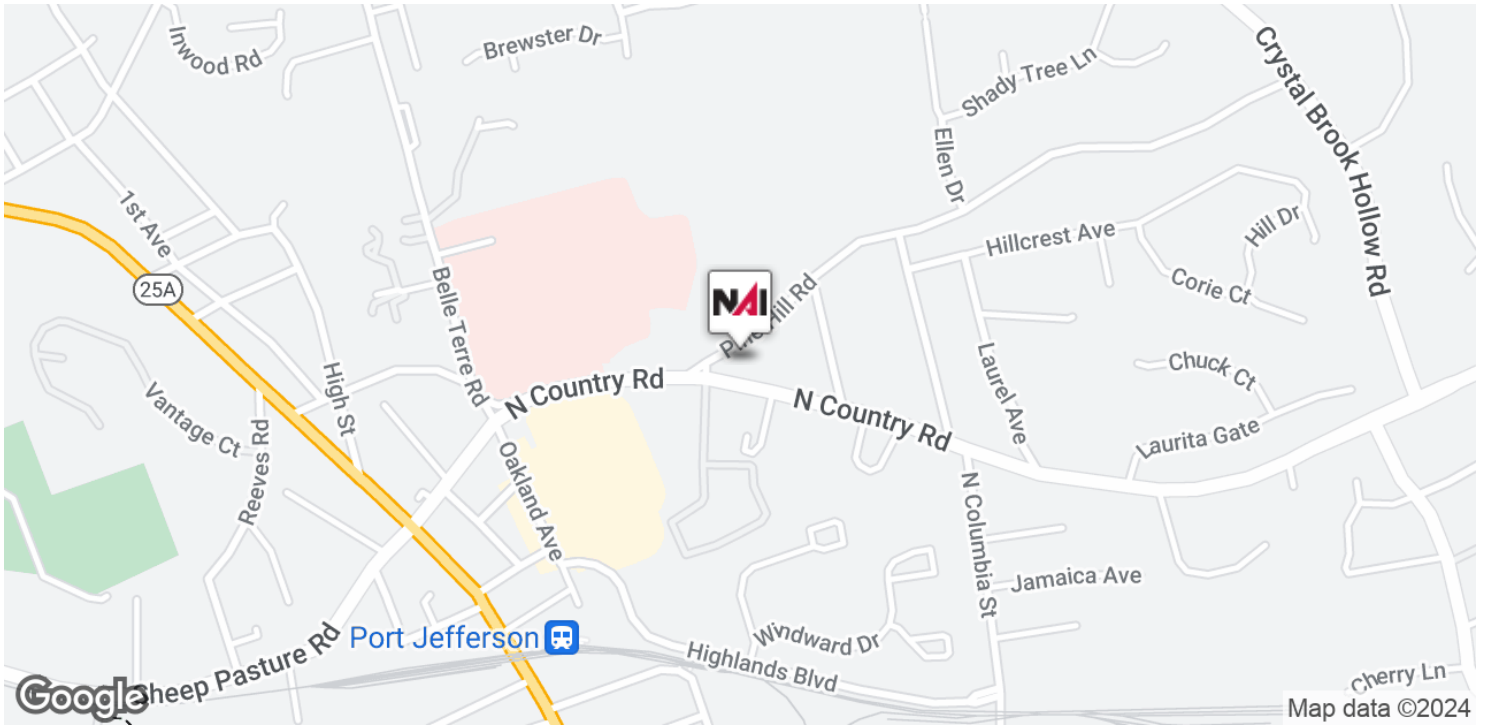
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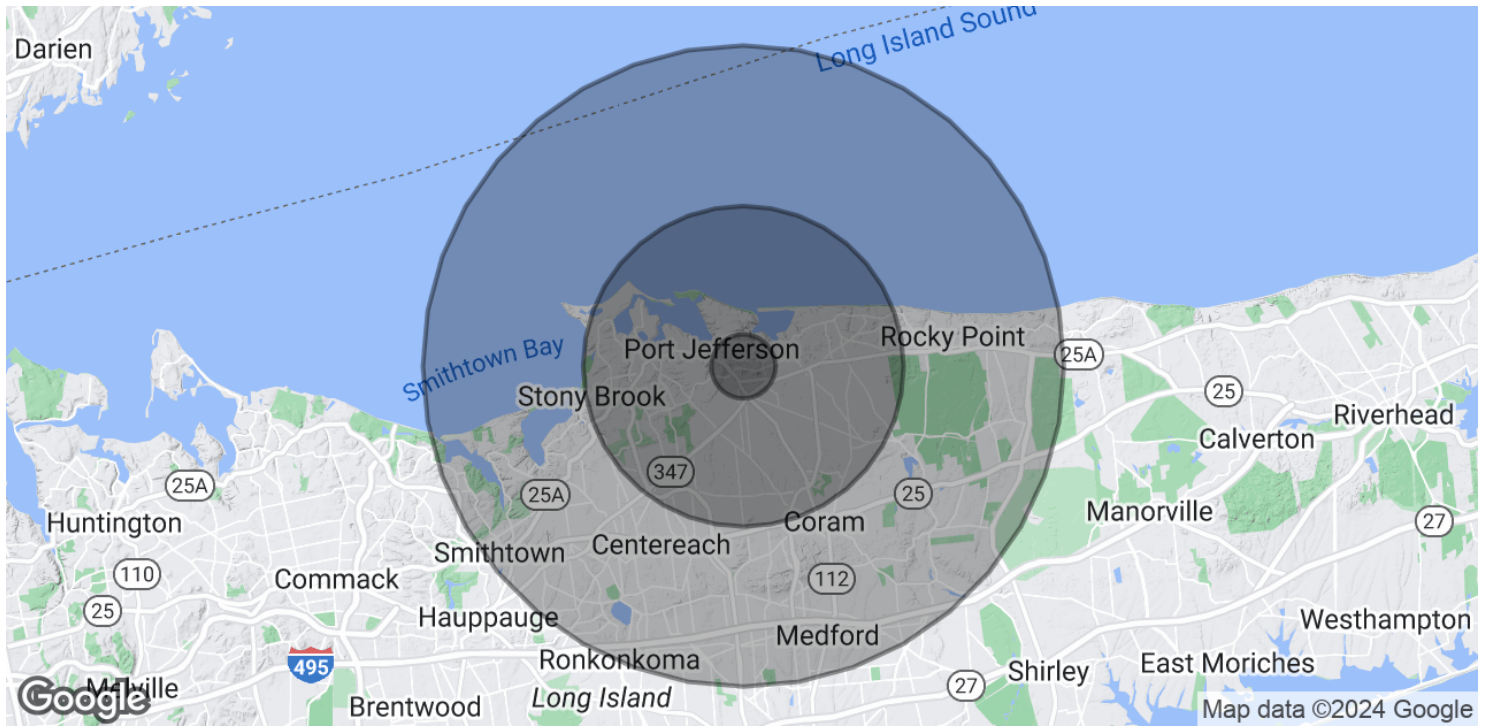
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Office Space



Population	1 Mile	5 Miles	10 Miles
Total Population	8,414	151,549	424,365
Average Age	43	42	43
Average Age (Male)	42	41	41
Average Age (Female)	44	42	44

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,335	48,937	145,496
# of Persons per HH	2.5	3.1	2.9
Average HH Income	\$162,139	\$171,402	\$166,548
Average House Value	\$746,306	\$605,056	\$582,586

Demographics data derived from AlphaMap



Marian Campi-Conde

Director

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Professional Background

Marian Campi-Conde is a licensed Commercial Investment and Real Estate Certified Specialist (CIRES) with NAI Long Island, specializing in office and industrial spaces on Long Island. With a career spanning over 30 years, she has represented owners, investors, tenants, and institutions in diverse commercial real estate asset types nationwide.

Marian's journey in commercial real estate began in Miami, Florida, where she served as Director of Leasing and Managing Director at One Biscayne Tower for Jaymont Properties. Upon her return to New York, she managed office buildings for The Galbreath Company, Metropolitan Life, and Goldman Sachs. She also led development projects in various U.S. markets, including Columbus, OH, and Philadelphia, PA, consistently surpassing client expectations and boosting occupancy rates with prestigious tenants.

A third-generation real estate professional from New Jersey, Marian's unique insight, honed through growing up in the industry, allows her to anticipate real estate trends and amass wealth through commercial real estate acquisition and management. Over her career, she has overseen the development, leasing, and sales of millions of square feet.

Marian has garnered numerous accolades as an industry leader, including her designation as Dade County's CRE industry designee for Leadership Miami, serving on the boards of the Greater Miami Chamber of Commerce and the Beacon Council, and holding leadership positions in industry organizations such as NYSCAR and CN-LIBOR. She is also an active member of CIBS, Long Island's Commercial Industrial Brokers Society.

Outside her commercial endeavors, Marian dedicates time to mentoring aspiring professionals in commercial real estate and advocating for animal rights through work with rescue and adoption groups. Her personal interests include outdoor activities like downhill skiing, equestrian jumping, polo, boating, and surfing.

Education

Bachelor of Science in Psychology, Hartford University
Bachelor of Arts in Sociology, Hartford University

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS) and (CIBS-W)
Commercial Network of the Long Island Board of Realtors (CN-LIBOR) - 2019 President Elect
New York State Commercial Association of Realtors (NYSCAR) - Vice President 2018-2020
Long Island Business Development Council (LIBDC)
Long Island Women in Real Estate

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Michael Corsello

Director

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Professional Background

Michael Corsello is a licensed commercial investment and real estate certified specialist (CIREC), who is primarily focused on industrial and retail properties throughout Long Island and the New York tristate market.

Prior to joining NAI Long Island, Michael was President and CEO of Nash Lumber, a building material importer and wholesale distributor. The experience he gained while owning and operating his company for 30+ years gives him a unique understanding of complex commercial real estate transactions and how a company's real estate effects a businesses' bottom line.

Michael's operational expertise provides his clients with an important advantage, whether they are owners, tenants, buyers, or sellers. His keen understanding of each party's business perspective allows for the highest quality representation for those he advises. This results in enhancing his client's business operation and their company's profitability.

Michael's experience owning, developing, and managing his own industrial properties, allows him to combine and leverage his considerable real estate market knowledge with his business experience to deliver the highest outcomes for his clients. Throughout Long Island industrial property owners and investors rely on Michael as a trusted and proven partner. His team includes office and land use specialists, with expertise in commercial office leasing, land acquisition, and development.

In the retail area of Michael's practice, his success with national and regional franchise brands has proven invaluable in navigating the considerable challenges retailers experience when entering the complicated Long Island market. Clients such as Riko's Pizza, Ford's Garage, and Buffalo Wild Wings Express rely on Michael's guidance to identify ideal locations and to successfully negotiate the very best leases terms. When representing retail landlords, he has secured the highest quality tenants who not only leased space but strengthened the property's income and value.

Michael is an avid skier who routinely tackles some of the most challenging mountains throughout the U.S. and Canada. To satisfy his unending curiosity, he enjoys hiking and exploring tough terrain in the US and beyond. He enjoys travelling, especially to northern Norway where his son is at the forefront of the aquaculture industry. When on Long Island, an occasional golf game is always a welcome distraction. A native Long Islander, Michael earned degrees in both business and engineering from Syracuse University and SUNY College of Environmental Science and Forestry.

Education

Bachelor of Science in Engineering, Syracuse University
Bachelor of Science in Engineering, SUNY Environmental Science and Forestry

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