

Development Site For Sale or Lease

Route 112 & East Grove St

Route 112 & East Grove St Port Jefferson Station, NY 11776



For More Information:

Michael G. Murphy

President | Commercial Division
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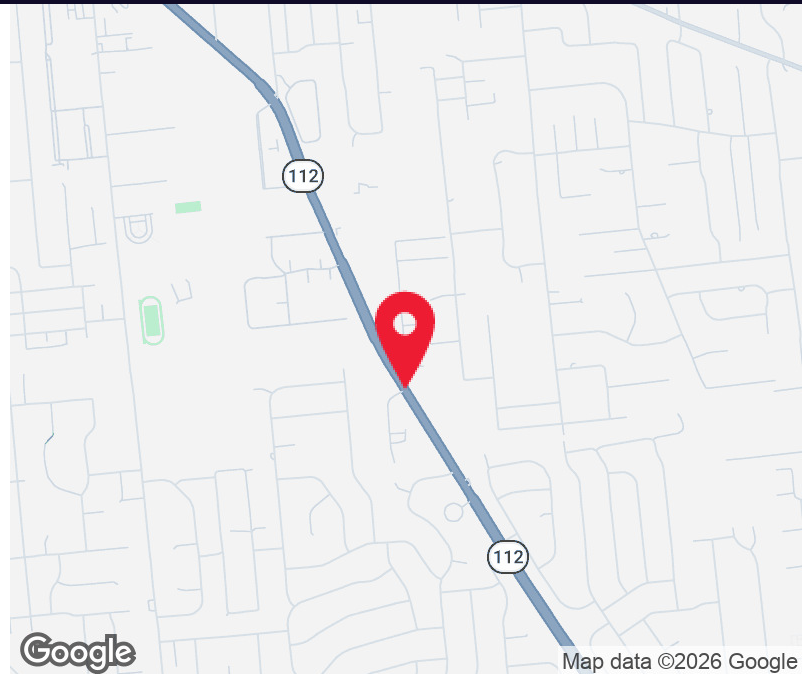
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Development Site For Sale

Route 112 & East Grove St Port Jefferson Station, NY



Offering Summary

Sale Price:	\$699,000.00
Lease Price:	\$100,000/YEAR NNN
Lot Size:	0.77 Acres
Zoning:	J4

Property Overview

Prime Corner Lot For Sale. Strategically Located On Heavily Traveled Route 112 In Port Jefferson Station. This .77 Acre Lot Is Zoned J4 Which Allows For A Multitude Of Uses Including But Not Limited To, Financial/Business Services, Bank, Professional Office, Daycare, Funeral Homes, Etc. Traffic Counts Of Over 20 K Vehicles Per Day. Excellent Demographics!

Property Highlights

- ZONED J4 ALLOWS FOR A NUMBER OF USES INCLUDING BANK, OFFICE, DAY CARE, FUNERAL HOME ETC.
- OVER 20,000 VEHICLES PASS PER DAY
- 0.77 ACRE CORNER LOT

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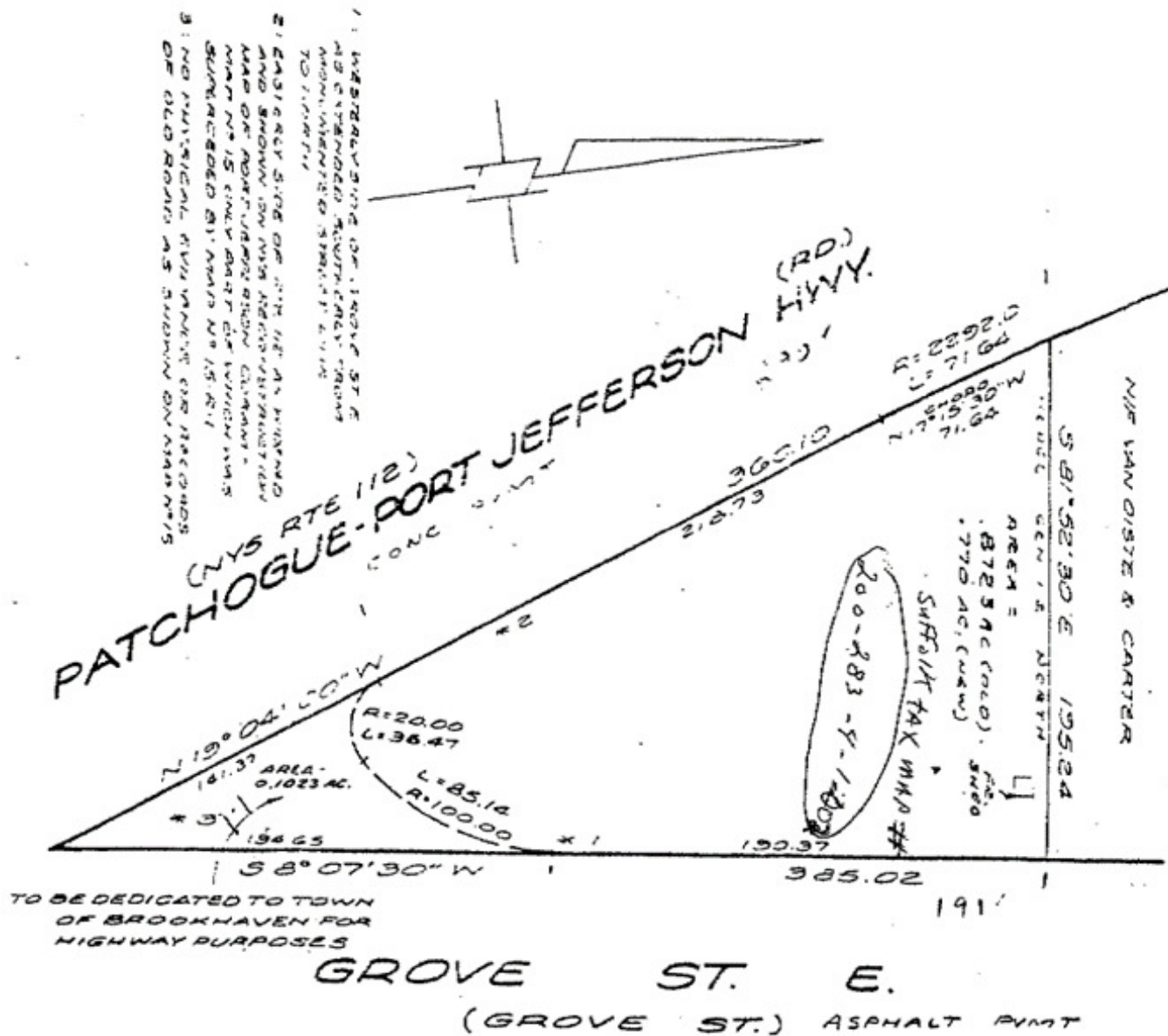
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MAP OF PROPERTY
SITUATED AT
PORT JEFFERSON
STATION

LIBERTY AOSTRACY CORP
504 111 2273
PHILIP D. KOSTYIS



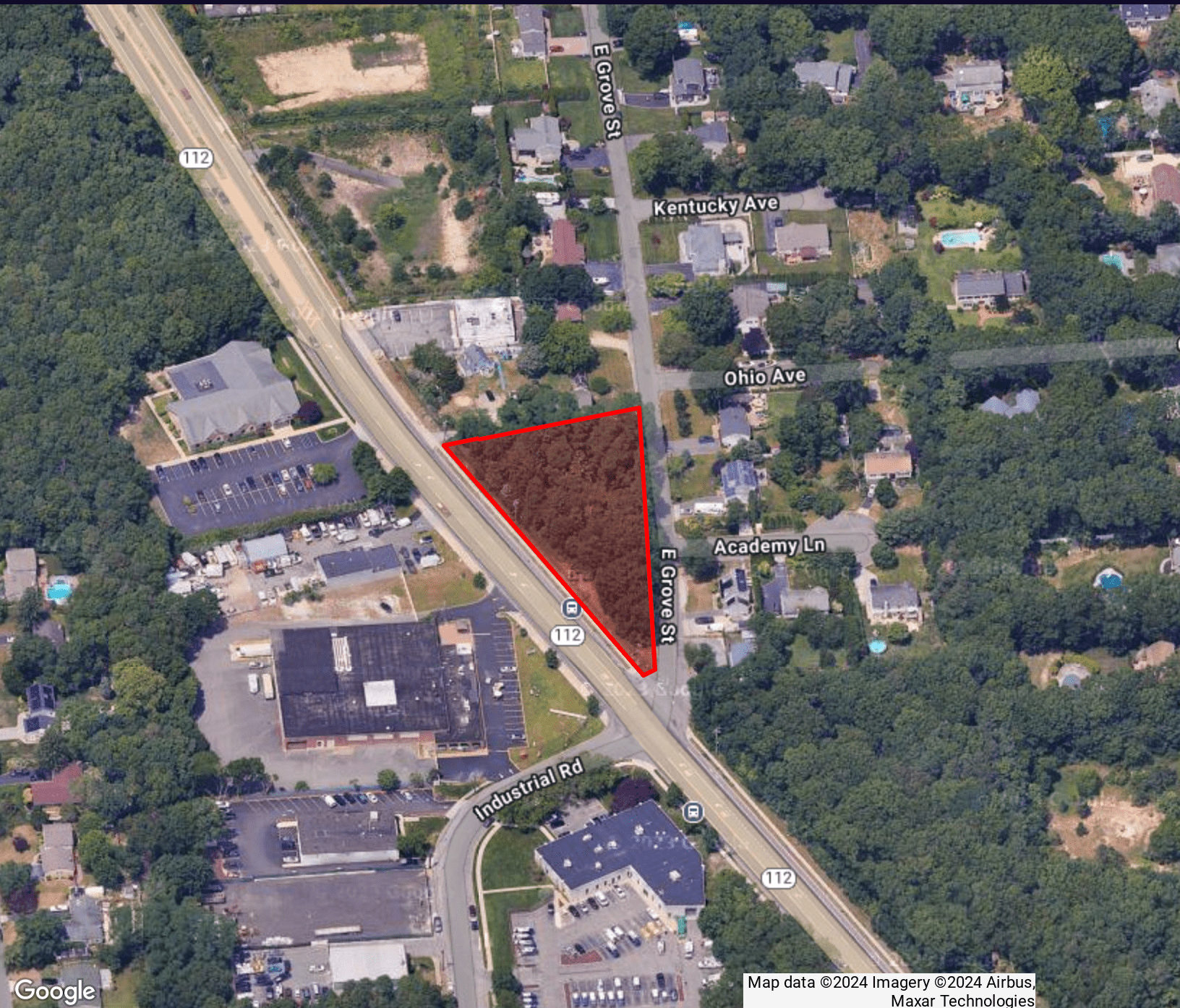
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Aerial View of Property

Route 112 & East Grove St Port Jefferson Station, NY



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Commercial

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National Retailer Map

Route 112 & East Grove St Port Jefferson Station, NY



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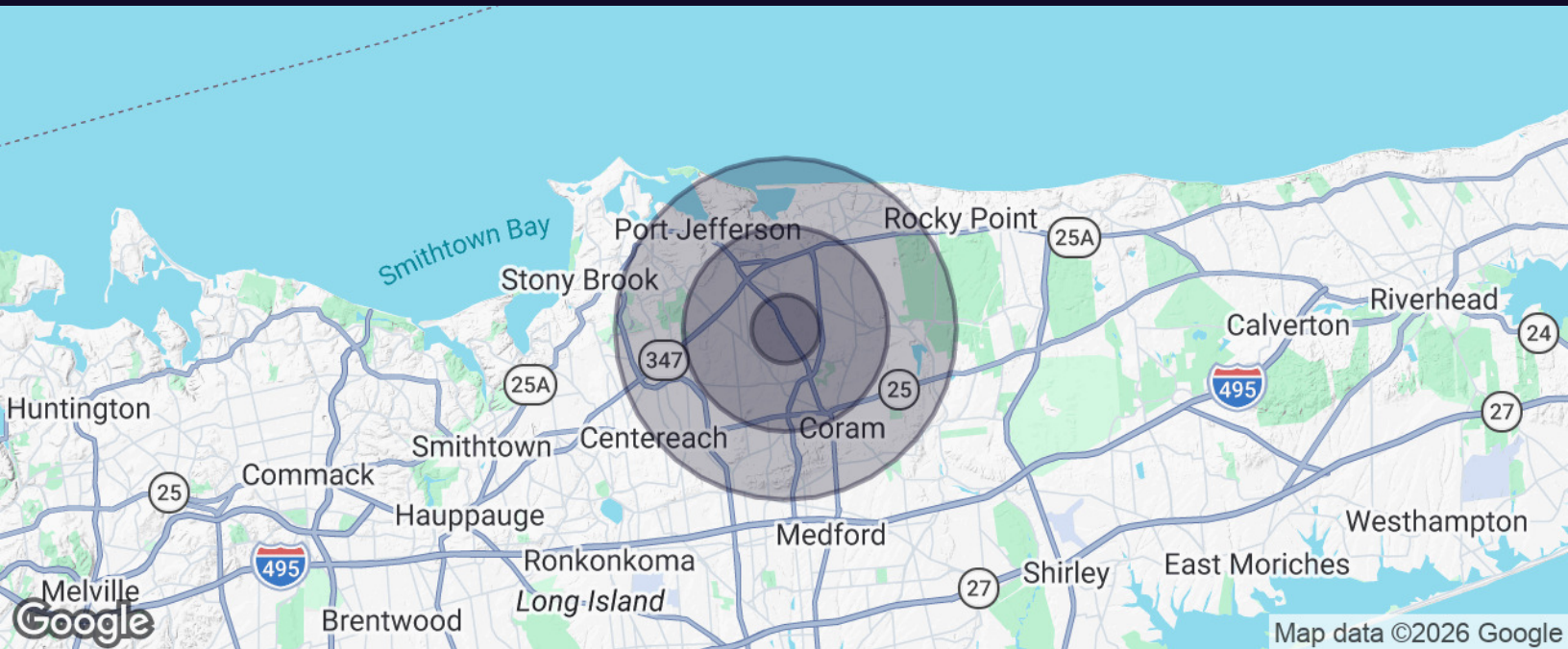
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Property Demographics

Route 112 & East Grove St Port Jefferson Station, NY



Population	1 Mile	3 Miles	5 Miles
Total Population	10,989	90,149	198,717
Average Age	38.4	38.3	38.3
Average Age (Male)	39.1	37.6	37.0
Average Age (Female)	37.9	39.0	39.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,651	30,959	68,216
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$96,339	\$100,253	\$98,540
Average House Value	\$367,991	\$398,008	\$414,866

For More Information:

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Development Opportunity

Exclusively Represented By:



Michael G. Murphy

President | Commercial Division

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Direct: 631.858.2460 | Cell: 631.834.2626

Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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WE ARE COMMERCIAL REAL ESTATE

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 of 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.

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