

Medical Office/Warehouse Space

1201 Route 112

Port Jefferson Station, NY 11776



Property Highlights

Strategically located within a medically focused trade area with close proximity to Mather Hospital, St. Charles Hospital, and Stony Brook University Hospital.

Prominently positioned at a lighted intersection along heavily traveled Route 112 (Main Street) and N Bicycle Path, just minutes from Route 347 and the Port Jefferson Ferry.

Actively managed property with a recently resealed roof, newly sealed and striped parking lot, and refreshed landscaping.

Excellent visibility and signage opportunity with full frontage along Route 112.

Convenient access to nearby retail amenities, located directly across from the Port Plaza Shopping Center, featuring Uncle Giuseppe's Marketplace, PetSmart, and LA Fitness.



**165 Spaces
Current Parking**



**Per Proposal
Asking Rent**



**48,428 SF
Total Building Size**



Ownership is willing to add up to 120 additional parking spaces, increasing the total to 285 spaces for a qualified tenant.



Expanding Trade Area

- » **Brightview Port Jefferson** – 170-unit senior living community completed in 2022 (next door)
- » **The Vistas of Port Jefferson** – 244-unit senior living community completed in 2020 (1 mile away)
- » **One North Mixed-Use Development** – 35-unit mixed-use development completed in 2024 (1.5 miles away)
- » **Mt. Sinai Mixed-Use Development** – 140-unit mixed-use development currently under construction (1.7 miles away)
- » **Village Vistas** – 43-unit senior living community (2 miles away)
- » **Pine Hill Woods** - a single family home community in review (2 miles away)

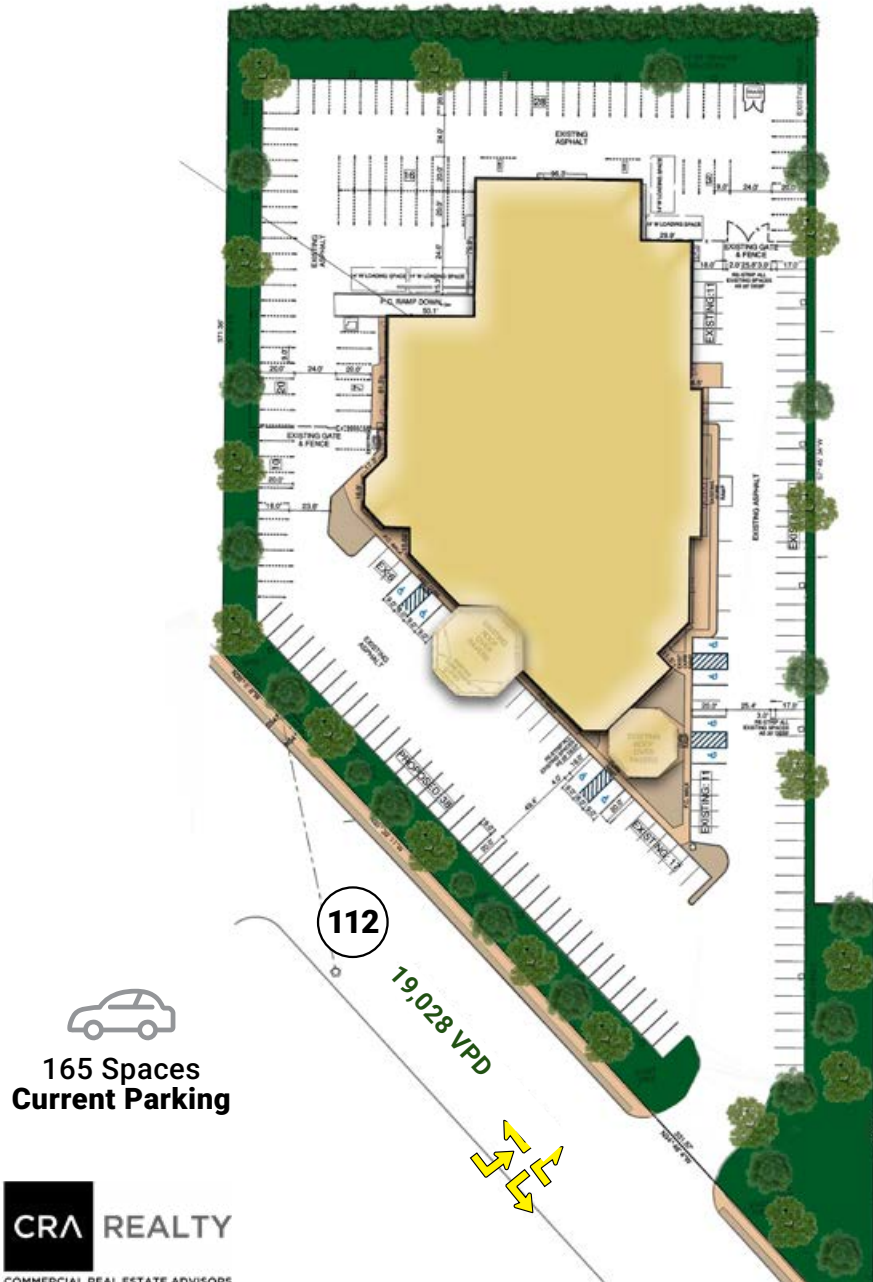


**1.8 Miles
Mather Hospital**

**2.3 Miles
St. Charles Hospital**

**7.2 Miles
Stony Brook University Medical Center**

Current Site Plan



Potential Site Plan Adding Additional Parking



Availability

Suite 900 | ±12,300 SF

Prime medical space featuring a grand reception with drive-up canopy, glass conference room for 30, cathedral ceilings, custom finishes, bullpen for 10–15, private baths with showers, kitchenette, and 11 large offices.

Suite 950 | ±1,500 SF

Features cathedral ceilings, private bath, open floor plan, abundant natural light, dedicated parking access, and custom moldings.

Winkler Kurtz, LLP

Suite 300/350 | ±7,550 SF

Will demise to suit; includes interior and common bathrooms, eat-in kitchenette, glass storefront with double doors, solid core doors with vision panels, and ample parking with direct lot access.

Suite 800 | ±1,800 SF

Perfect financial planner space with three offices, glass conference room, reception, two bathrooms, and bullpen.

Royal Auto Sales

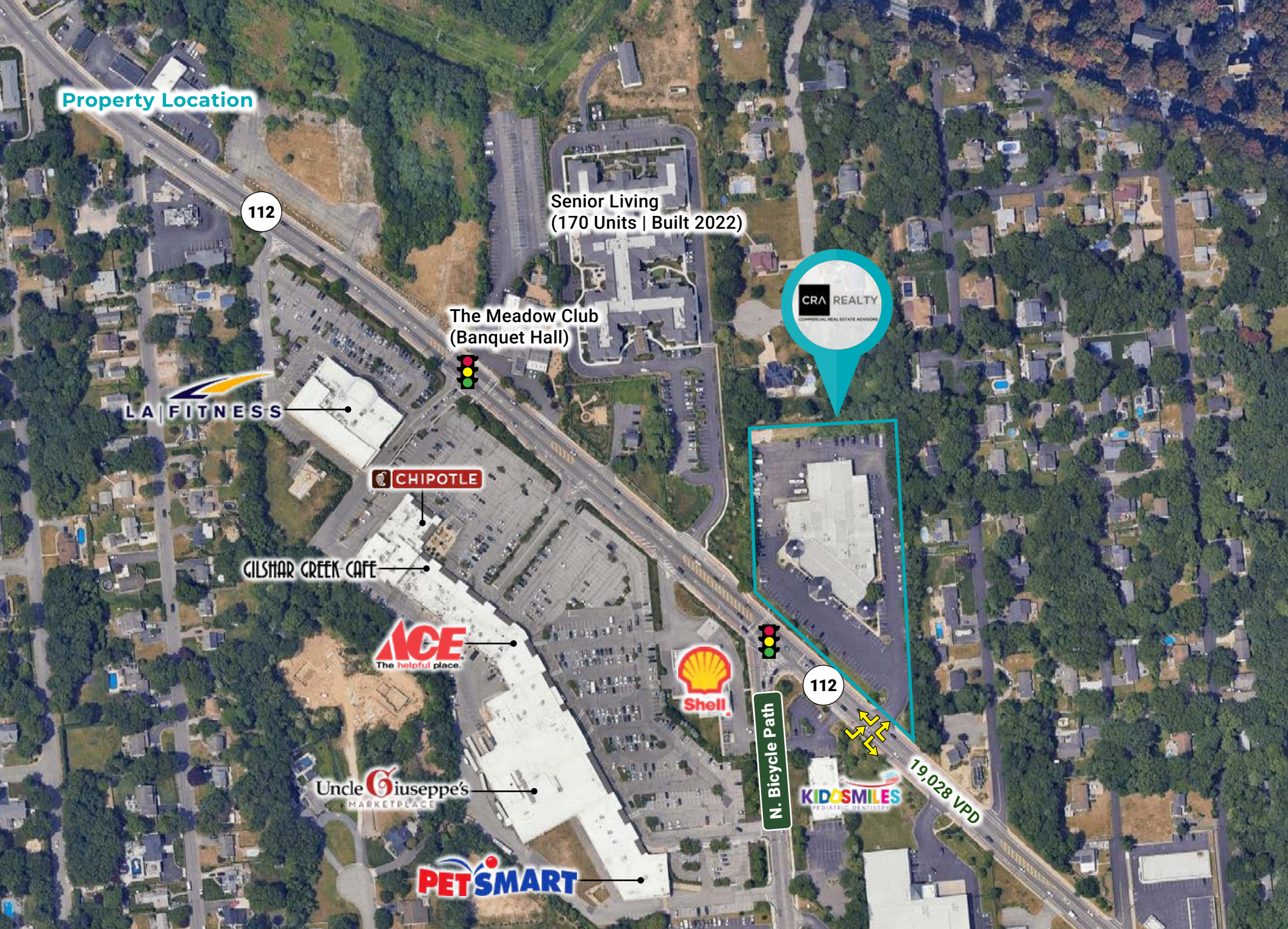
Suite 700 | ±2,200 SF

Built-out physical therapy space with bathrooms, reception, mezzanine, private treatment rooms, dedicated entrance, and cathedral ceilings.

U.S. Digital Sciences Corp

R-Lenny Plumbing & Heating





Property Location

112

Senior Living
(170 Units | Built 2022)

The Meadow Club
(Banquet Hall)

CRA REALTY
COMMERCIAL REAL ESTATE ADVISORS

LA FITNESS

CHIPOTLE

GILSHAR CREEK CAFE

ACE
The helpful place.

Shell

Uncle Giuseppe's
MARKETPLACE

PET SMART

112

N. Bicycle Path

KIDSMILES
PEDIATRIC DENTISTRY

19,028 VPD

The Trade Area

Multi-Family
(112 Units | Built 2016)

Multi-Family
(44 Units | Built 2021)

Senior Living (43 Units | Built 2017)

Multi-Family
(74 Units | Built 2017)

Port Jefferson Commons Mixed-Use
(53 Units | Built 2025)

Catholic Health
St. Charles Hospital

Mather Hospital
Northwell Health

Pine Hill Woods
(New Single-Family Development)

One North Mixed-Use
(35 Units | Built 2024)

Bench Warmers
Tavern & Grill
Kenzo's Cafe & Pizzeria
60 BURGER
Midori
Sushi & Steakhouse

Multi-Family
(225 Units | Built 2019)

Mt. Sinai Mixed-Use
(140 Units | Built 2025)

T.J. maxx
ShopRite
Staples

Senior Living
(170 Units | Built 2022)

HomeGoods
DOLLAR TREE
MATTRESS FIRM
Orangetheory FITNESS
FIVE GUYS
BURGER and FRIES

KOHL'S
five BELOW
amazon fresh

Uncle Giuseppe's
MARKETPLACE
ACE
The hardware place
PETSMART
SHELL
GILSTAR CREEK CAFE

Walmart
B's

Multi-Family (200 Units | Built 2022)

Close Proximity

| | |
|--|-----------|
| Mather Hospital | 1.8 Miles |
| St. Charles Hospital | 2.3 Miles |
| Stony Brook University Medical Center | 7.2 Miles |

Medical/Hospital

Newer Residential Development



Suite 300/350 ±7,550 SF

Will demise to suit; perfectly suited for a medical suite, back-office operations, or a call center. This versatile space offers both interior and common-area bathrooms, a spacious eat-in kitchenette, an inviting glass storefront with double-door entrance, solid core doors with elegant vision panels, and ample convenient parking with direct lot access.





Suite 700 ±2,200 SF

Fully built-out physical therapy suite featuring in-suite bathrooms, a welcoming reception area, durable rubberized flooring, and a steel mezzanine second-story overlooking the suite. Includes a curtained four-room private treatment area, a separate dedicated entrance from the parking lot, exposed cathedral ceilings, ample parking, and is move-in ready.





Suite 800

±1,800 SF

Beautifully built-out suite perfect for a financial planner featuring three private offices—two with large vision panels—a glass-walled conference room, welcoming reception area, two private in-suite bathrooms, a spacious bullpen, and ample parking with direct lot access.





Suite 900 ±12,300 SF

Ideal medical space featuring prime frontage on Route 112, a grand main reception entrance with a drive-up enclosed canopy, a large glass-enclosed conference room accommodating up to 30 people, cathedral ceilings throughout, extensive custom millwork, custom porcelain flooring, a bullpen area for 10–15 workstations, private in-suite bathrooms with showers, an eat-in kitchenette, and 11 oversized private offices with large vision panels.

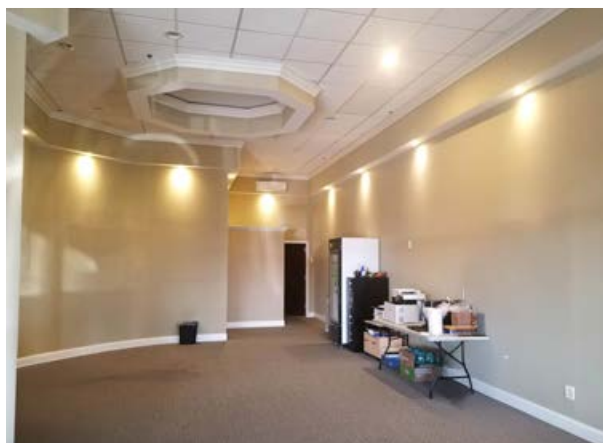




Suite 950

±1,500 SF

This impressive suite features soaring cathedral ceilings throughout, a private in-suite bathroom, and an open, flexible floor plan designed for functionality and flow. Expansive windows provide abundant natural light, while a dedicated entrance offers direct access to convenient parking. Elegant custom moldings add a refined finishing touch to the space.



| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|-----------|-----------|-----------|
| 2025 Estimated Population | 8,808 | 77,184 | 181,579 |
| 2025 Est. Median Age | 41.0 | 42.9 | 40.4 |
| 2025 Estimated Households | 2,994 | 27,450 | 59,682 |
| 2030 Projected Households | 3,055 | 27,515 | 59,461 |
| 2025 Median Home Value | \$509,642 | \$543,511 | \$533,797 |
| 2025 Median Rent | \$1,815 | \$1,986 | \$2,038 |

Population & Households

| | | | |
|------------------------------------|-----------|-----------|-----------|
| 2025 Est. Average Household Income | \$127,879 | \$155,264 | \$157,171 |
| 2025 Est. Median Household Income | \$113,794 | \$133,472 | \$134,442 |
| 2025 Est. Total Businesses | 796 | 3,015 | 6,239 |
| 2025 Est. Total Employees | 4,955 | 22,280 | 45,533 |

Businesses/Employees

| | | | |
|---|------------|------------|------------|
| 2025 Est. Total Household Expenditure | \$371.12 M | \$3.73 B | \$8.19 B |
| 2025 Est. Apparel | \$6.74 M | \$66.6 M | \$146.05 M |
| 2025 Est. Entertainment | \$20.82 M | \$205.25 M | \$450.13 M |
| 2025 Est. Food, Beverages, Tobacco | \$43 M | \$407.34 M | \$894.6 M |
| 2025 Est. Health Care | \$21.22 M | \$197.4 M | \$426.2 M |
| 2025 Est. Household Furnishings and Eqt | \$9.73 M | \$96.99 M | \$212.62 M |

Household Expenditures

