7,200 SF SHOWROOM/RETAIL SPACE

1871 Old Country Rd Riverhead, NY 11901

FOR LEASE

Commercial

ellimancommercial.com

EXECUTIVE SUMMARY

DouglasElliman Commercial

+/- 7,200 SF Retail/Showroom | 1871 Old Country Rd Riverhead, NY 11901

Building Size:	14,400 SF	**Lot Size:**	1.49 Acres
Available SF:	7,200 SF	**Parking:**	75 Spaces
Zoning:	DRC	**Frontage:**	302 Feet
Corner:	Yes	**Lease Rate:**	Price on Request

For More Details, including price, or to arrange a showing, please contact Listing Broker/Agent.

Property Overview

Positioned at a prominent intersection along Old Country Road, this highly visible corner location offers unparalleled exposure in the heart of Riverhead's thriving retail corridor. Suite 1 delivers +/- 7,200 SF of brand-new showroom-quality space—perfectly suited for retail, showroom, or any high-traffic service operations. Situated directly adjacent to the Tanger Outlets and across the street from Walmart, this site offers traffic counts exceeding 40,000 cars passing each day!

With 302 Feet of frontage, the property presents exceptional signage potential, ensuring your brand captures the attention of thousands of daily passersby. Its commanding corner location at a major intersection guarantees maximum visibility and a strong street presence. Inside, the expansive open layout supports flexible configurations, ideal for businesses seeking a polished, adaptable environment.

The professionally landscaped grounds enhance curb appeal, creating a welcoming and upscale atmosphere. Customers benefit from generous on-site parking and multiple entry points, making access effortless and convenient. Located adjacent to Tanger Outlets and directly across from national big-box anchors, the site enjoys consistent daily traffic and strong retail synergy.

Situated on one of Eastern Long Island's busiest thoroughfares, this property offers year-round exposure and sustained customer flow. It's a rare opportunity to anchor your business in Riverhead's most dynamic retail zone—a location designed for impact, accessibility, and long-term success.

Exclusively represented by:

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COMPLETE HIGHLIGHTS

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Property Highlights

- Prime Exposure – Direct frontage on Old Country Road with excellent signage opportunities.
- Adjacent to the Tanger Outlets and Surrounded by National Retailers
- Corner Location – High-profile intersection location with maximum visibility.
- Showroom-Quality Interior – Large open floor plan suitable for flexible layouts.
- Glass Front Facade- Modern and inviting exterior offering incredible natural light and a sleek, contemporary aesthetic that enhances visibility.
- Landscaped Grounds – Attractive curb appeal with professional landscaping.
- Easy Access – Ample parking and convenient entry points for customers.
- Surrounded by Major Retailers – Located next to Tanger Outlets and across from national big-box brands, drawing heavy daily traffic.
- High Traffic Counts – Footprint on one of Eastern Long Island's busiest roads, ensuring strong customer flow year-round.

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Strain Stars
Cannabis
DISPENSARY
7,200 SF
FOR LEASE
ALL TRAFFIC
LARGEST SELECTION IN NEW YORK
LARGEST SELECTION IN NEW YORK

ADDITIONAL PHOTOS

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

DouglasElliman Commercial

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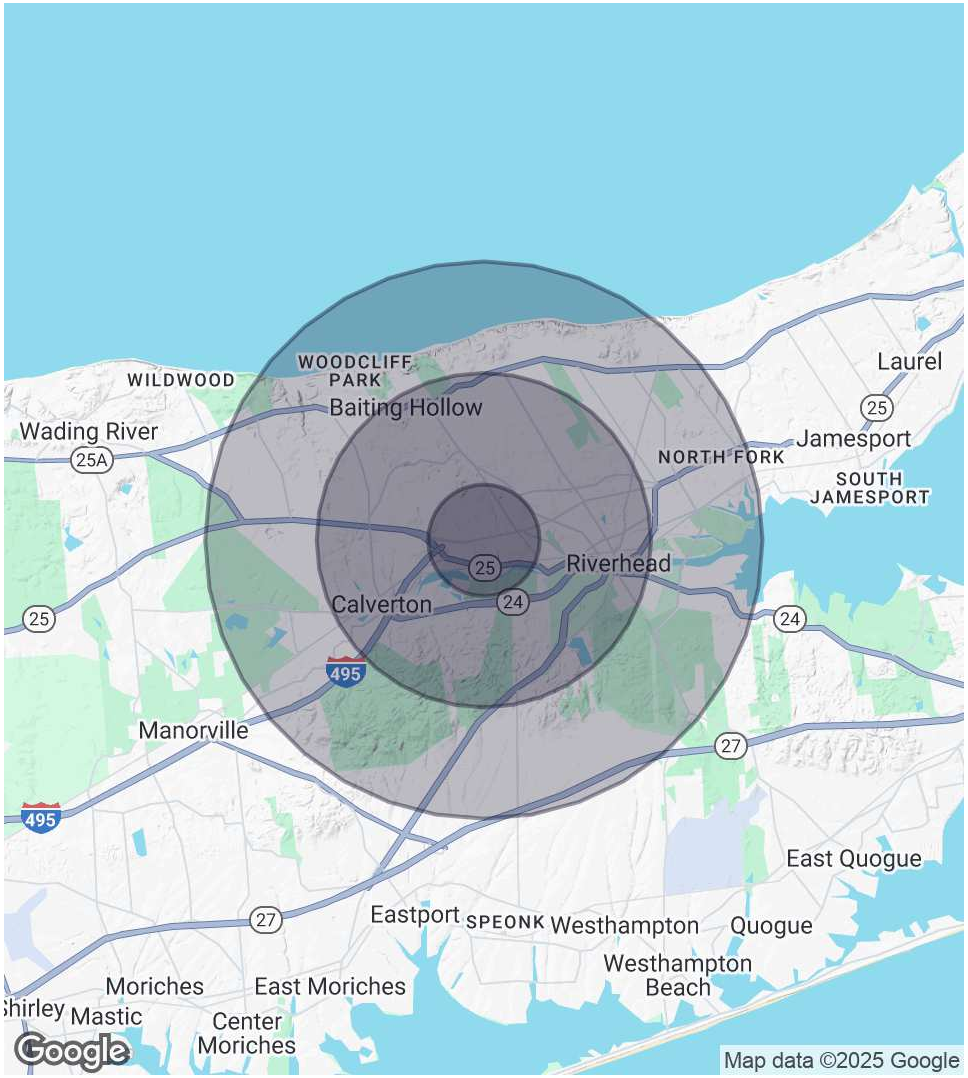

1 Mile Radius

Population
2,944

Households
1,457

Average HH Income
$79,709

Daytime Population (W/ 16 yr+)
-

3 Miles Radius

Population
21,796

Households
7,888

Average HH Income
$100,004

Daytime Population (W/ 16 yr+)
-

5 Miles Radius

Population
34,031

Households
12,268

Average HH Income
$105,952

Median HH Income
-

Daytime Population (W/ 16 yr+)
-

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