

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$9,999.00 per month (Plus Real Estate Taxes)
<b>Building Size:</b>	6,300 SF
<b>Available SF:</b>	2,100 SF
<b>Lot Size:</b>	0.08 Acres
<b>Renovated:</b>	2022
<b>Zoning:</b>	C1

## PROPERTY OVERVIEW

Impeccably positioned at 240-242 East Main Street, the property offers an exceptional leasing opportunity with standout features. The restaurant space boasts a spacious layout with seating for 65+, a full bar, and well thought out kitchen. The property is zoned C1, and its prime location on historic East Main Street ensures high visibility and foot traffic.

## LOCATION OVERVIEW

Discover the vibrant charm of Port Jefferson Village. Located in the heart of a bustling historic community, the downtown area offers a blend of historic character and modern amenities that attract locals and tourists alike. draw in a steady flow of foot traffic. With an array of shops, eateries, and cultural stops within walking distance, the area draws a steady flow of pedestrian traffic.

## PROPERTY HIGHLIGHTS

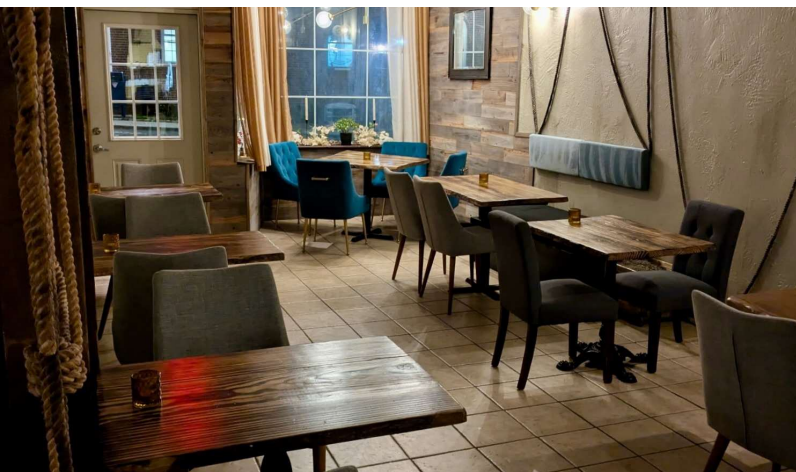
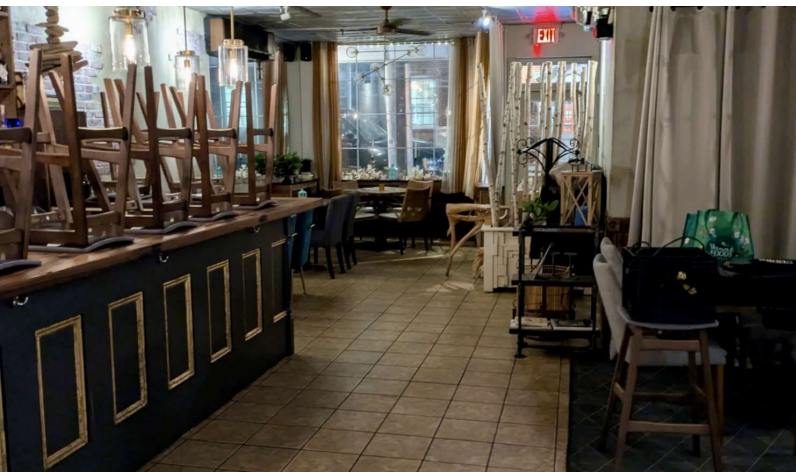
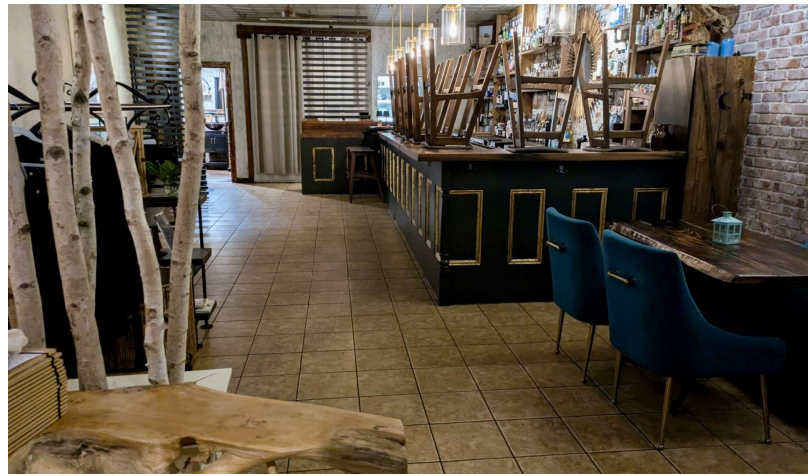
- 65+ Seats
- Full Bar
- Zoned C1

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

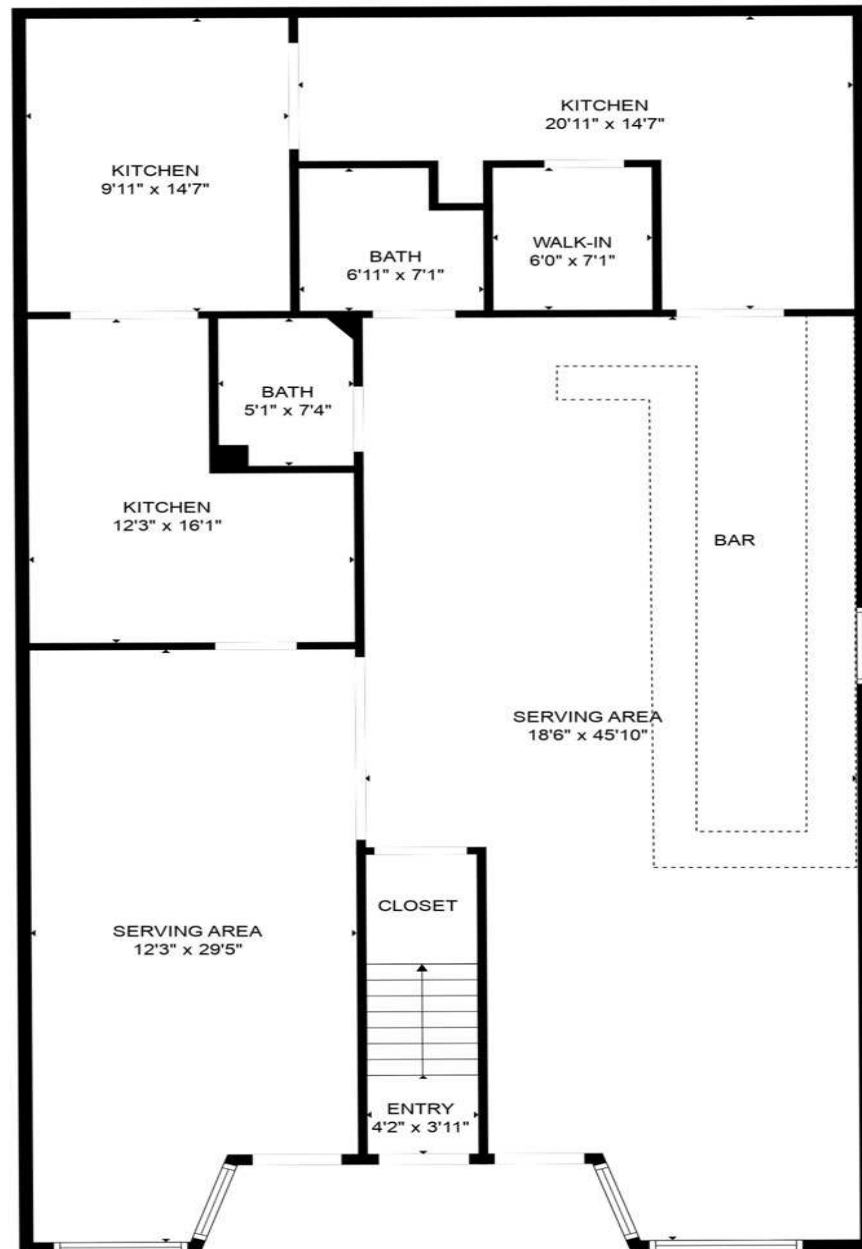




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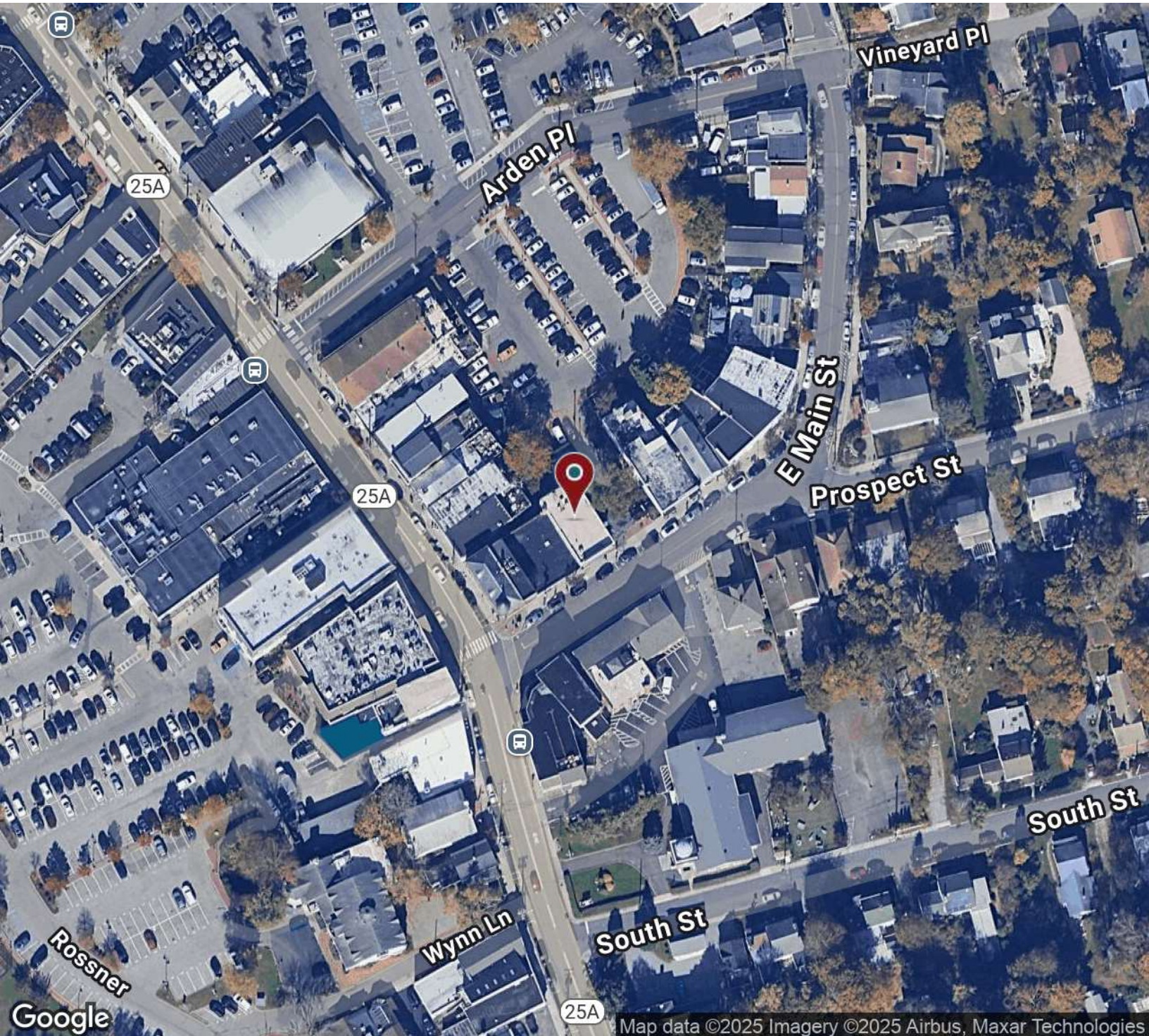
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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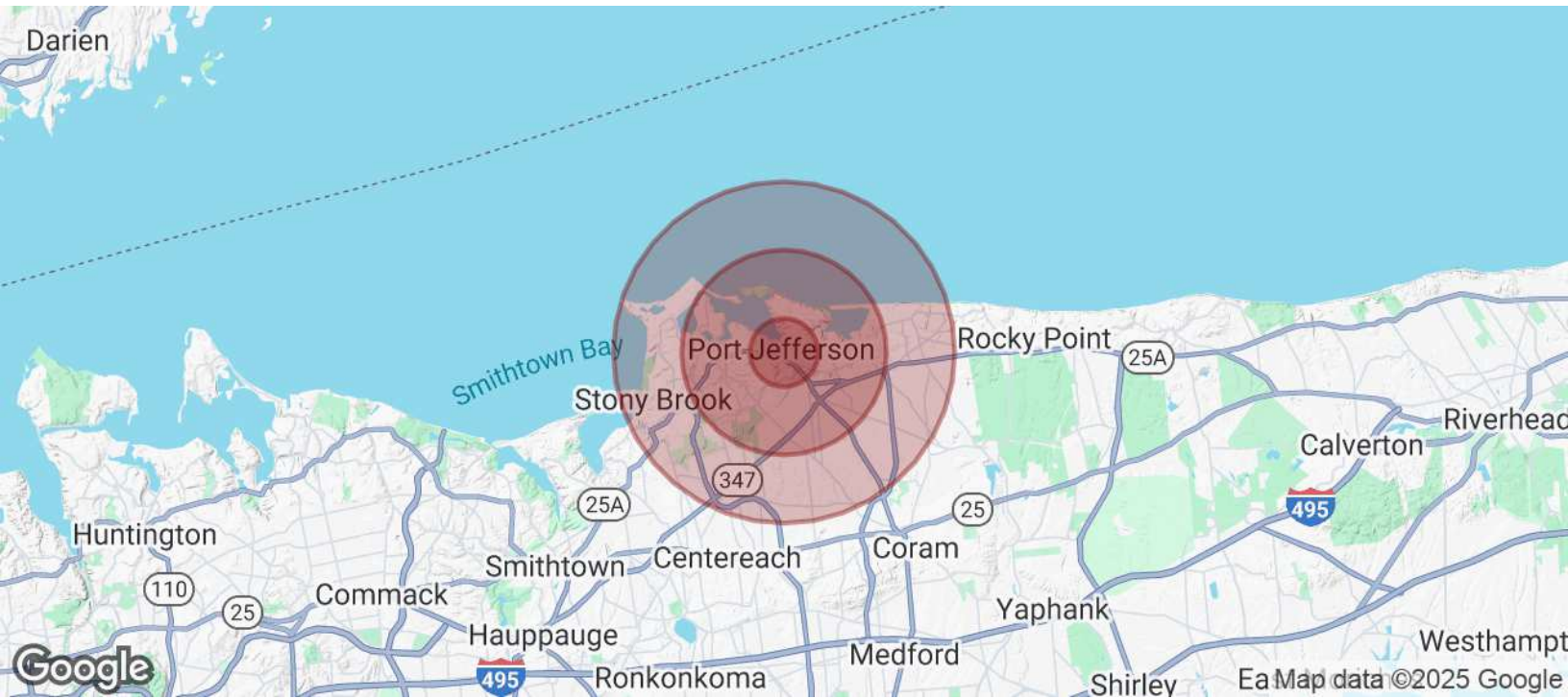


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,898	43,714	128,236
Average Age	45	43	42
Average Age (Male)	44	42	41
Average Age (Female)	46	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,781	15,711	41,142
# of Persons per HH	2.5	2.8	3.1
Average HH Income	\$181,548	\$189,054	\$174,264
Average House Value	\$792,239	\$696,819	\$623,750

Demographics data derived from AlphaMap

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