

OFFERING SUMMARY

| | |
|-------------------------|---|
| Lease Rate: | \$1,200.00 /month (Full Service + Electric) |
| Building Size: | 4,000 SF |
| Available SF: | 526 SF |
| Number of Units: | 1 |

PROPERTY OVERVIEW

This well appointed professional office space at 310 Hallock Avenue, Suite 101 offers a premier leasing opportunity in Port Jefferson Station. Boasting two private offices, a welcoming reception area, and a convenient storage room, this space is thoughtfully designed to meet the needs of a wide range of professional office uses. The inclusion of a private bath adds an extra layer of comfort and privacy, while new carpet and paint provide a fresh, modern aesthetic.

PROPERTY HIGHLIGHTS

- Professional Office Space
- Two Private Offices
- Reception Area
- Storage Room
- Private Bath
- New Carpet and Paint
- Close to Long Island Railroad Port Jefferson station

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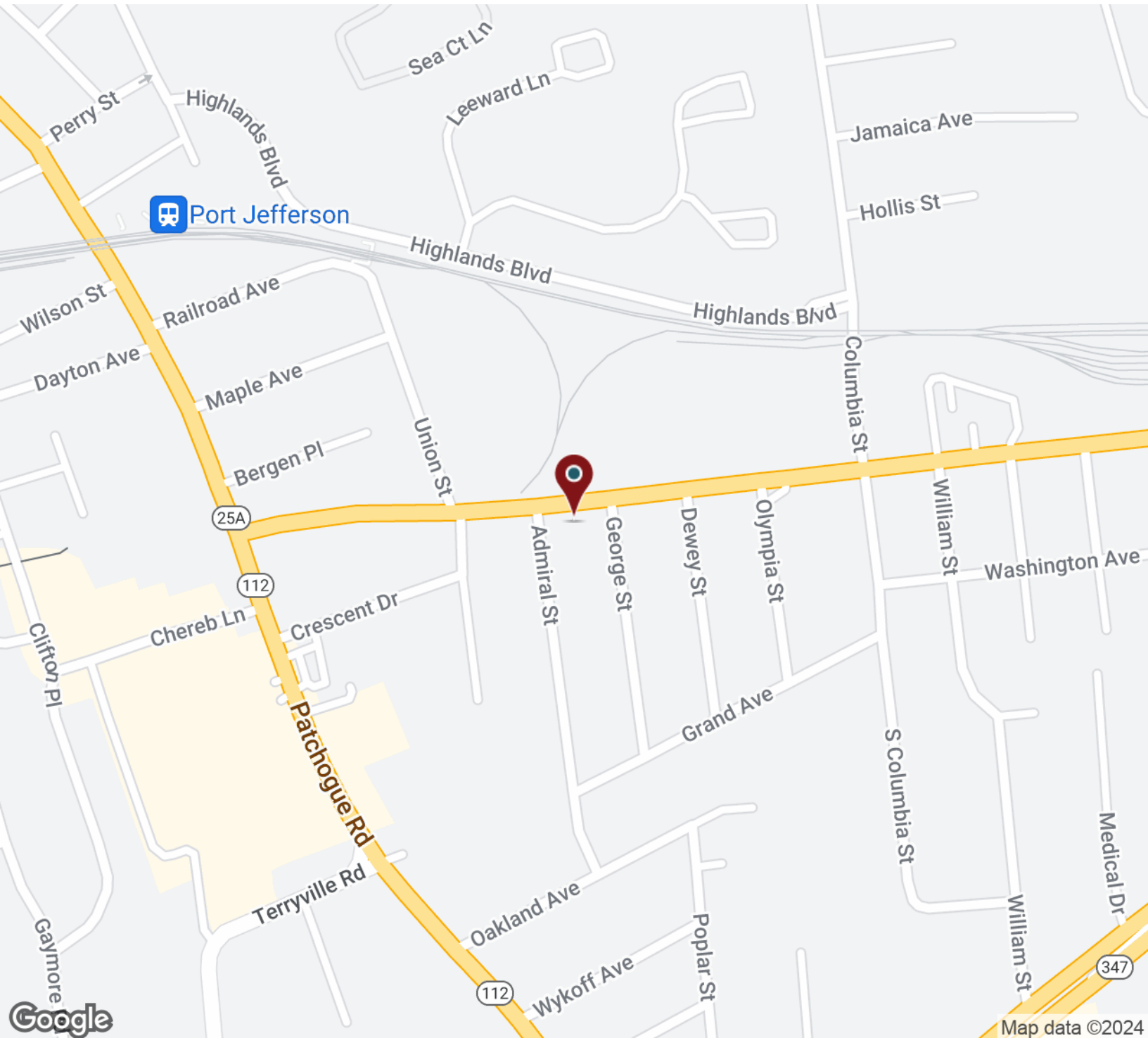
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310 Hallock Avenue, Suite 101

Port Jefferson Station, NY 11776

FOR LEASE



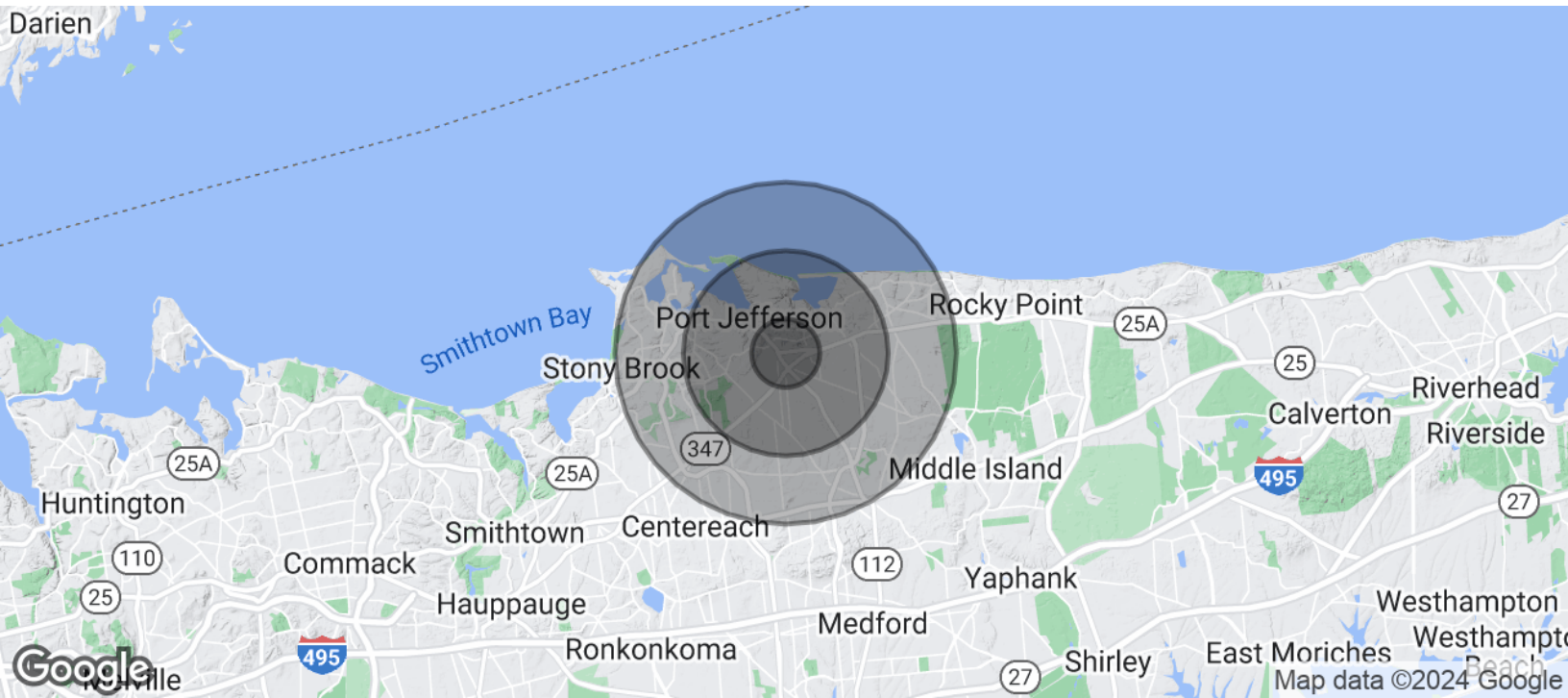
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,458 | 63,976 | 159,236 |
| Average age | 38.1 | 38.7 | 38.4 |
| Average age (Male) | 38.4 | 38.3 | 37.6 |
| Average age (Female) | 37.9 | 39.4 | 39.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,576 | 21,664 | 52,848 |
| # of persons per HH | 2.9 | 3.0 | 3.0 |
| Average HH income | \$104,322 | \$109,733 | \$110,377 |
| Average house value | \$453,687 | \$454,988 | \$443,593 |

* Demographic data derived from 2020 ACS - US Census

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