



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$2,200.00 per month (Gross)
<b>Building Size:</b>	1,500 SF
<b>Available SF:</b>	1,500 SF
<b>Lot Size:</b>	0.07 Acres
<b>Zoning:</b>	C2

## PROPERTY OVERVIEW

Retail building with great frontage on Main Street in Port Jefferson

## LOCATION OVERVIEW

Located on busy Main Street in Port Jefferson Village a short block from the Port Jefferson LIRR Train Station and two blocks from Mather Hospital/Northwell Health. Less than a mile from Port Jefferson Schools, St. Charles Hospital and the Ferry to Bridgeport CT.

SPACES	LEASE RATE	SPACE SIZE
1511	\$2,200 per month	1,500 SF

## ARIC SCHACHNER

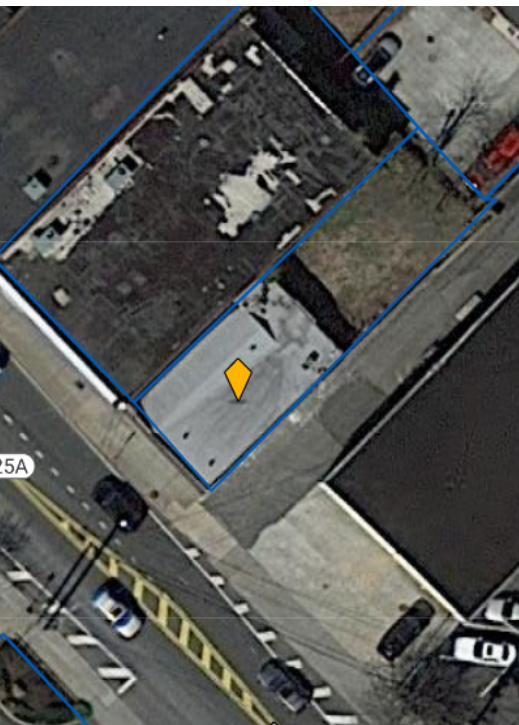
PRESIDENT & CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0263  
aric.schachner@camcocre.com

## LORRAINE O'HARA

CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0264  
lorraine.ohara@camcocre.com

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.





**ARIC SCHACHNER**

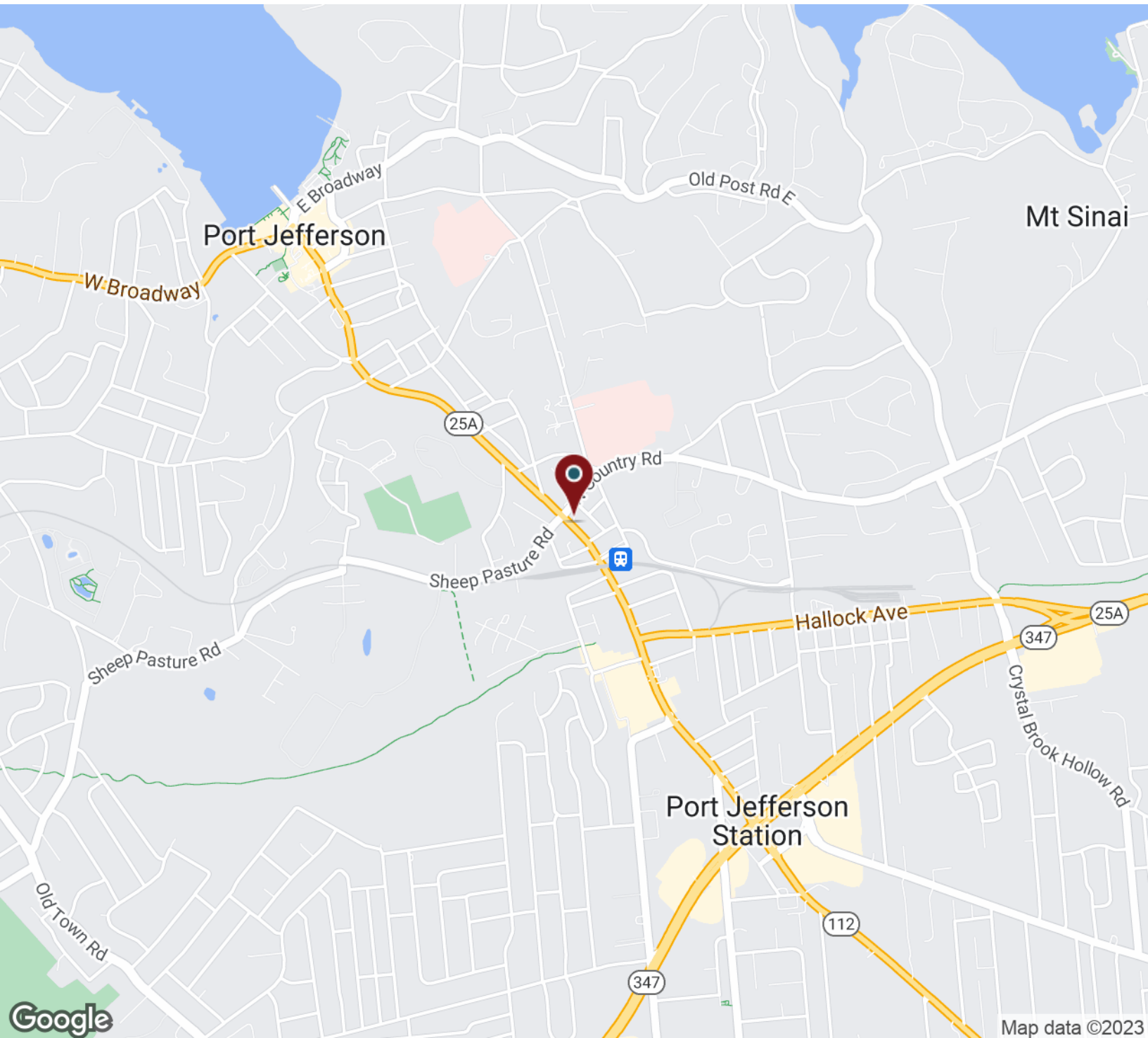
PRESIDENT & CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0263  
aric.schachner@camcocre.com

**LORRAINE O'HARA**

CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0264  
lorraine.ohara@camcocre.com

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.





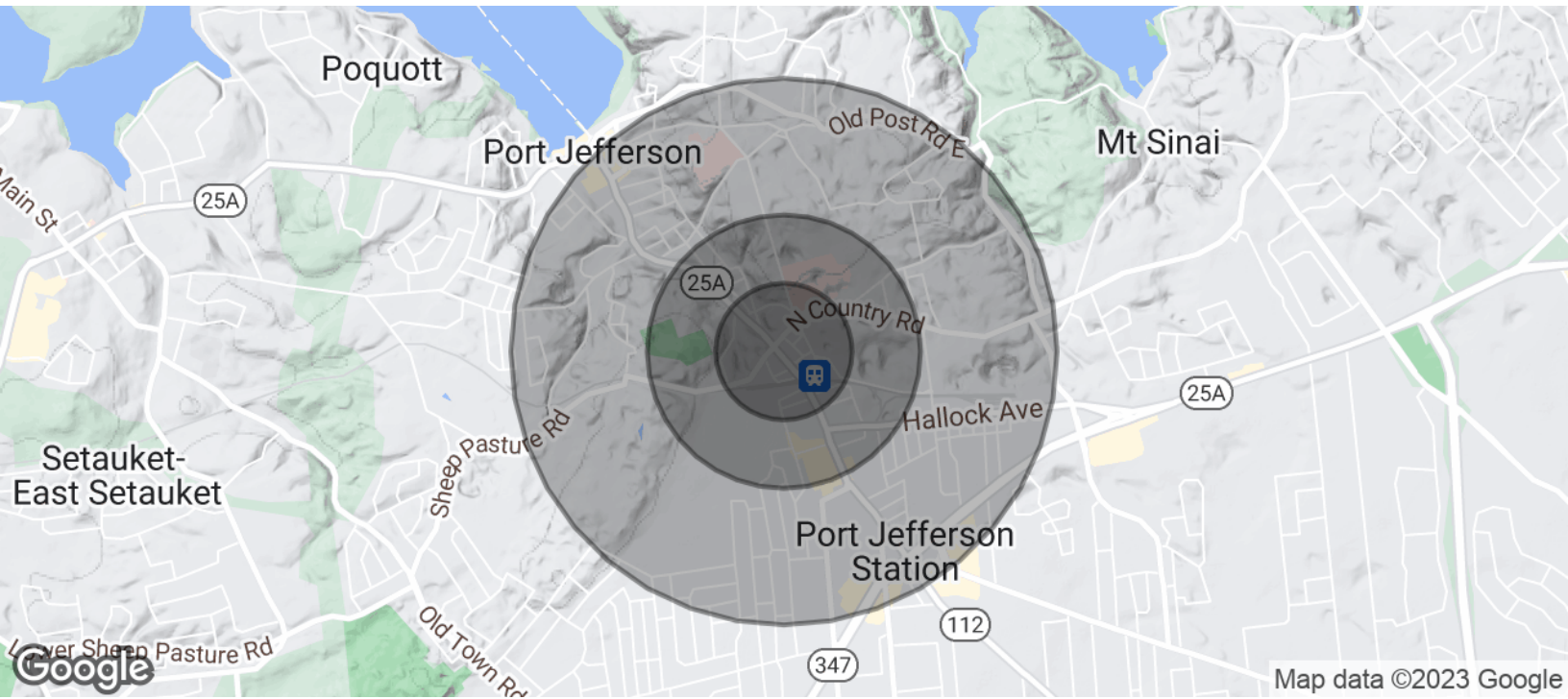
**ARIC SCHACHNER**

PRESIDENT & CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0263  
aric.schachner@camcocre.com

**LORRAINE O'HARA**

CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0264  
lorraine.ohara@camcocre.com

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.



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	608	2,299	8,608
Average Age	42.6	42.5	41.6
Average Age (Male)	42.6	43.0	42.2
Average Age (Female)	44.8	43.5	41.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	1,035	3,535
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$108,456	\$109,514	\$113,032
Average House Value	\$439,059	\$438,632	\$454,384

\* Demographic data derived from 2020 ACS - US Census

## ARIC SCHACHNER

PRESIDENT & CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0263  
aric.schachner@camcocre.com

## LORRAINE O'HARA

CO-FOUNDER /  
NYS LICENSED ASSOCIATE REAL ESTATE BROKER  
631.389.0264  
lorraine.ohara@camcocre.com

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.