

# OFFERING MEMORANDUM

50 E Main St | Riverhead, New York 11901

## FOR LEASE



Commercial



# EXECUTIVE SUMMARY

50 E Main St | Riverhead, New York 11901

<b>Building Size:</b>	3,600 SF	<b>Lot Size:</b>	3,745 SF
<b>Frontage:</b>	30 Feet on Main	<b>Parking:</b>	Municipal Lot
<b>Year Built:</b>	1960	<b>Zoning:</b>	DC-1
		<b>Lease Rate:</b>	\$24.00 SF/yr (NNN)

For more information or to arrange a showing, contact Thomas Tortorici

## Property Overview

Freestanding Retail Storefront 3,600 SF For Lease

Prime retail opportunity in the heart of Main Street, Riverhead. This freestanding building offers  $\pm$ 3,600 SF of flexible space on a 30' x 100' lot, ideal for a variety of retail or service-based uses. The property features gas heat, two electric meters, and is fully connected to sewers for operational ease.

Located in a high-traffic corridor near Old Country Road and just steps from Peconic Riverfront Park, the site benefits from strong visibility and steady foot traffic. Ample parking in the rear municipal lot. Close proximity to Riverhead's major shopping and recreational destinations, this storefront is ready to support a dynamic retail concept in one of Long Island's most active downtown districts.

Exclusively represented by:

**Michael G. Murphy**

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# COMPLETE HIGHLIGHTS

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## Property Highlights

- Freestanding Retail Storefront – ±3,600 SF on a 30' x 100' lot with gas heat, two electric meters, and sewer connection.
- Prime Main Street Location – In the heart of Riverhead near Old Country Road and Peconic Riverfront Park.
- High Visibility & Foot Traffic – Positioned in a busy downtown corridor with strong exposure and pedestrian activity.
- Convenient Parking – Ample parking available in the rear municipal lot for customers and staff

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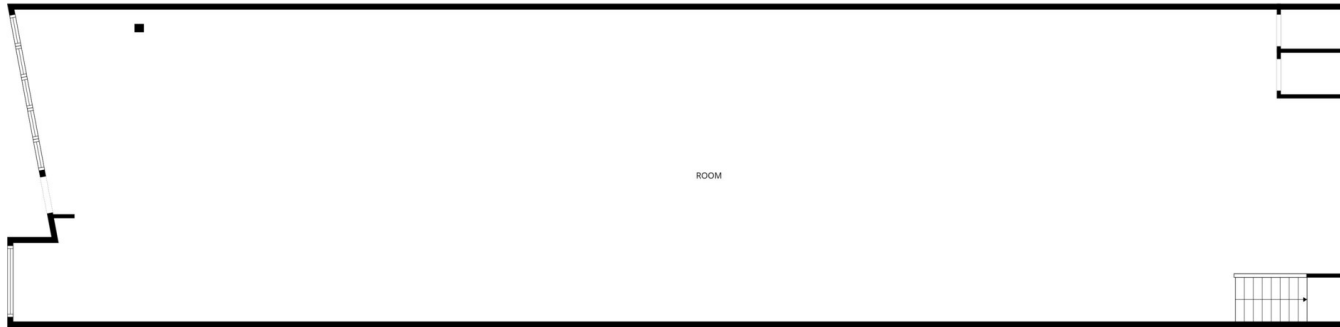
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# FLOOR PLANS

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

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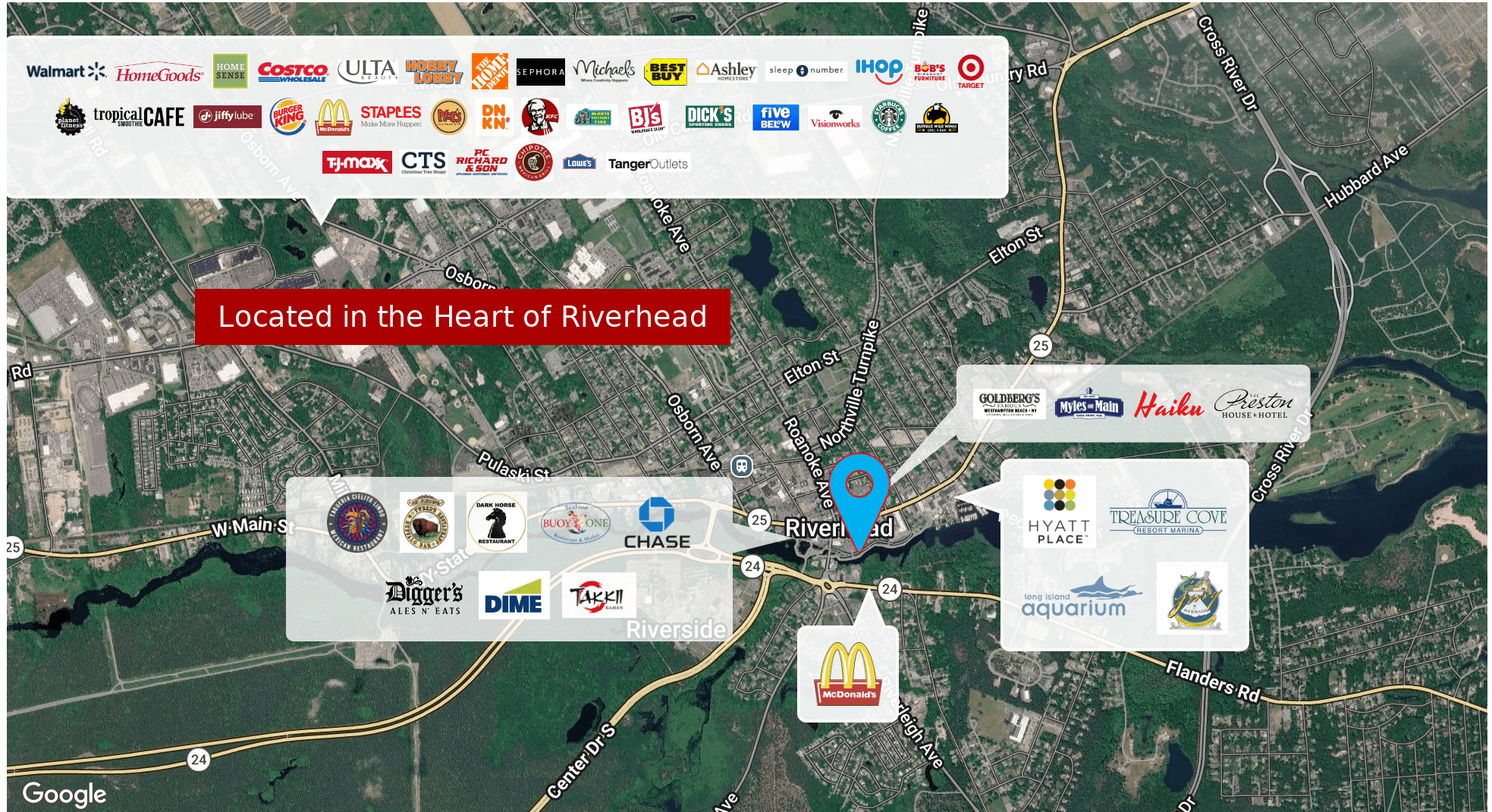
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# RIVERHEAD MAIN STREET MAP

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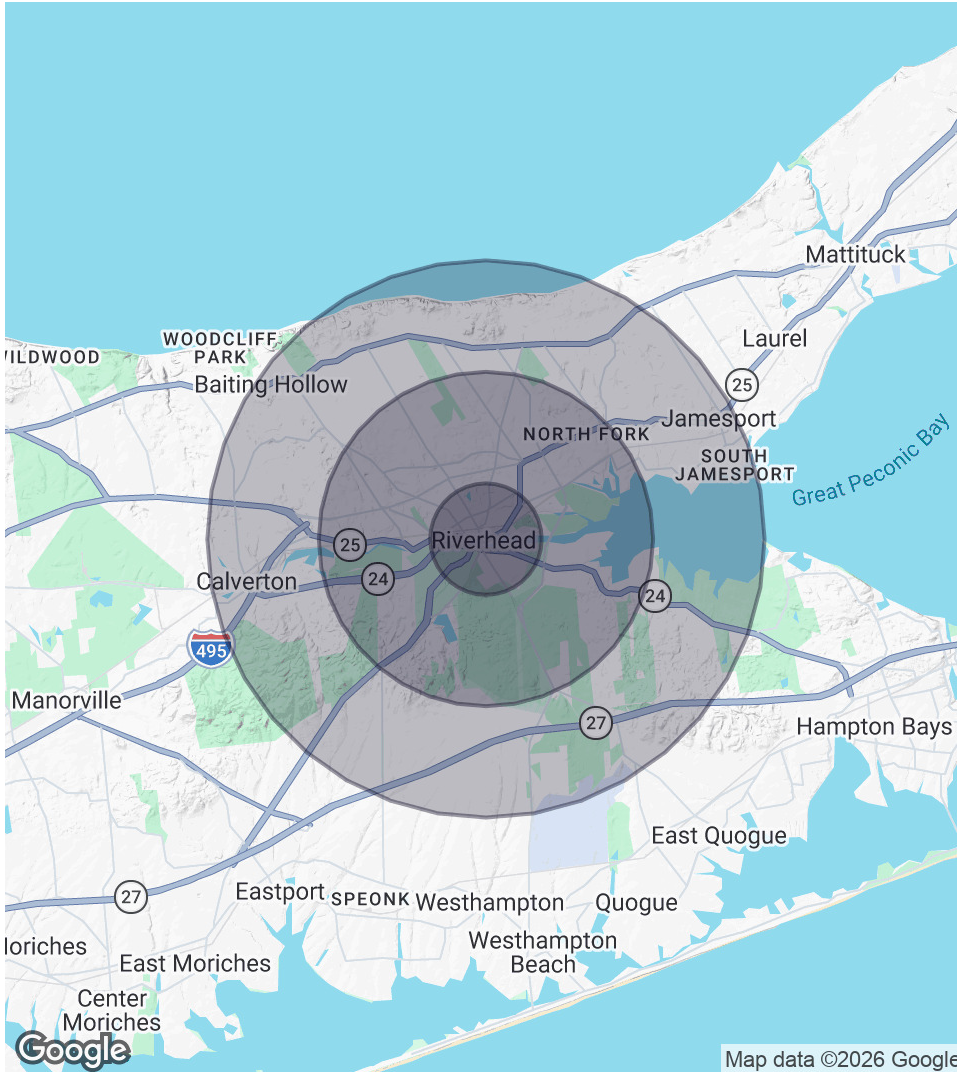
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
8,608  
**Households**  
2,692  
**Average HH Income**  
\$109,373

## 3 Miles Radius

**Population**  
26,627  
**Households**  
9,241  
**Average HH Income**  
\$101,575

## 5 Miles Radius

**Population**  
36,005  
**Households**  
12,850  
**Average HH Income**  
\$108,891

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## We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.