

671 Old Town Road, Port Jefferson Station NY

Multiple Retail Storefronts Available For Lease



For More Information:

Mike Lightcap

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.445.5756
mike.lightcap@elliman.com

 **Douglas Elliman**
Commercial

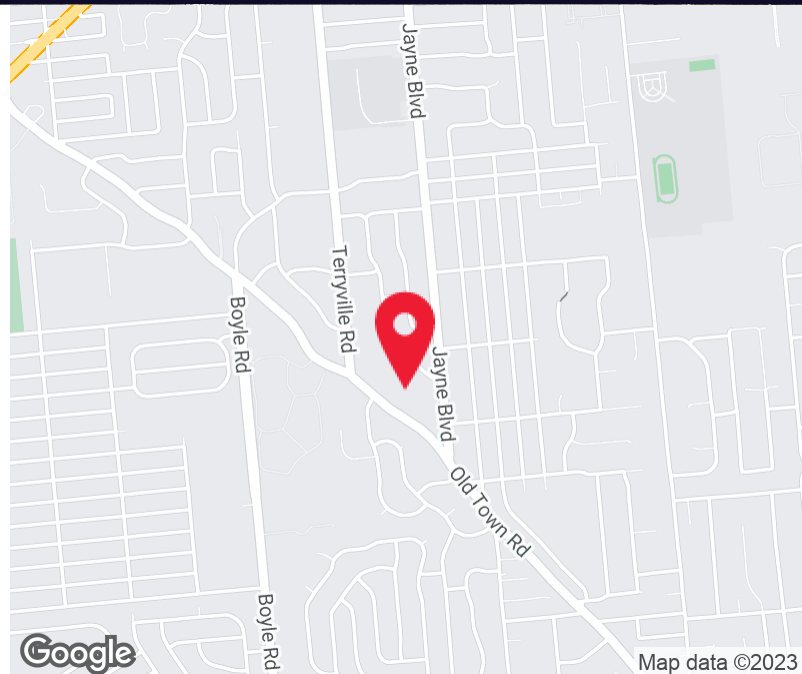
WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 650 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 868-2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Multiple Retail Spaces For Lease

671 Old Town Road Port Jefferson Station, NY 11776



Offering Summary

Lease Rate:	On Request
Building Size:	50,000 SF
Available SF:	1,000 - 2,000 SF
# of Units Available:	Three (3)
Lot Size:	5.5 Acres
Traffic Counts:	15,000 Cars/Day
Frontage:	400 feet
Curb Cuts:	2 on Old Town 2 on Jayne Blvd.

Property Overview

Excellent Opportunity to Lease space in this highly visible retail strip located on Old Town Road in the heart of Port Jefferson Station's Terryville neighborhood. Anchored by the Dollar Tree and Family Dollar, this extremely busy center sits on a 5.5-acre lot with ample parking for over 200 vehicles and over 400 feet of frontage. Multiple curb cuts offer several entry points on Old Town and Jayne Blvd. Three (3) units are currently available for lease ranging from 1,000 SF up to 2,000 SF. Ideal for any retail use. Just minutes to heavily traveled Route 347 and in close proximity to Route 112 with easy access to major thoroughfares. Won't last! Call for a private showing and more details!

Property Highlights

- Over 400 Feet of Frontage on Old Town Rd
- Three Units Available up to 2,000 SF
- Join Busy Neighbors Family Dollar & Dollar Tree

For More Information:

Mike Lightcap

Licensed Real Estate Salesperson
 Douglas Elliman Commercial - Long Island
 631.445.5756
 mike.lightcap@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



List of Available Spaces

671 Old Town Road Port Jefferson Station, NY 11776



Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,000 - 2,000 SF	Lease Rate:	\$3,400.00 - \$6,200.00 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1	Available	1,000 SF	Gross	\$3,400 per month
2	Available	1,200 SF	Gross	\$3,600 per month
3	Available	2,000 SF	Gross	\$6,200 per month

For More Information:

Mike Lightcap

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.445.5756
mike.lightcap@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Retail Property For Lease

671 Old Town Road Port Jefferson Station, NY 11776



For More Information:

Mike Lightcap

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.445.5756
mike.lightcap@elliman.com



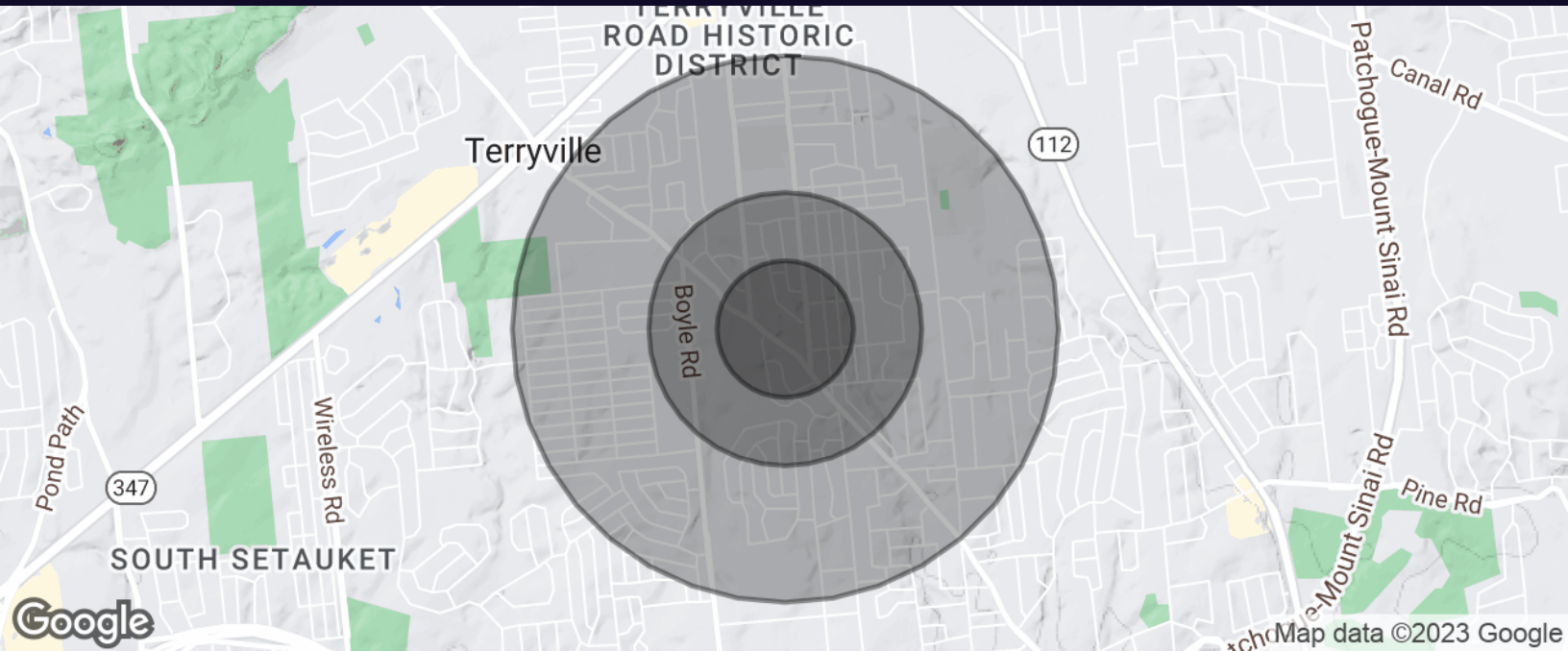
WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



Property Demographics

671 Old Town Road Port Jefferson Station, NY 11776



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	865	3,835	13,415
Average Age	43.8	43.5	43.7
Average Age (Male)	42.8	42.4	44.0
Average Age (Female)	44.2	44.5	44.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	293	1,268	4,636
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$112,176	\$114,978	\$112,892
Average House Value	\$393,879	\$390,887	\$382,187

For More Information:

Mike Lightcap

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.445.5756
mike.lightcap@elliman.com



WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.

WE ARE COMMERCIAL REAL ESTATE

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 of 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 other 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 More Information:

Mike Lightcap

Licensed Real Estate Salesperson

631.445.5756

mike.lightcap@elliman.com

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass

Smithtown, NY 11787



Aerial View Of Site

671 Old Town Road Port Jefferson Station, NY 11776



Google

Map data ©2023 Imagery ©2023, Maxar Technologies, New York GIS

For More Information:

[Mike Lightcap](#)

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.445.5756
mike.lightcap@elliman.com

 **Douglas Elliman**
Commercial

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.