

46-48 W Main Street

RIVERHEAD, NEW YORK

OFFERING MEMORANDUM



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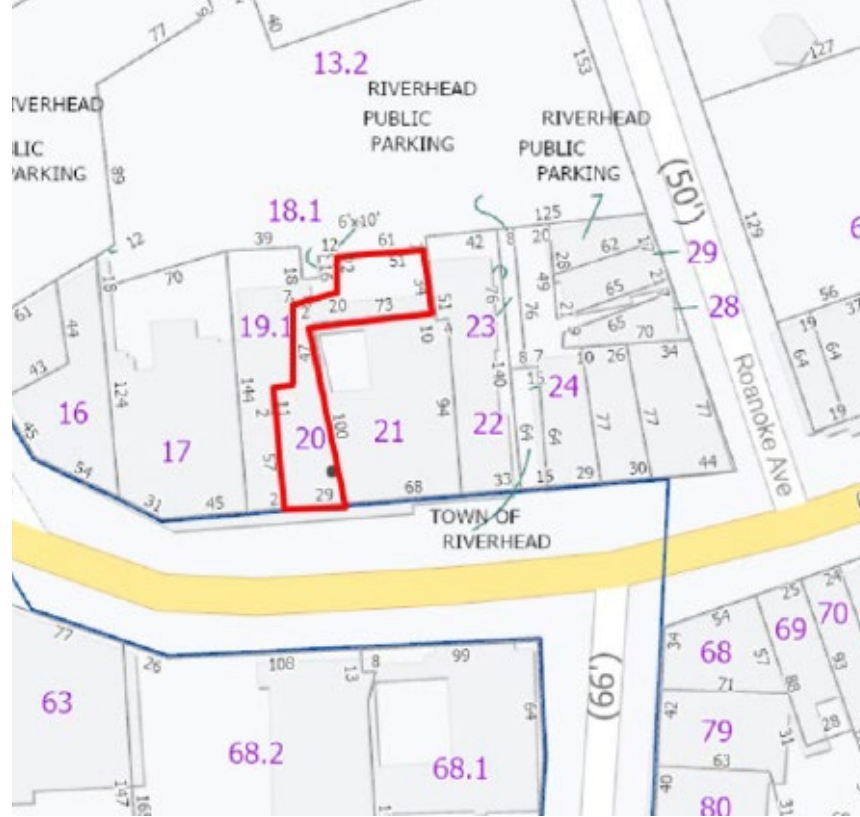
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Executive Summary



46-48 W Main Street is a mixed-use investment property located in the heart of Downtown Riverhead. The $\pm 2,670$ SF building sits on a 0.13-acre parcel and features six income-producing units, including three commercial spaces and three residential apartments. Positioned along W. Main Street with convenient access to free municipal parking, the property benefits from strong visibility and steady cash flow. Additional value is provided by the $\pm 1,000$ SF rear commercial space, which offers a separate rear entrance while remaining connected to the front retail space, creating flexibility for a variety of tenant uses.



Market Overview

Market Overview



POPULATION

1 MILE	23,469
3 MILES	209,586
5 MILES	557,410



DAYTIME POPULATION

1 MILE	11,495
3 MILES	34,437
5 MILES	43,633



MEDIAN HHI

1 MILE	\$73,150
3 MILES	\$73,548
5 MILES	\$83,726



AVERAGE HHI

1 MILE	\$138,939
3 MILES	\$120,083
5 MILES	\$130,882



Property Overview

Property Overview

PROPERTY INFORMATION

ADDRESS:	46-48 W Main Street, Riverhead NY 11901
DESCRIPTION:	Mixed-Use Building
SECTION:	126
BLOCK & LOT:	6 - 20
PARCEL ID:	14290
ACRES:	0.13
LOT SF:	5,663 SF

BUILDING INFORMATION

PROPERTY TYPE:	Mixed-Use
BUILDING DIMENSIONS:	Irregular
STORIES:	3
YEAR BUILT / LAST ALTERED:	1900
ABOVE GRADE GROSS SF:	8,500 SF
BELOW GRADE GROSS SF:	0 SF
TOTAL GROSS SF:	8,500 SF
RESIDENTIAL UNITS:	3
COMMERCIAL UNITS:	3
TOTAL UNITS:	6
GROSS RESIDENTIAL SF:	4,850 SF
NET RESIDENTIAL SF:	4,123 SF
AVG. NET UNIT SF:	1,374 SF
ABOVE GRADE COMMERCIAL SF:	3,650 SF

ZONING INFORMATION

ZONING:	Main Street (SC-1)
OPPORTUNITY ZONE:	Yes

Revenue & Expenses

Unit	Type	Monthly Rent	Utilities
1st Fl Front	Commercial	\$4,425	Tenant Pays
1st Fl Rear	Commercial	\$2,350	Tenant Pays
1st Fl Lower Level	Commercial	\$2,400	Tenant Pays (Vacant)
2nd Fl Front	Residential Studio	\$1,600	Included
2nd Fl Rear	Residential 2 BR	\$2,800	Included
3rd Fl Entire	Residential 3 BR	\$3,500	Tenant Pays
TOTAL		\$17,075	

Expenses	Annual Amount
Taxes	\$27,896.77
Insurance	\$8,200.00
Electric & Water Utilities	\$8,500.00
TOTAL EXPENSES	\$44,596.77





2 STORY FRAME BUILDING

3 STORY FRAME BUILDING

2 STORY FRAME BUILDING

LAND N/F
D. CONTL. INC. /
HARDING
SUFFOLK COUNTY
NATIONAL BANK

2 STORY FRAME BUILDING

CONC. WALL

STOOP

BRICK

CONCRETE CURB

CONCRETE S.M.

ALLEY

METAL GATE

ALLEY 2.5' E

ASPHALT PARKING

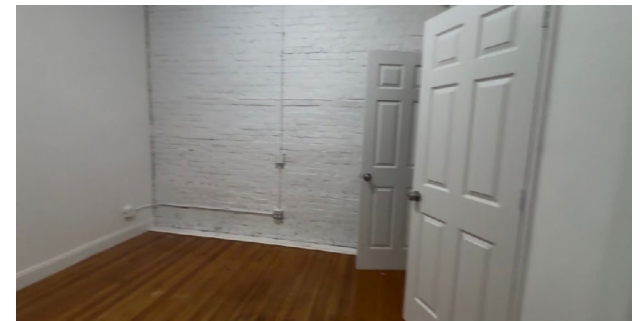
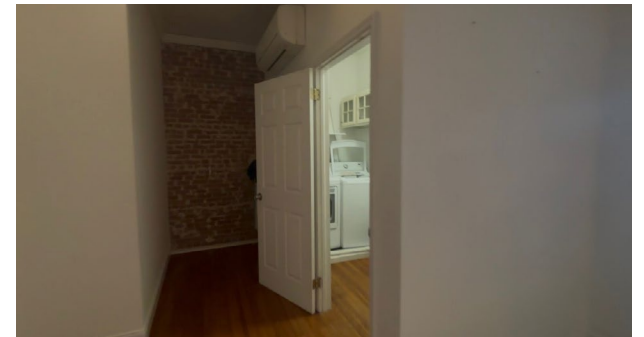
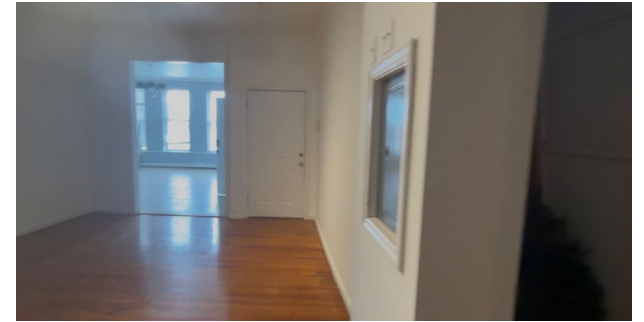
Roanoke Avenue

Dimensions: 55.1, 38.2, 26.3, 26.4, 26.8, 47.4, 45.8, 62.3, 16.3, 16.5, 71.9, 21.1, 10.8, 12.5, 10.5, 11.1, 2.5'

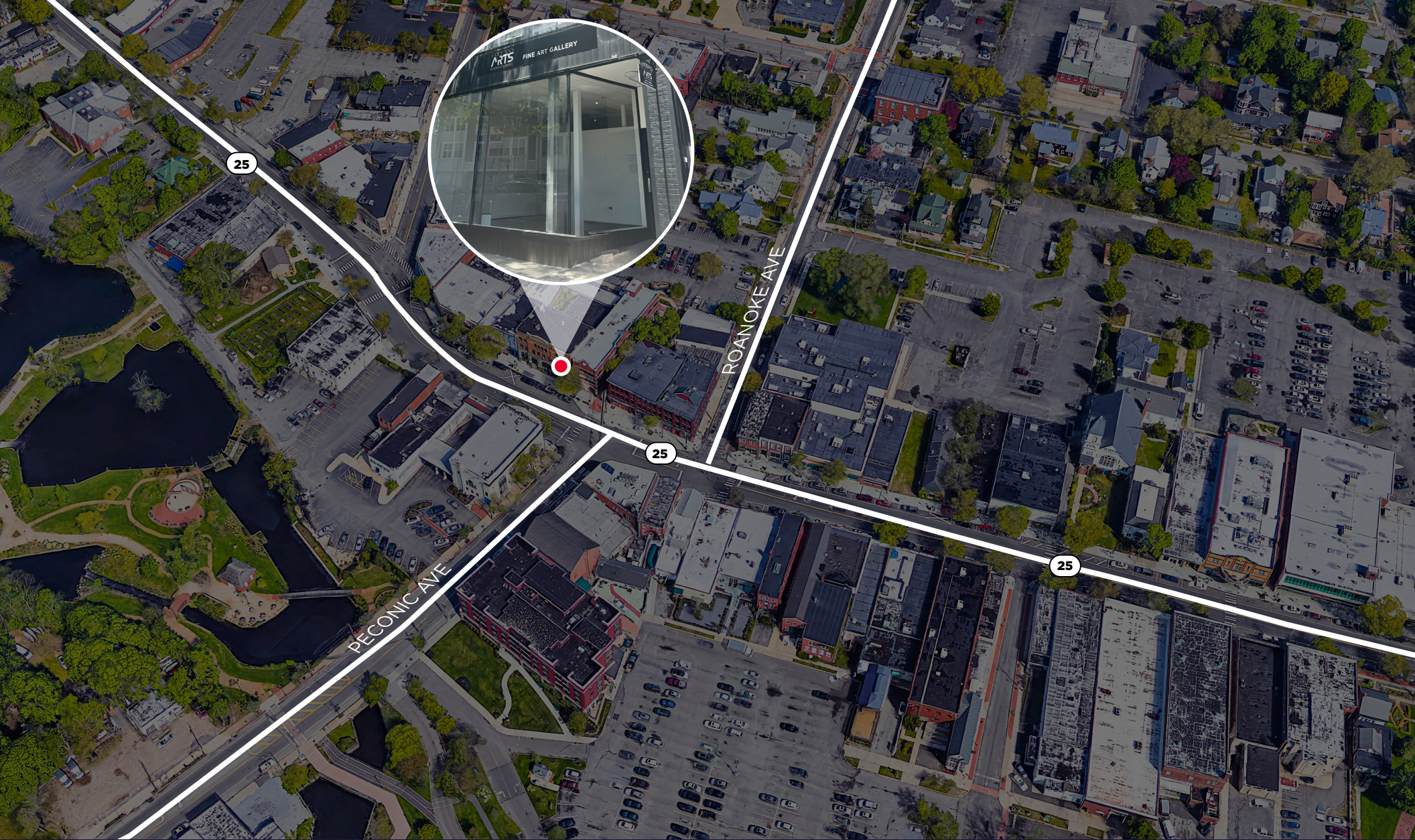
Lot Numbers: L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15

Other Labels: PARTY WALL, FIRE ESCAPE, OVERGROWN AREA, BRICK, CONC. WALL, STOOP, METAL GATE

Photos



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