

OFFERING MEMORANDUM

50 E Main St | Riverhead, New York 11901

FOR LEASE



Commercial



EXECUTIVE SUMMARY

50 E Main St | Riverhead, New York 11901

Building Size:	3,600 SF	Lot Size:	3,745 SF
Frontage:	30 Feet on Main	Parking:	Municipal Lot
Year Built:	1960	Zoning:	DC-1
		Lease Rate:	Price on Request

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:

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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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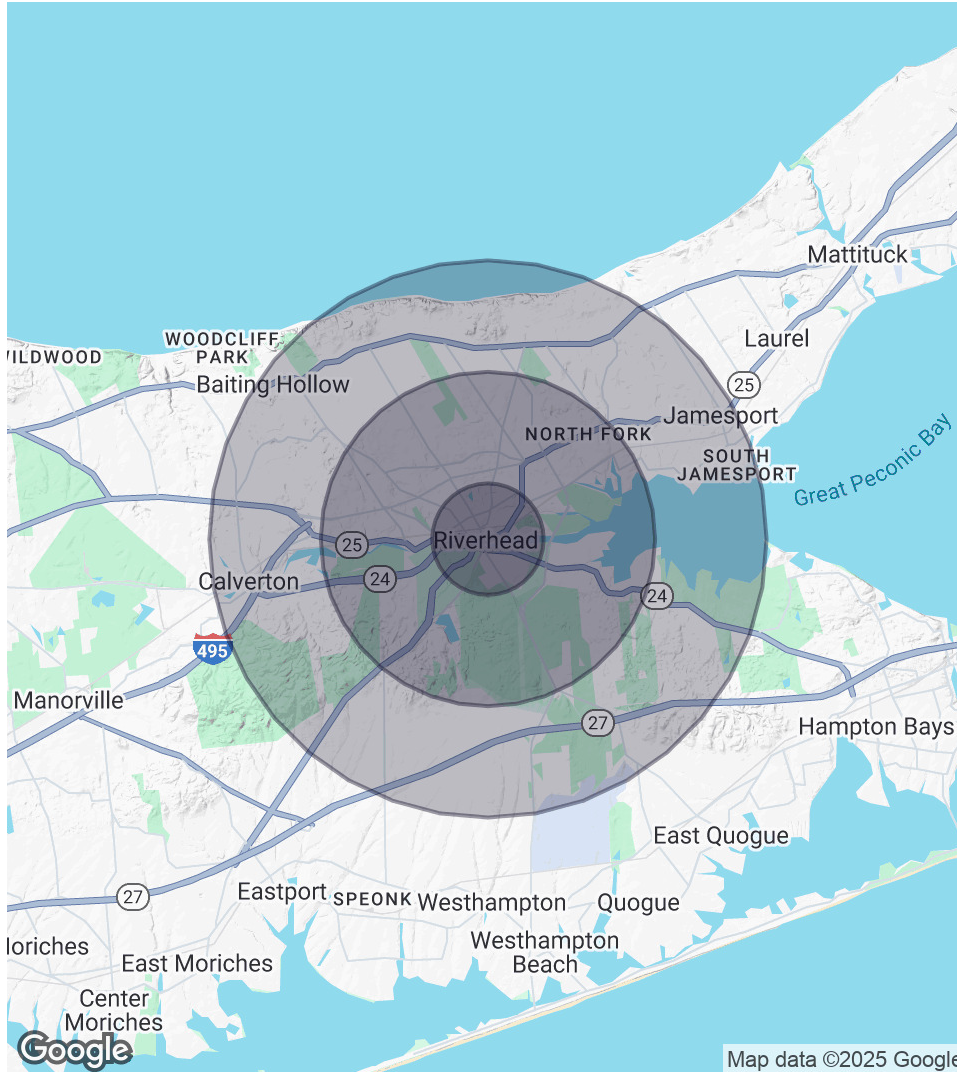
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DEMOGRAPHICS MAP & REPORT

50 E Main St | Riverhead, New York 11901



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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