

RETAIL AND OFFICE SPACES FOR LEASE

49 East Main Street | Riverhead, New York 11901

FOR LEASE



Share

Commercial



EXECUTIVE SUMMARY

49 East Main Street | Riverhead, New York 11901

Building Size:	12,000 SF	Lot Size:	0.14 Acres
Available Retail Unit 1 Size:	+/- 5,000 SF	Zoning:	DC-1
Available Retail Unit 2 Size:	+/- 7,000 SF	Available Second Story Office Space:	Up to 7,000 SF
Lease Rate:	\$24.00/SF/yr (NNN)		

For More information and all showing requests, contact Thomas Tortorici

Property Overview

Retail and office opportunity in the heart of Main Street, Riverhead. 49 Main Street features $\pm 5,000$ SF of ground floor space, formerly a salon, offering excellent visibility and flexibility for a wide range of retail or service-based uses. The space includes gas heat, a grease trap, and 600 amps of power—ideal for salon, food service, or other high-demand operations.

The second floor offers $\pm 7,000$ SF of office space that can be built to suit for the right tenant. The layout includes 8 to 10 individual office spaces, two private units with restrooms, and shared common restrooms, making it well-suited for professional services, medical, or creative uses.

Positioned in front of Peconic Riverfront Park, the property offers alleyway access to the municipal lot and waterfront, blending charm with convenience. Ample street parking and nearby municipal options support both customer and employee access. Just minutes from Old Country Road and Riverhead's major shopping hub, this high-traffic location offers strong footfall and strategic exposure.

With its central location, generous square footage, and flexible layout, 49 Main Street is ready to accommodate a dynamic retail or office concept in one of Long Island's most active downtown districts.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

COMPLETE HIGHLIGHTS

49 East Main Street | Riverhead, New York 11901



Property Highlights

- Prime Downtown Location – $\pm 5,000$ SF ground floor former salon plus $\pm 7,000$ SF second floor office space in the heart of Main Street, Riverhead.
- Flexible Build-to-Suit Office – Second floor offers $\pm 7,000$ SF of customizable office space for the right tenant.
- Waterfront Access – Positioned in front of Peconic Riverfront Park with alleyway access to the municipal lot and waterfront.
- Strong Visibility & Parking – High-traffic location with ample street parking and nearby municipal options for staff and visitors

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

FLOOR PLANS -FIRST FLOOR

49 East Main Street | Riverhead, New York 11901



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

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

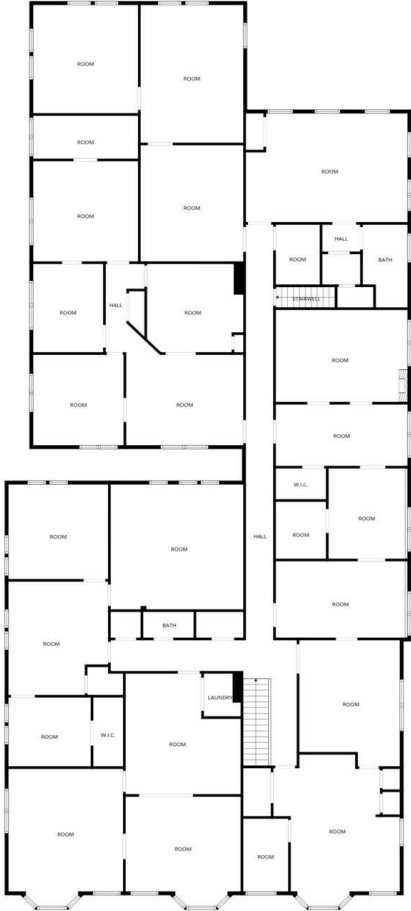
Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

FLOOR PLANS - SENCND FLOOR

49 East Main Street | Riverhead, New York 11901



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

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

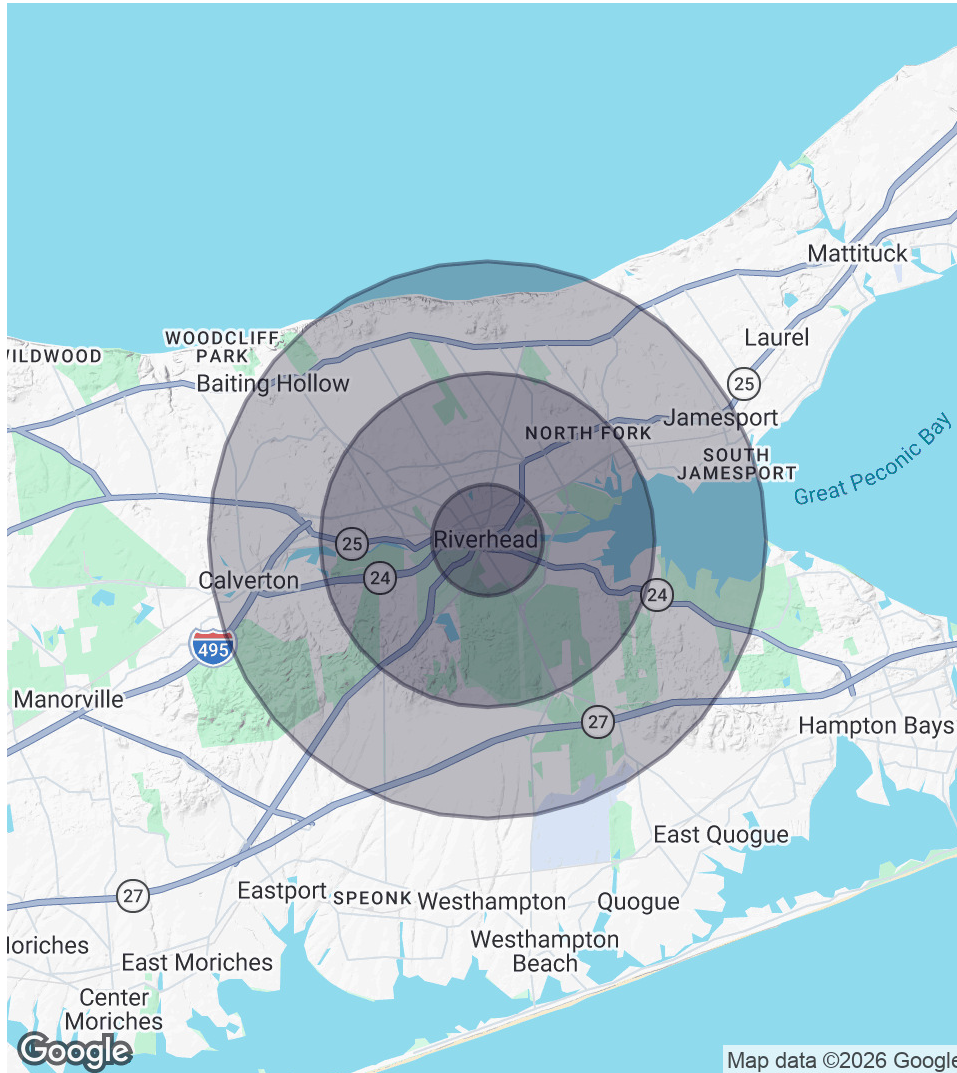
Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

DEMOGRAPHICS MAP & REPORT

49 East Main Street | Riverhead, New York 11901



1 Mile Radius

Population
8,362
Households
2,615
Average HH Income
\$109,096

3 Miles Radius

Population
26,215
Households
9,083
Average HH Income
\$101,780

5 Miles Radius

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

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

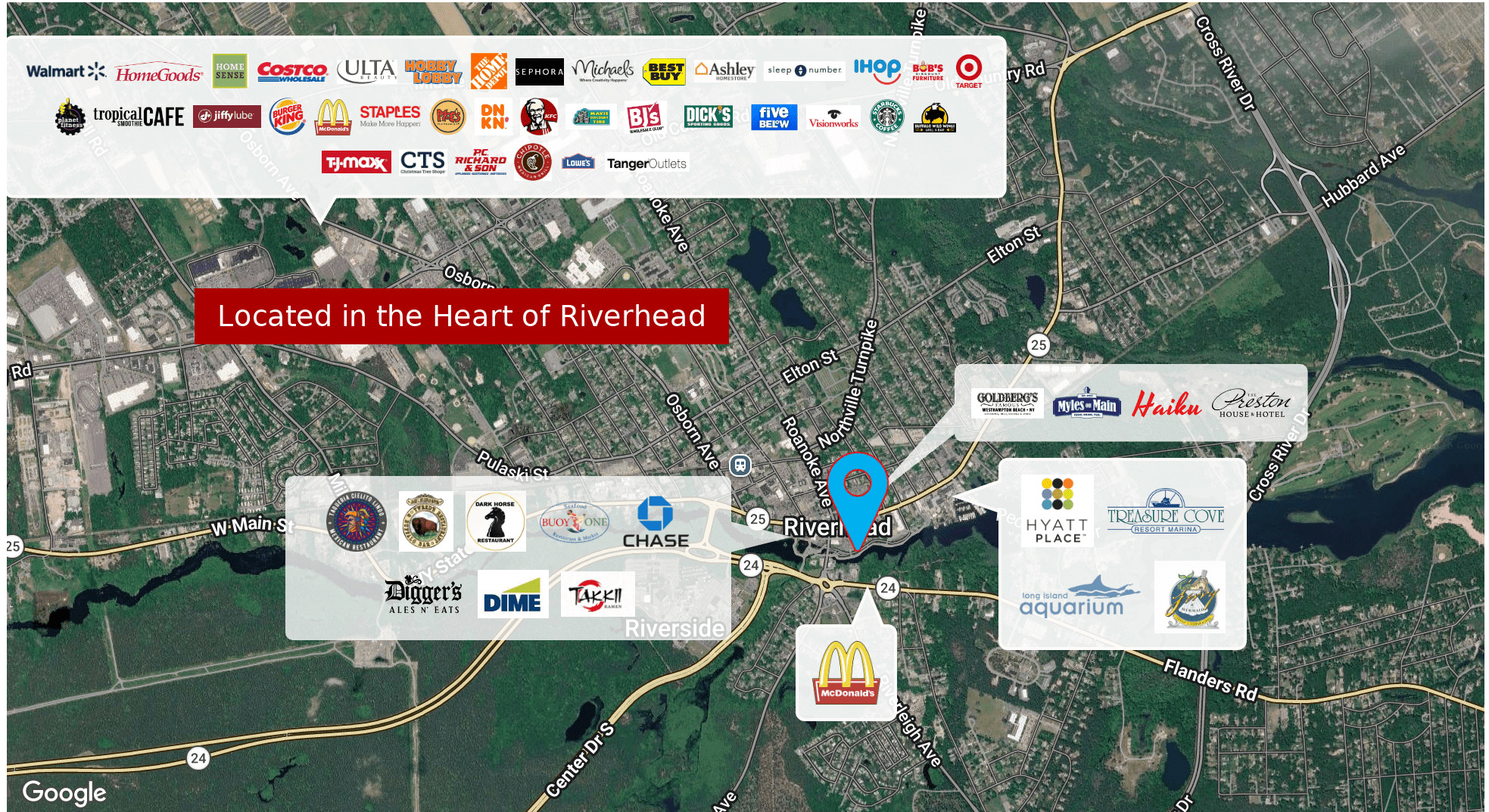
Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

RIVERHEAD MAIN STREET MAP

49 East Main Street | Riverhead, New York 11901



Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Tortorici

Licensed Real Estate Salesperson
631.885.5017 Email: thomas.tortorici2@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

49 East Main Street | Riverhead, New York 11901

EXCLUSIVELY REPRESENTED BY:



Michael G. Murphy

President | Commercial Division

631.858.2460

Email: michael.murphy@elliman.com



Thomas Tortorici

Licensed Real Estate Salesperson

631.885.5017

Email: thomas.tortorici2@elliman.com



Kristy B. Naddell

Licensed Associate Real Estate Broker

631.905.8584

Email: kristy.naddell@elliman.com



Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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.