

2ND FLOOR PROFESSIONAL OFFICE SPACE

73 East Main Street | Riverhead, New York 11901

UP TO 6,400 SF FOR LEASE



Commercial



EXECUTIVE SUMMARY

73 East Main Street | Riverhead, New York 11901

Available SF:	6,400 SF	Parking:	Municipal
Zoning:	DC-1	Lease Rate:	\$24.00/SF/yr (NNN)

For More information or to schedule a showing contact Thomas Tortorici

Property Overview

Second Story Professional Office Space for Lease

Excellent opportunity to lease up to 6,400 SF of second-floor office space in the heart of Main Street, Riverhead, directly above the Peconic Ballet Theatre. This centrally located space offers flexibility for a wide range of professional uses and can be configured or built out to suit the needs of the right tenant.

Positioned just steps from the Peconic Riverfront Park, the property benefits from a large municipal parking lot at the rear, providing convenient access for both staff and visitors. The location is surrounded by vibrant downtown amenities and is just minutes from Old Country Road and Riverhead's major shopping corridor, offering strong visibility and accessibility in a high-traffic area.

With its prime downtown location, adaptable layout, and proximity to the waterfront, this office space presents a unique opportunity for businesses looking to establish a presence in one of Long Island's most active and walkable commercial districts.

Exclusively represented by:

Michael G. Murphy

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COMPLETE HIGHLIGHTS

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Property Highlights

- Second-Floor Office Space – Located above the Peconic Ballet Theatre in the heart of Main Street, Riverhead.
- Flexible Build-Out – Space can be configured and built to suit the needs of the right tenant.
- Waterfront Parking Access – Large municipal lot at the rear along the Peconic Riverfront provides convenient staff and visitor parking.
- Prime Downtown Location – High-traffic area near Old Country Road and Riverhead’s major shopping and recreational destinations.

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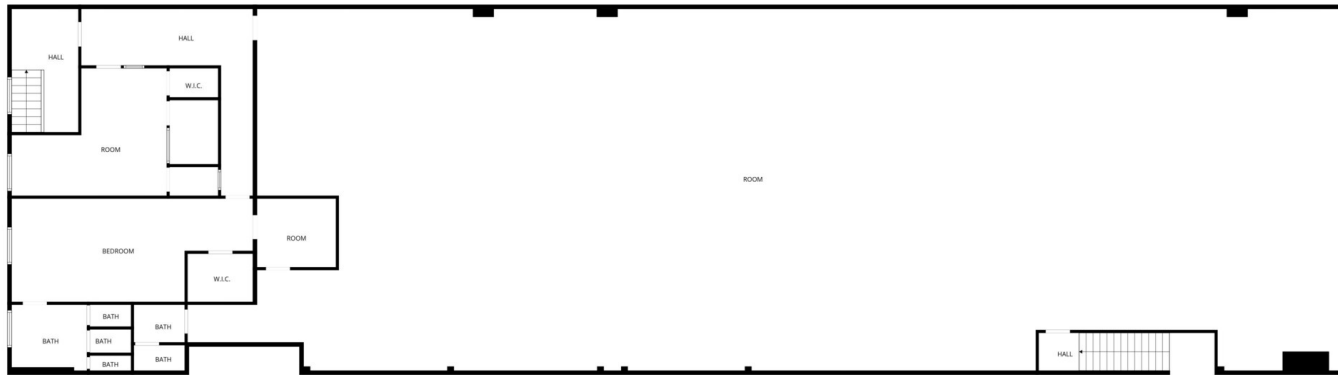
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FLOOR PLANS

73 East Main Street | Riverhead, New York 11901



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

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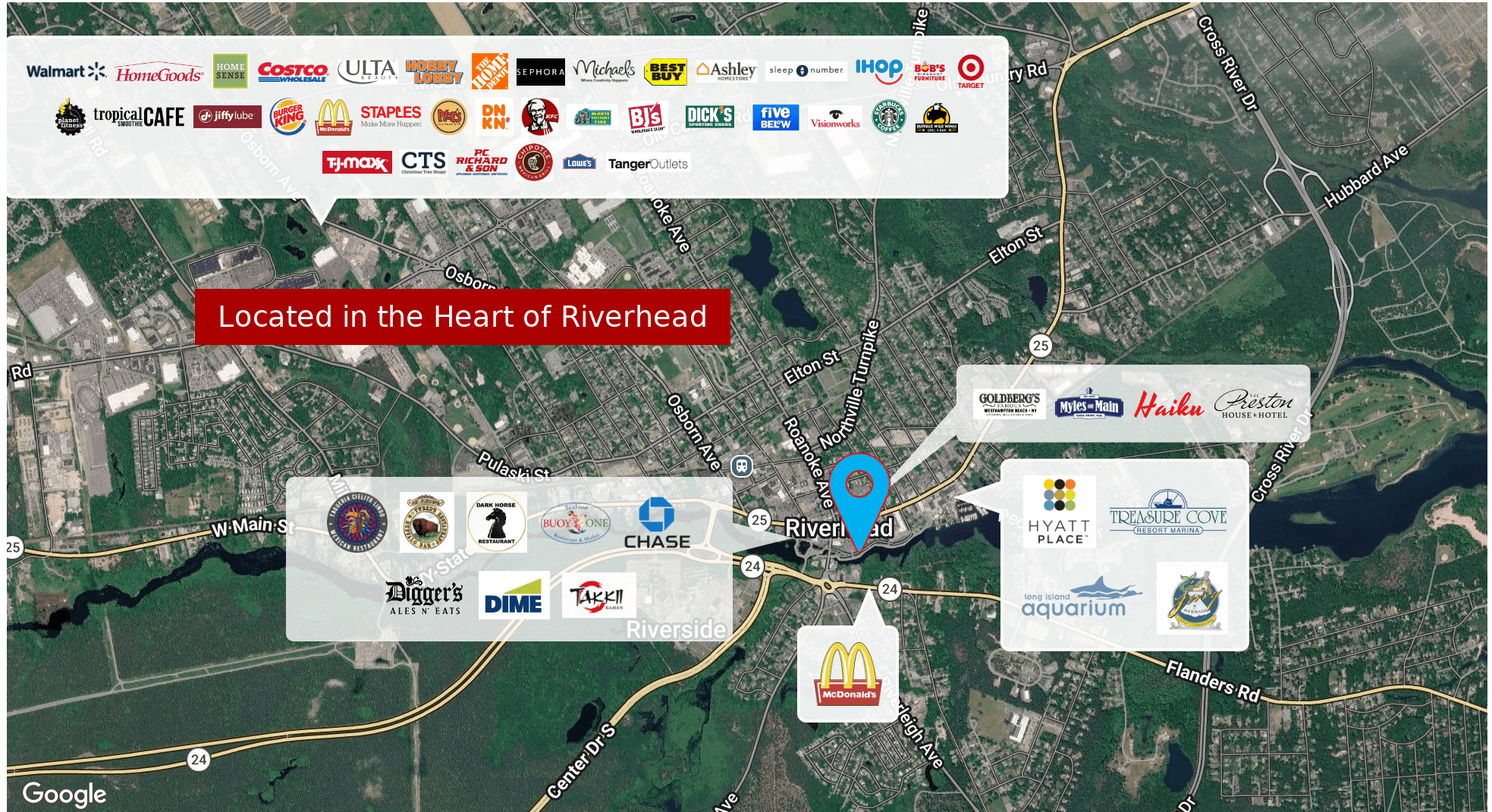
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RIVERHEAD MAIN STREET MAP

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Located in the Heart of Riverhead

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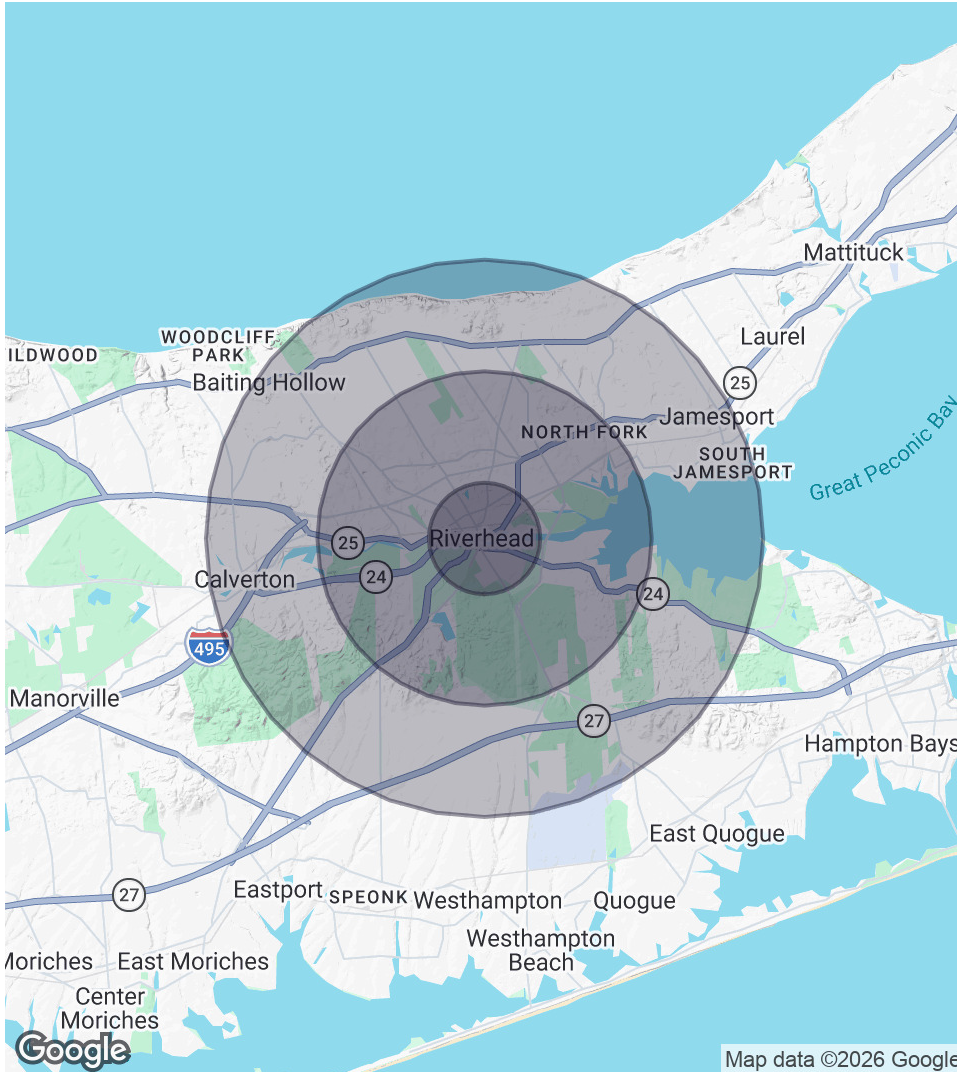
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DEMOGRAPHICS MAP & REPORT

73 East Main Street | Riverhead, New York 11901



1 Mile Radius

Population
8,471
Households
2,653
Average HH Income
\$109,197

3 Miles Radius

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

5 Miles Radius

Population
36,287
Households
12,952
Average HH Income
\$109,373

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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.