

OFFERING MEMORANDUM

41 East Main | Riverhead, New York 11901

FOR SALE OR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

41 East Main | Riverhead, New York 11901

Building Size:	+/- 4,000 SF	Lot Size:	0.05 Acres
Available SF:	1,950 SF	Parking:	Street + Municipal
Number of Units:	3	Zoning:	DC-1
Annual Taxes:	\$16,337.00	Asking Price:	On Request

For more information or to schedule a tour, contact Thomas Tortorici

Property Overview

Prime opportunity to purchase a two-story mixed-use building in the heart of Main Street, Riverhead. The first floor \pm 1,950 SF retail storefront is currently vacant and available for lease, offering strong visibility and a flexible layout suitable for a variety of retail or service-based uses. The second floor includes \pm 1,950 SF of office space, fully occupied by two tenants, providing stable income for an owner-user or investor.

Positioned directly in front of Peconic Riverfront Park, the property offers alleyway access to the municipal parking lot and the waterfront, creating a unique blend of exposure and convenience. Ample street parking and nearby municipal options support steady customer and employee access. The location is just minutes from Old Country Road and Riverhead's major shopping district, benefiting from consistent foot traffic and strong downtown activity. With its central location, adaptable floor plans, and proximity to key amenities, this property presents an exceptional opportunity for both owner-users and investors seeking a presence in one of Long Island's most active downtown corridors. Ideal for end user/investor.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
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Thomas Tortorici

Licensed Real Estate Salesperson
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Kristy B. Naddell

Licensed Associate Real Estate Broker
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COMPLETE HIGHLIGHTS

41 East Main | Riverhead, New York 11901



Property Highlights

- FOR SALE/LEASE | \pm 4,000 SF Retail/Office Building in Heart of Riverhead
- Prime Main Street location directly across from Peconic Riverfront Park
- \pm 1,950 SF retail storefront on the first floor with flexible layout
- Rear alleyway access to municipal parking and the waterfront
- Strong visibility, steady foot traffic, and convenient street and municipal parking
- Ideal for retail, service, or professional office users
- Offered for sale or lease, suitable for owner-users or investor

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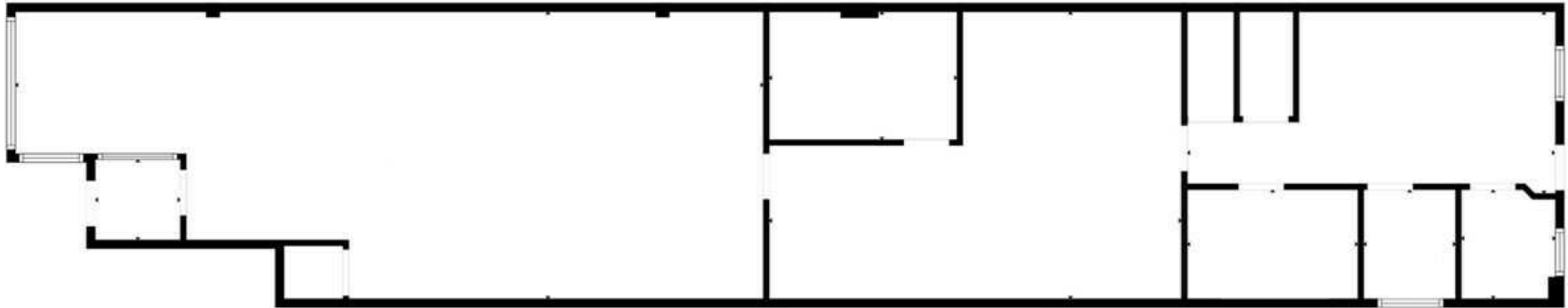
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FLOOR PLANS

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41 East Main Street | Riverhead NY
First Floor +/- 1,950 SF

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RENT ROLL



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Suite	Annual Rent	Lease Start	Lease End
1st FL-RETAIL	\$66,825	N/A	N/A
2ND FL-OFFICE	\$22,800	05/01/2024	04/30/2027
2ND FL-OFFICE	\$12,000	06/01/2025	05/31/2026
Totals	\$101,625		
Averages	\$33,875		

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INCOME & EXPENSES

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Income Summary

Gross Income **\$101,625**

Expenses Summary

INSURANCE \$12,500

REPAIRS + MAINTENANCE \$3,500

HEAT + ELECTRIC \$3,100

WATER \$500

REAL ESTATE TAXES \$16,337

Operating Expenses **\$35,937**

Net Operating Income **\$65,688**

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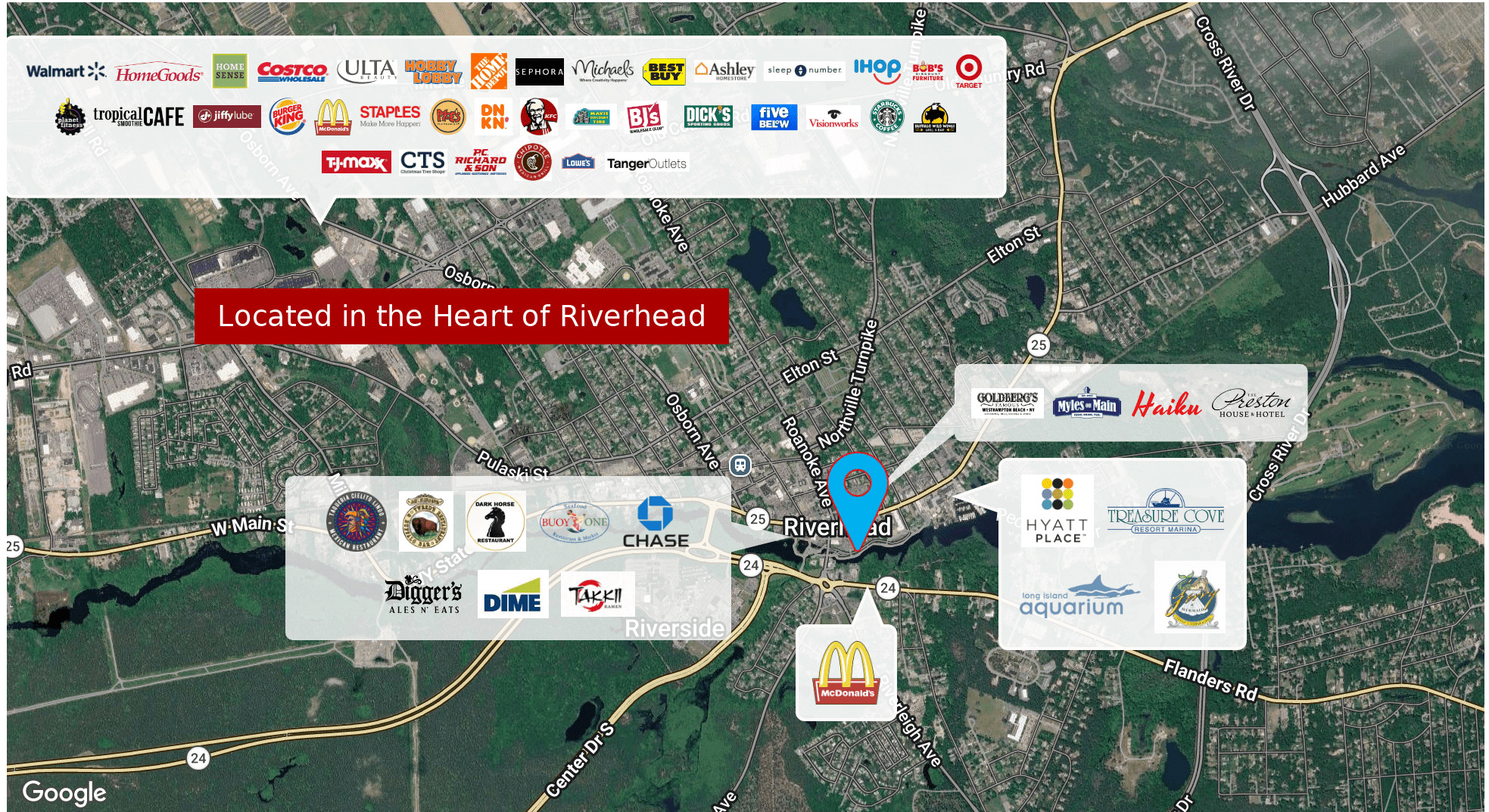
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RIVERHEAD MAIN STREET MAP

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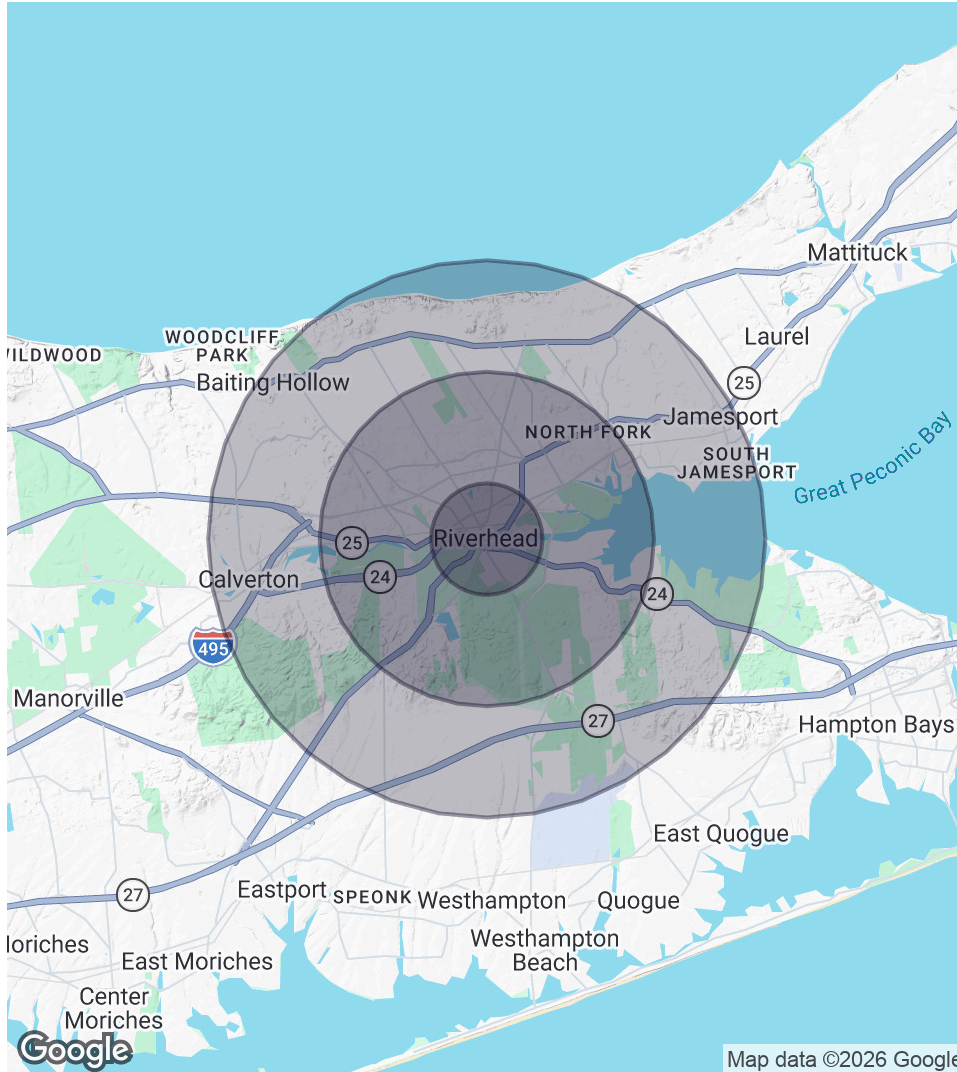
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DEMOGRAPHICS MAP & REPORT

41 East Main | Riverhead, New York 11901



1 Mile Radius

Population
8,217
Households
2,570
Average HH Income
\$108,905

3 Miles Radius

Population
26,610
Households
9,236
Average HH Income
\$101,573

5 Miles Radius

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

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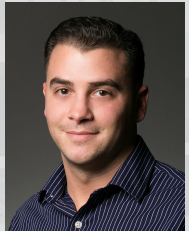


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