



# Retail Property For Sale or Lease

## 208 Route 112 Port Jefferson Station, NY 11776



### Offering Summary

<b>Sale Price:</b>	\$4,000,000
<b>Lease Rate:</b>	\$23-\$35 SF
<b>Building Size:</b>	17,300 SF
<b>Available SF:</b>	1,210 - 8,700 SF
<b>Lot Size:</b>	1.64 Acres
<b>Sale Price / SF:</b>	\$231.21
<b>Zoning:</b>	Commercial
<b>Traffic Count:</b>	18,983

### Property Overview

Value Add Office/Medical/Retail Investment Building for Sale  
 Building features Private Portico entrance to second floor medical/office suites. Apple parking to accommodate staff and patient parking. First floor features Thai restaurant, Optometrist, Hair Salon, T-Mobile. Building is in close proximity to the Port Jefferson Station of the LIRR, The Port Jefferson Ferry and area hospitals (Mather and St. Charles).

### Property Highlights

- Excellent Location
- Multiple Retail and Office Spaces for Lease
- Ideal for Medical Office, Professional Office or National Retailer
- Minutes from St. Charles and Mather Hospital
- Walking distance to Port Jefferson Commuter Rail
- Less than 2 minute drive to Port Jeff Ferry service

For More Information:



**Dennis Gandley**

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### Lease Information

<b>Lease Type:</b>	Gross	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,210 - 8,700 SF	<b>Lease Rate:</b>	\$23-\$35 SF

### Available Spaces

Suite	Tenant	Size (SF)	Lease Rate
208 Rte 112 Port Jefferson Station	Available	2,500 - 4,920 SF	\$23.00 - 25.00 SF/yr
208 Route 112 Port Jefferson Station	Available	1,210 - 4,920 SF	\$23.00 - 25.00 SF/yr
208 Route 112 Port Jefferson Station	Available	1,210 - 4,920 SF	\$23.00 - 25.00 SF/yr
208 Route 112 Port Jefferson Station	Available	2,255 SF	\$25.00 - 30.00 SF/yr
208 Route 112 Port Jefferson Station - 2nd Floor	Available	8,700 SF	\$17.00 - 19.00 SF/yr

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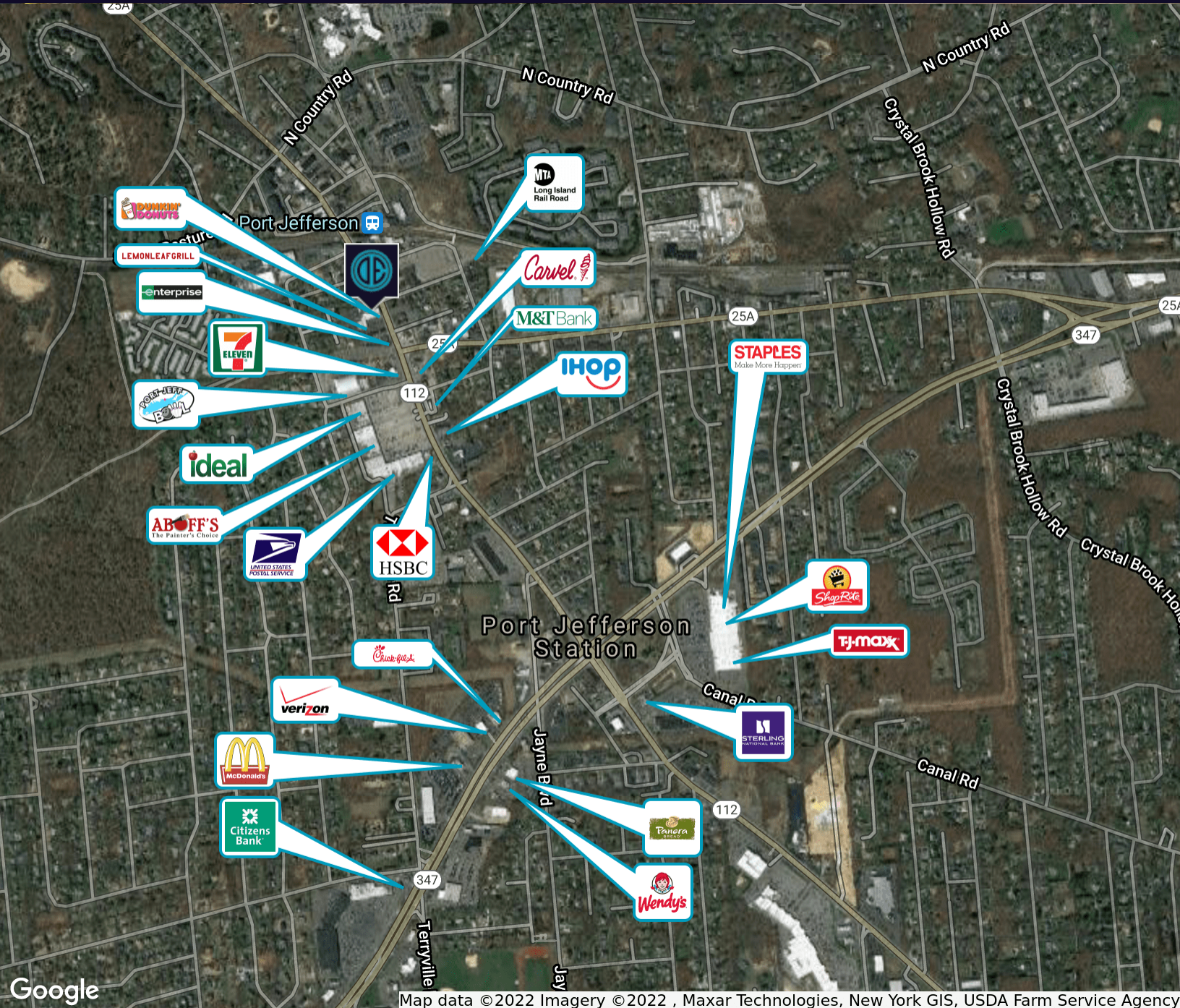


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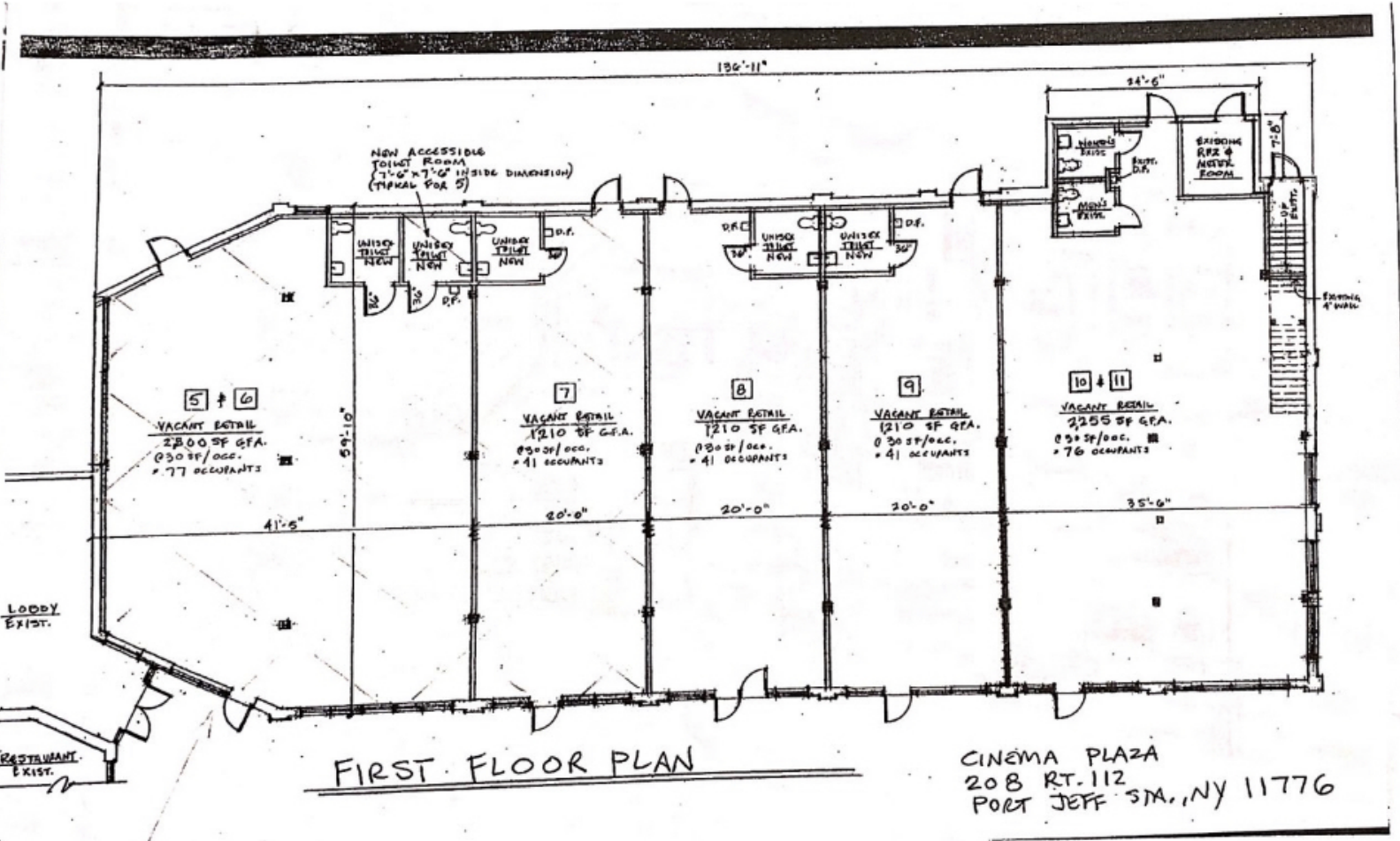
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# 1st Floor Plan

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# 2nd Floor Plan

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Room Dimensions South			Room Dimensions North			
Room	Length	Width	Room	Length	Width	
1	17'-8"	8'-5"	1	24'-8"	7'-7"	Second Floor Lobby
2	15'-8"	8'-7"-4'-3"	2	12'-3"	9'-8"	22'-7" L
4	9'	9'-7"	3	7'-6"	11'-3"	25'-7" W
5	9'	9'-7"	4	12'-3"	9'-3"	Main Hallway
6	9'	9'-7"	5	7'-6"	11'-4"	128' L
7	9'	9'-7"	6	12'-3"	19'-11"	3'-6" W
8	9'	9'-7"	7	7'-6"	11'-4"	Mens Room
9	11'-4"	26'-2"	8	7'-6"	6'-5"	16'-3" L
10	9'	9'-7"	9	24'-8"	27'-10"	10'-4" W
11	9'	10'-1"	10	8'-11"	8'-0"	Ladies Room
12	6'-1"	10'-5"	11	6'-11"	9'-1"	20'-4" L
13	9'-10"	11'-11"	12	7'-11"	8'-0"	9'-11" W
14	9'-2"	10'-5"	13	12'-10"	19'-11"	
15	9'-2"	10'-5"	14	11'-7"	8'-0"	
16	12'-5"	10'-11"				
17	8'-9"	9'-7"				
18	15'-5"	17'-3"				
19	15'-5"	13'-9"				
20	5'	9'				

Total Area 9,120 SF

Area	Office	Loc	208 ROUTE 112 Port Jefferson Station
I	1-12	South	
II	13-20	South	
III	1-14	North	

SINKS

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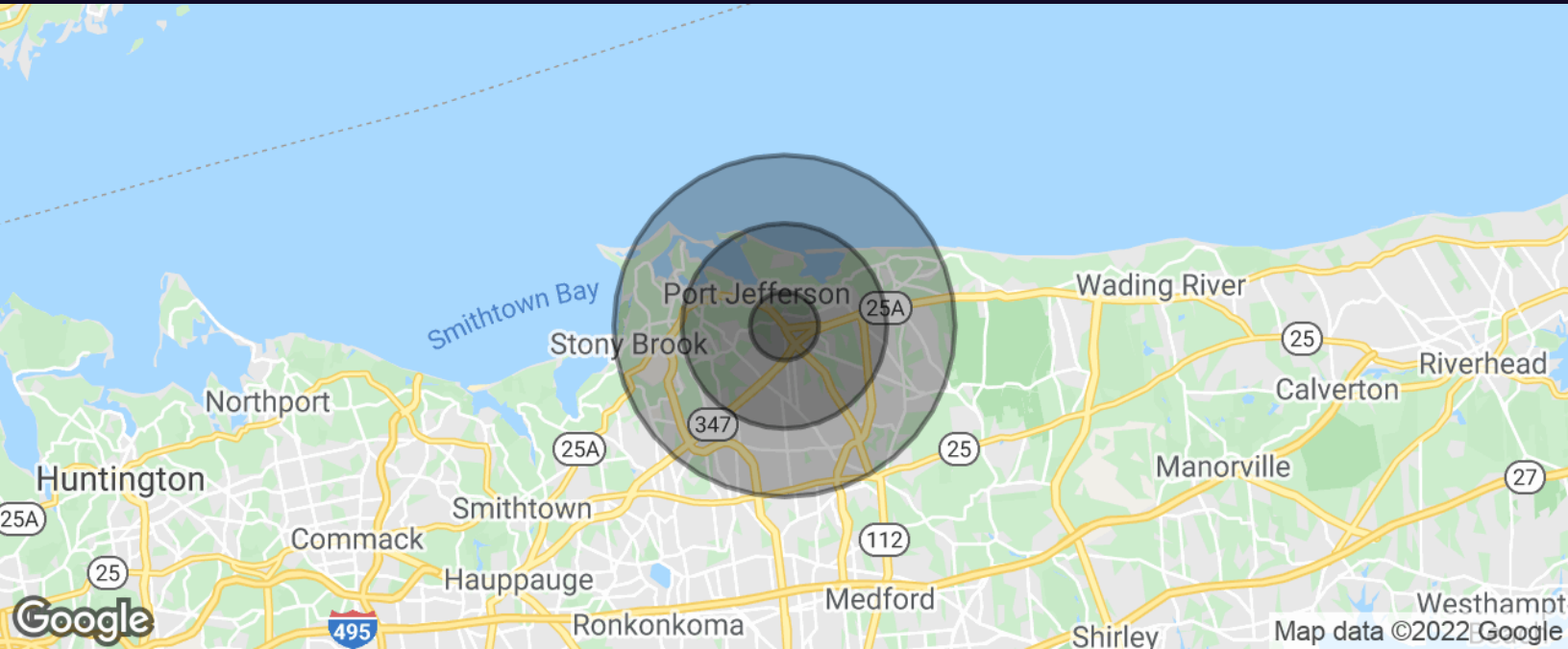
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,698	62,311	158,572
Average age	37.7	38.8	38.2
Average age (Male)	37.2	38.2	37.5
Average age (Female)	38.5	39.6	38.9

Households & Income	1 Mile	3 Miles	5 Miles
Total households	2,700	21,110	51,667
# of persons per HH	2.9	3.0	3.1
Average HH income	\$102,224	\$111,073	\$111,501
Average house value	\$455,129	\$460,367	\$446,371

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### Dennis Gandley

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### Professional Background

Dennis Gandley joined Douglas Elliman in 2012. His own experience as a business owner led him to initially join Douglas Elliman as a Business Broker. Having been involved with the ownership and eventual sales of his own restaurant and bars, Dennis was able to understand the requirements and concerns of business owners who were looking to sell.

After establishing a vast number of contacts from both his personal and business worlds, Dennis eventually began to connect buyers and sellers, landlord and tenants -leading to many successful transactions beyond just business brokerage. Dennis quickly established himself as one of the Top Producing Commercial Real Estate Agents in the Commercial Division.

Over the past decade, Dennis has handled all types of Commercial Real estate transactions, from Landlord Representation for retail, office, medical, industrial spaces and more to selling every type of Commercial property spanning across the Island, from the Hamptons to the Burroughs.

Dennis has positioned himself as one of the most highly referred Commercial Agents within the Commercial Division. Understanding that relationships are one of the most invaluable and important components of business, Dennis has established incredible connections with our residential agents, continually working with many of them across Long Island to facilitate Commercial transactions within the company.

A dedicated Commercial Real Estate expert, Dennis appreciates the opportunity to consistently network amongst his colleagues and counterparts within Elliman and beyond. He looks forward to analyzing, evaluating, and executing plans for each client he represents.

Throughout, his years in the restaurant/bar business he has formed relationships with noteworthy figures in the Long Island business world. Dennis has established himself as a recognizable person on the Long Island professional landscape. He is a consummate professional and people person.

Combining his dynamic personality with his innate ability to problem solve and negotiate has made Dennis an invaluable member of the Douglas Elliman Commercial Division.

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### Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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## WE ARE COMMERCIAL REAL ESTATE

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 of 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 other 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.

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