



Island Associates Real Estate Inc.

We create value

**Cinema Plaza - Office Space for Lease**  
**208 Route 112**  
**Port Jefferson Station**



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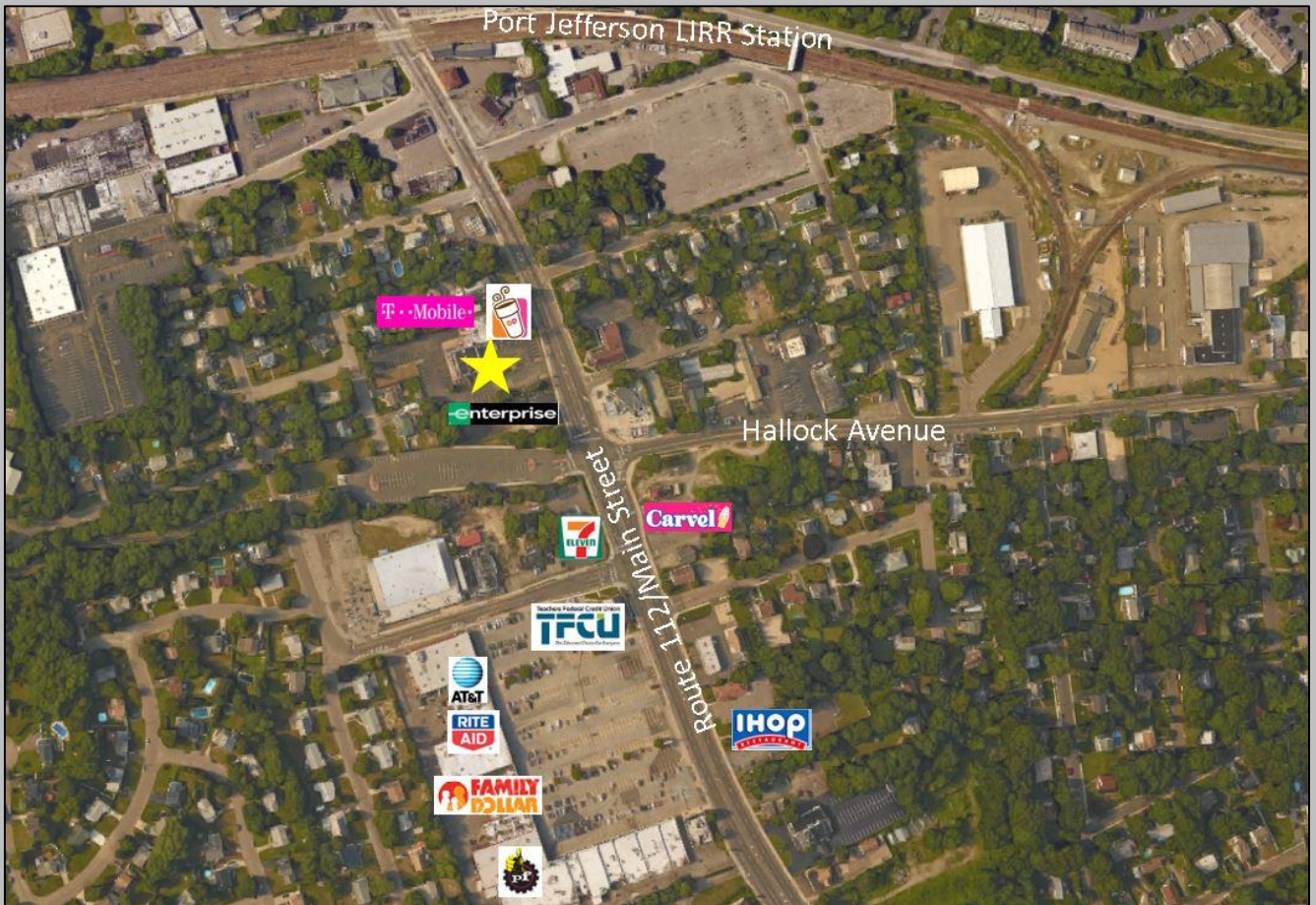
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# Property Information

**8,500 SF Divisible Office Space Available**

Price: \$17.00 SF + Utilities

Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,691	64,616	161,897
Median HH Income	\$90,047	\$111,807	\$107,990



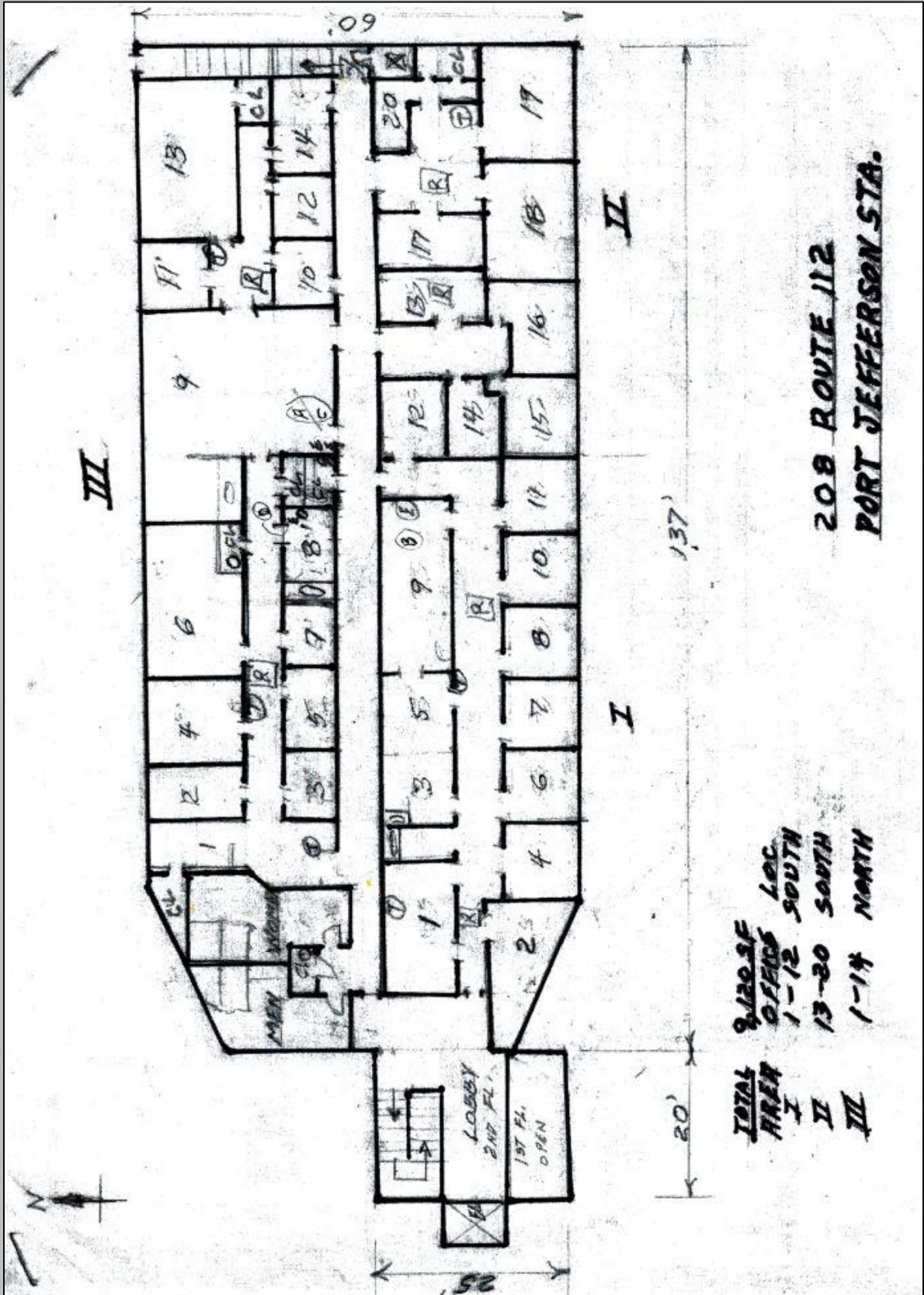
- ❖ Located just north of Hallock Ave. & 2 blocks South of the LIRR
- ❖ Local businesses include Dunkin Donuts, T-Mobile, 7-Eleven, Carvel, TFCU, AT&T, Family Dollar, Rite Aid & IHOP
  - ❖ Port Jefferson Village business district
    - ❖ 114 Parking Spaces
    - ❖ 209' of Frontage on Rt.109
    - ❖ Elevator access

*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*



# Additional Information



TOTAL AREA	OFFICE LOC.
I	1-12 SOUTH
II	13-20 SOUTH
III	1-14 NORTH

**208 ROUTE 112  
PORT JEFFERSON STA.**