



Island Associates Real Estate Inc.

We create value

2,000 - 4,000 SF Retail Space for Lease
671 Old Town Rd & Jayne Blvd.
Port Jefferson Station
Terryville Plaza



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Property Information

(Two) - 2,000 SF In-Line Retail Spaces Available

***Can Be Combined to 4,000 SF**

Price: \$25. SF / NNN

CAM: \$7.25 SF



Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,864	91,622	208,711
Median HH Income	\$105,208	\$97,908	\$101,372

- ❖ Site offers easy access from north & south w/ curb cuts on Jayne Blvd. & three on Old Town Road.
 - ❖ Over 13,700 Daily Traffic Counts
 - ❖ Over 650 ft. Frontage on Old Town Rd.
 - ❖ LIRR (Port Jefferson Station) is 3.4 miles
 - ❖ Ample Parking

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