



Island Associates Real Estate Inc.

We create value

4,583 SF Retail Space Available

(1,625 SF, 1,775 SF & 1,183 SF)

208 Route 112

Port Jefferson Station

Cinema Plaza



Robert Monahan

Robert@IslandAssociates.com

(631) 982-2100

Terence McMahon

Terence@IslandAssociates.com

Cell: (631) 300-6564

Roger A. Delisle, Jr. CCIM

Roger@IslandAssociates.com

Property Information

4,583 SF Retail Space Available

(1,625 SF / 1,775 SF & 1,183 SF)

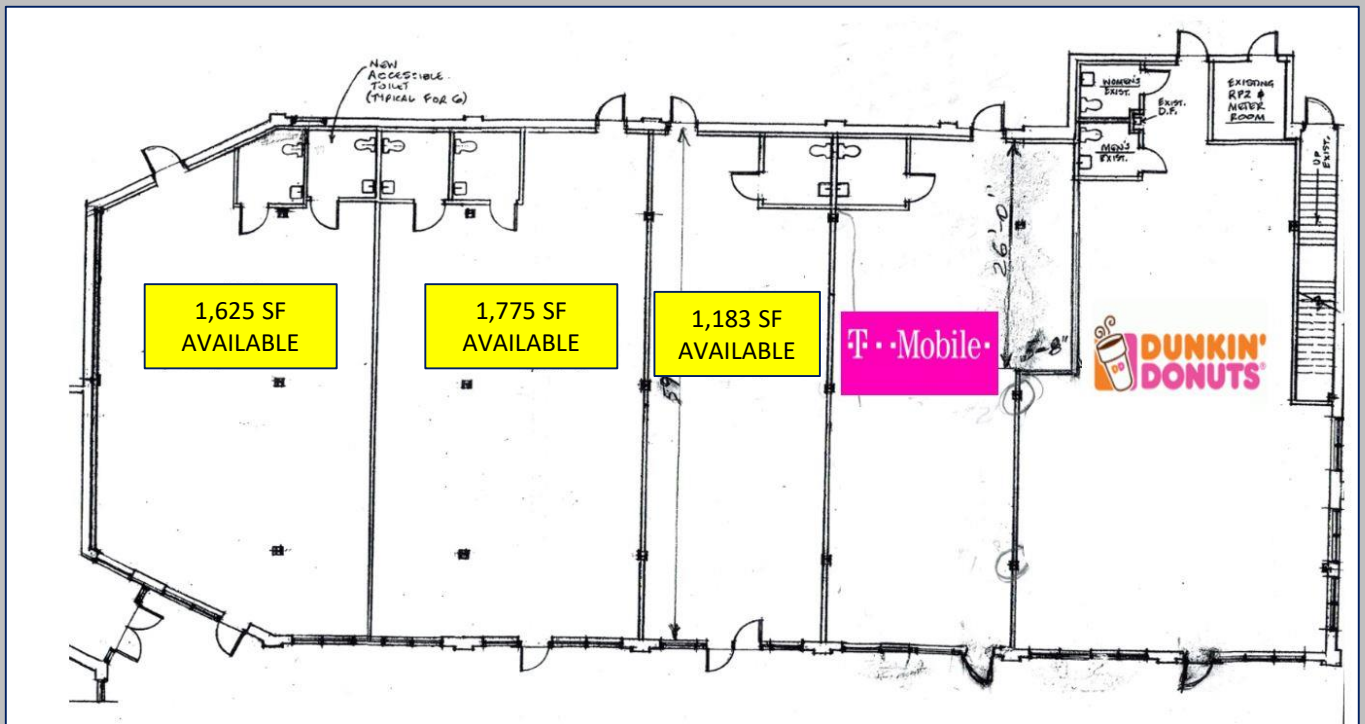
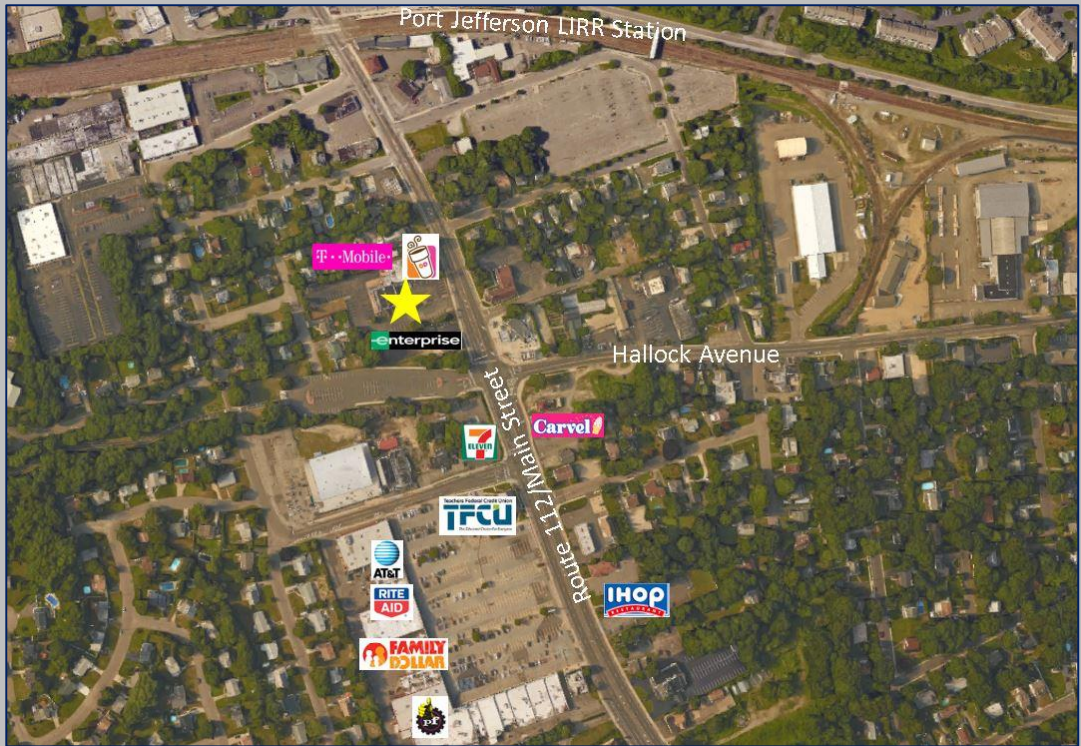
Price: \$27.50 SF / NNN

CAM: \$6.00 SF

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

- ❖ Tremendous exposure on Route 112 and located just two blocks south of LIRR Port Jefferson Station.
 - ❖ Join Dunkin Donuts and T-Mobile
 - ❖ Located just north of Hallock Avenue
- ❖ Surrounding businesses include 7-Eleven, Carvel, TFCU, AT&T, Family Dollar, Rite Aid, Retro Fitness and IHOP
 - ❖ Port Jefferson Village business district
 - ❖ 114 Parking Spaces
 - ❖ 209' of Frontage on Rt.109

Additional Information



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.