



Island Associates Real Estate Inc.

We create value

For Sale

49-57 W Main Street
Riverhead, NY 11901



Chris Mayor

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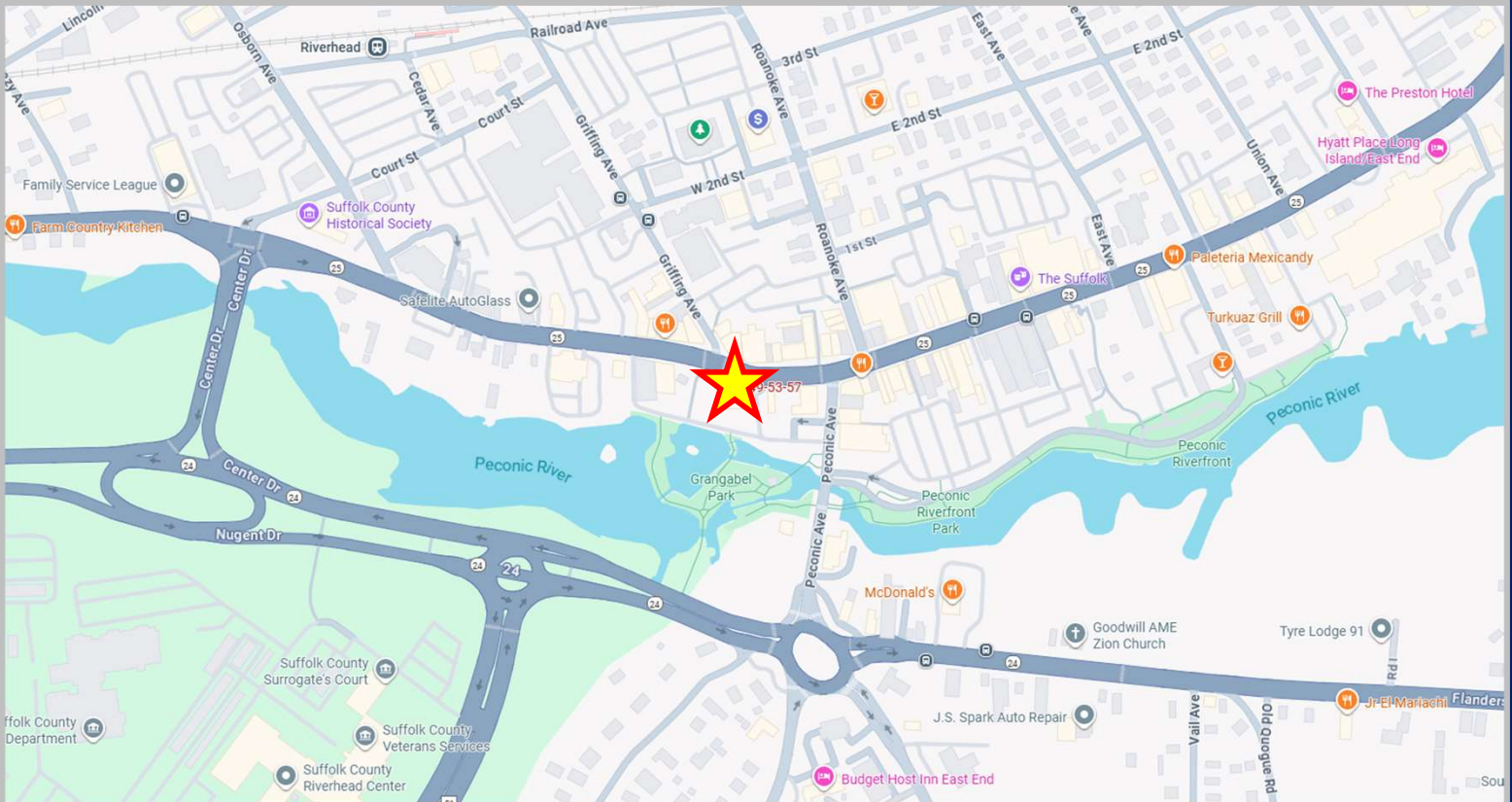
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Property Information

+/-12,308 SF Retail Building on .24 Acres

Price: \$3,250,000.00

Taxes: +/- \$41,000.00



Retail building (4) storefronts w/ 2nd floor potential residential apartments. Exceptional visibility, heavy foot traffic, and easy accessibility. Surrounded by popular restaurants, boutiques, and attractions including the Long Island Aquarium & Suffolk Theater.

With **ample storefront exposure, versatile interior layouts**, and proximity to major transportation routes, this property stands as a cornerstone opportunity in one of Long Island's fastest-growing downtown areas.

- 84' Frontage on Main Street
 - DTC 10,919
 - Zoned: DC-1

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,208	25,339	34,874
Average HH Income	\$102,425	\$89,446	\$97,378

*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.*