

Property For Lease

# 72 Jayne Blvd Freestanding Retail

72 Jayne Boulevard Port Jefferson Station, NY 11776



For More Information:

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### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	4,434 SF
<b>Available SF:</b>	3,018 SF
<b>Lot Size:</b>	0.25 Acres
<b>Zoning:</b>	J2
<b>Market:</b>	Long Island (New York)
<b>Submarket:</b>	Central Suffolk
<b>Traffic Count:</b>	48,311

### Property Overview

Introducing 70-72 Jayne Boulevard, a prime commercial property available for lease in Port Jefferson Station, NY. This versatile space boasts a spacious floor plan, ideal for retail, office, or service-oriented businesses. The property features ample storefront windows, offering excellent visibility and natural light. With its convenient location and high traffic area, this property presents a fantastic opportunity for businesses looking to establish or expand their presence. Take advantage of this well-maintained, high-visibility space to elevate your business and attract customers. Make 70-72 Jayne Boulevard the new home for your thriving enterprise.

### Property Highlights

- Spacious floor plan suitable for retail, office, or service businesses
- Ample storefront windows for excellent visibility and natural light
- High-traffic area for increased exposure
- Versatile space for customization to meet business needs
- Well-maintained property in prime commercial location
- Convenient access for customers and employees
- Ideal for businesses seeking to establish or expand their presence
- Prominent signage opportunities for brand visibility
- Proximity to major roadways and amenities

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# Building Photos

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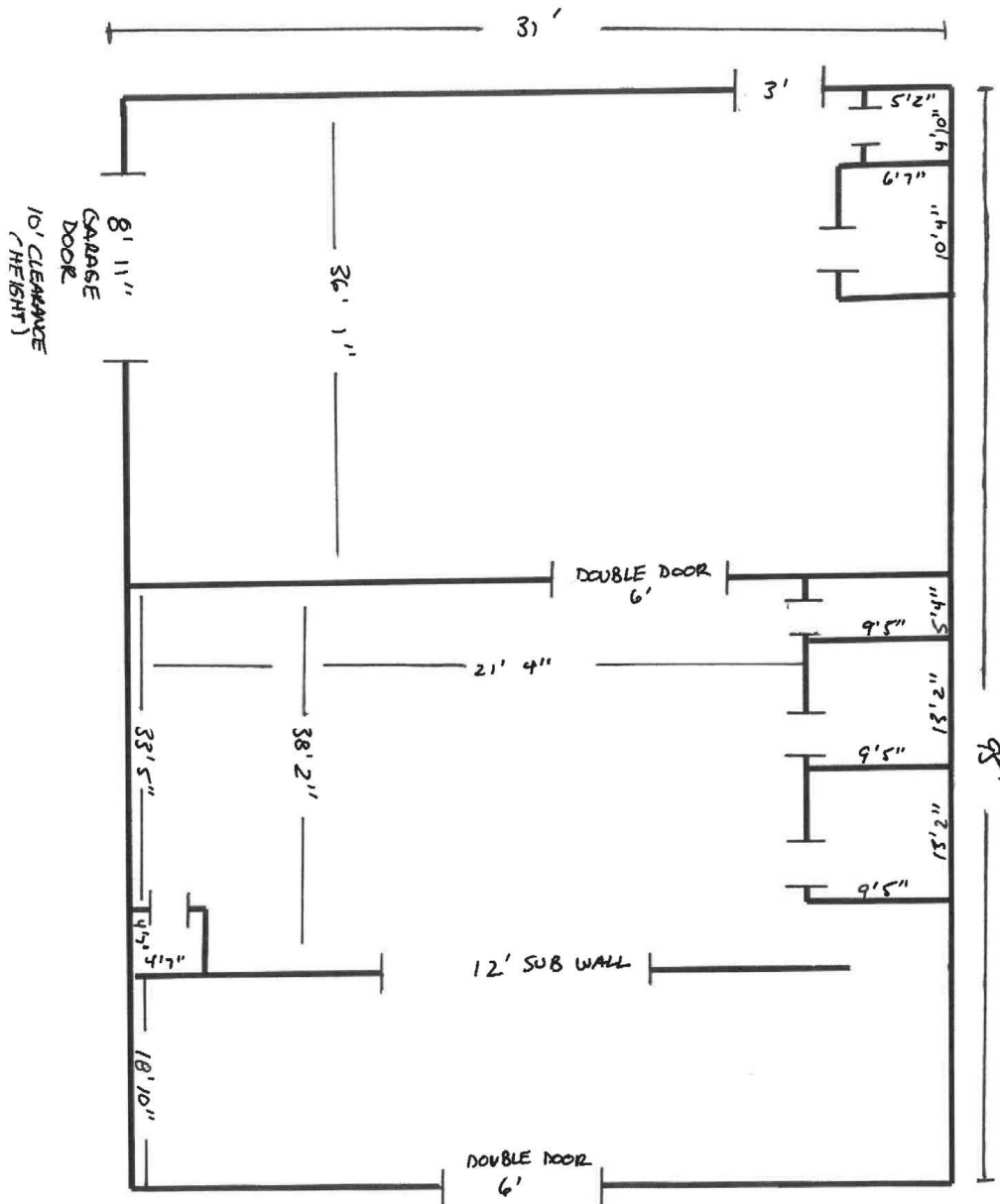
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# Floor Plan

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JAYNE BLVD.

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# Property Overview

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RT 347

JAYNE BLVD

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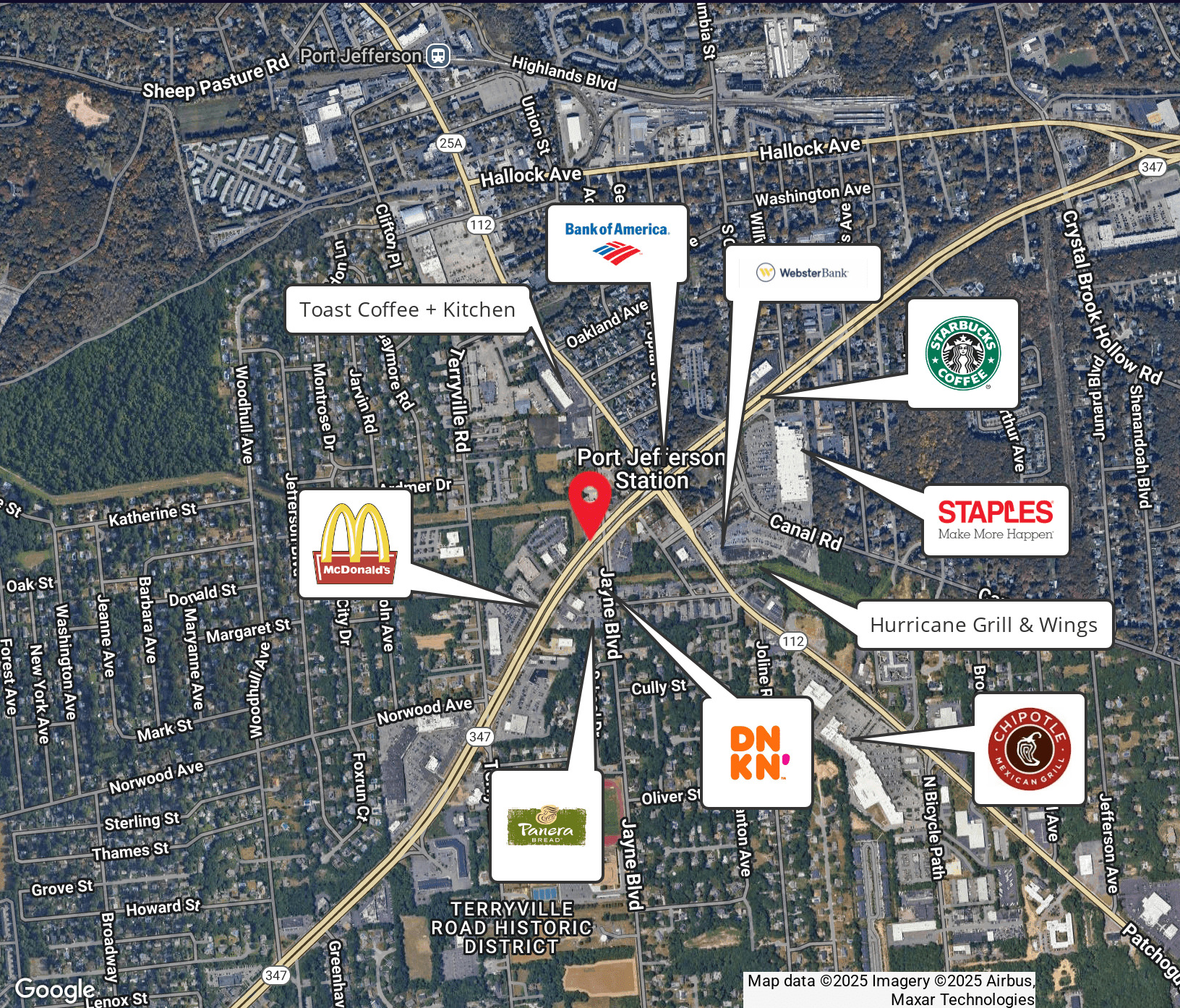
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# Retailer Map

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Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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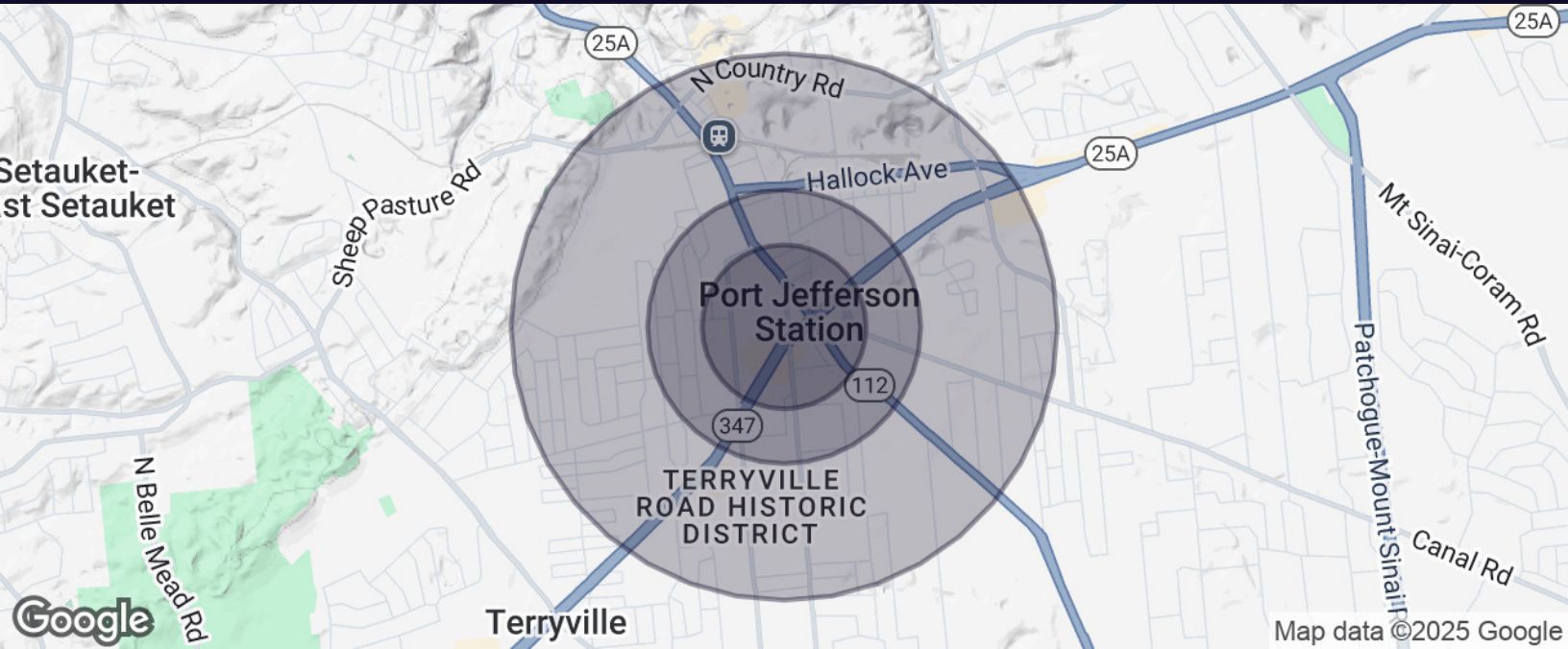
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# Demographic Report

## 72 Jayne Boulevard Port Jefferson Station, NY 11776



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	705	2,081	9,674
Average Age	40	40	42
Average Age (Male)	39	39	40
Average Age (Female)	40	41	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	251	732	3,607
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$132,250	\$137,841	\$142,660
Average House Value	\$639,634	\$620,123	\$600,400

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NY #10401375021

#### Professional Background

Devang Patel is an Indian American licensed realtor and entrepreneur who has deep roots in his local community of Three Village, NY. He specializes in both commercial and residential real estate and has a passion for providing his clients with the best real estate investments. A passionate investment advisor, Devang has been working in the real estate business for almost a decade; his ambition and drive have propelled him to the forefront of the industry. His belief in providing exceptional service to clients has aided him in becoming a pillar of his local community. Devang's knowledge of the real estate markets is what sets him apart from his competitors. His intimate understanding of neighborhoods, as well as his exceptional negotiation skills, has given Devang an edge in the industry. He has been involved in numerous deals, ranging from multi-million-dollar Commercial Properties to single family homes.

Devang loves to read and is well educated in many topics, ranging from socioeconomics to history. In his free time, Devang loves to travel and enjoys experimenting with different cultures' cuisines. What truly makes Devang unique is his fluency in multiple languages. He speaks four languages, English, Hindi, Gujarati, Urdu and Punjabi. His ability to communicate with clients from any background has allowed him to create meaningful relationships with his clients. Devang Patel is a highly motivated individual who works hard to get the best possible results for his clients. He is passionate and committed to helping others reach their real estate goals. With his knowledge and skill set, combined with his morals and dedication, Devang always strives to be the best in his field and his community. The committed leader of Team Patel, Dave recently received the Ellies 2023 Gold Award Top 12% of Agents Company Wide, Homesnap Pro Fastest-Growing Agent Award for the first half of 2021, Ellies 2022 Gold Award Top 13% of Agents Company Wide, Excellent in Customer Service 2021 Homesnap.

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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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## 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 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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