

RETAIL | REDEVELOPMENT OPPORTUNITY

1002-1004 New York 112 | Port Jefferson Station, New York 11776

FOR SALE



Commercial



EXECUTIVE SUMMARY

1002-1004 New York 112 | Port Jefferson Station, New York 11776

Building Size:	2,000 SF	Sale Price:	Price on Request
Total Lot Size:	0.30 Acres	# of Lots:	4 (Four)

Property Overview

A prime opportunity awaits at this exceptional property located in the thriving Port Jefferson Station market. Positioned along the highly traveled New York 112 corridor, the site offers outstanding visibility and exposure for retail and street-retail users, making it ideal for a wide range of business concepts.

The building features a spacious layout and versatile floor plan, allowing for flexible retail or commercial configurations and inviting storefront displays. The well-maintained exterior and modern architectural elements further enhance the property's curb appeal.

In addition to its strong retail presence, the property also offers potential redevelopment upside when combined with adjacent lots totaling approximately 0.30 acres. This expanded footprint creates an attractive opportunity for investors or developers seeking to reposition the site for higher and better use.

This is an exceptional chance to secure a presence in a high-demand location and capitalize on the dynamic commercial activity and strong demographics that define the Port Jefferson Station area. This sale is a portfolio sale that also includes 37 Lamport Ave!

Exclusively represented by:

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

Staples

ShopRite

Northwell GoHealth
URGENT CARE

TJ-maxx

GIUNTA'S
MEAT
FARMS

7
ELEVEN

ACE
Hardware

LA FITNESS

CHIPOTLE
MEXICAN GRILL

Uncle Giuseppe's
MARKETPLACE

SOBOLO

PET SMART



Bank of America



SNOW SHED

631-473-2572

ski
shop

SKI • SNOWBOARD • KAYAK



CLEARANCE
SALE UP TO 50%

SNOW SHED
CLEARANCE



50%

EXTERIOR PHOTOS

1002-1004 New York 112 | Port Jefferson Station, New York 11776



Exclusively represented by:

Thomas Kelly

Licensed Real Estate Salesperson

631.576.5706 Email: thomas.kelly@elliman.com

AERIAL PHOTOS

1002-1004 New York 112 | Port Jefferson Station, New York 11776



Exclusively represented by:

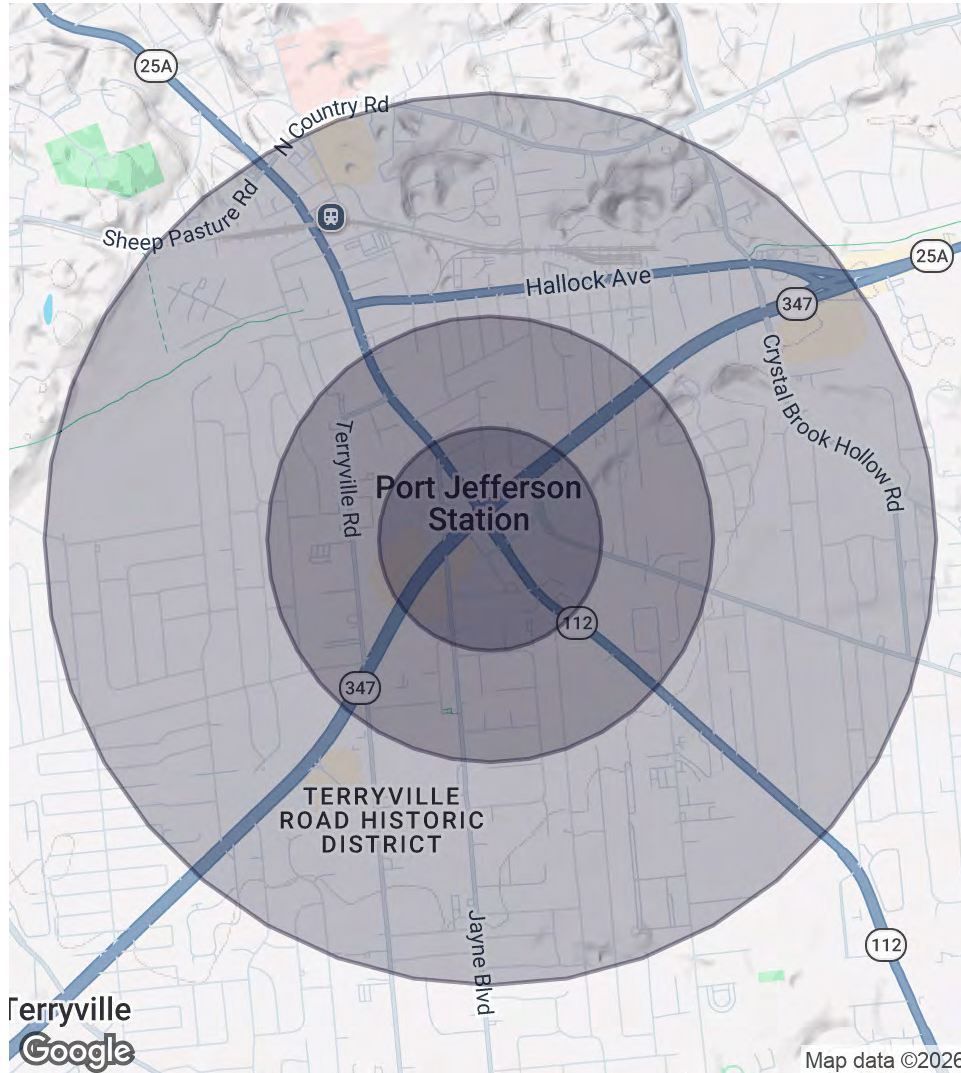
Thomas Kelly

Licensed Real Estate Salesperson

631.576.5706 Email: thomas.kelly@elliman.com

DEMOGRAPHICS MAP & REPORT

1002-1004 New York 112 | Port Jefferson Station, New York 11776



0.25 Miles Radius

Population
538
Households
186
Average HH Income
\$114,662

0.5 Miles Radius

Population
2,230
Households
770
Average HH Income
\$119,054

1 Mile Radius

Population
8,970
Households
3,259
Average HH Income
\$128,868

Exclusively represented by:

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

ADVISOR BIO 1

1002-1004 New York 112 | Port Jefferson Station, New York 11776



Thomas Kelly

Licensed Real Estate Salesperson

thomas.kelly@elliman.com

Direct: **631.576.5706** | Cell: **631.576.5706**

Professional Background

Thomas Kelly is a Licensed Real Estate Salesperson and Commercial Specialist. Born and raised in Rocky Point, New York, Tom attended Rocky Point High School, and later attended the University of Virginia where he was an NCAA Division I National Champion Lacrosse Player.

Tom had the privilege of playing lacrosse at the highest level in both the Major League Lacrosse (MLL) and Premier Lacrosse League (PLL) from 2016 to 2023. Notably, winning the Professional Championship in 2016 in the MLL, showcasing his ability to perform under pressure and excel in competitive environments. This experience has instilled a commitment to excellence and discipline that is carried over to Tom's real estate career.

Beyond the lacrosse field, Tom is the proud owner of Long Island Faceoff Co., a testament to his entrepreneurial spirit. As a business owner himself, Tom relates to the Commercial client and the complexities of Commercial negotiations. Taking the same determination and winning attitude he displays on the field and applying those attributes to every transaction he is a part of is why Tom is quickly becoming a rising star in the CRE industry.

Douglas Elliman Commercial - Long Island

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

Exclusively represented by:

Thomas Kelly

Licensed Real Estate Salesperson

631.576.5706 Email: thomas.kelly@elliman.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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 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. For information on our services please contact us today.