

OFFERING MEMORANDUM

671 Old Town Road | Port Jefferson Station, New York 11776

FOR LEASE



Commercial



EXECUTIVE SUMMARY



671 Old Town Road | Port Jefferson Station, New York 11776

Building Size:	50,000 SF	Lot Size:	5.5 Acres
Available SF:	2,000 SF	Lease Rate:	Price on Request

For more information or a private tour contact Mike Lightcap

2,000 SF Retail Opportunity | Former Subway Location

Position your business for success at one of Port Jefferson Station's most established and highly trafficked retail destinations. Located in the heart of the Terryville neighborhood, this exceptional leasing opportunity offers the last remaining available space within a thriving 50,000-square-foot retail center.

The available 2,000 SF former Subway location is ideally suited for a wide variety of retail, restaurant, food service, or other wet-use concepts, offering existing infrastructure that can help accelerate your opening timeline. Anchored by Dollar Tree and a newly constructed United States Post Office, the center benefits from strong daily traffic and a steady flow of customers throughout the day.

Situated on a 5.5-acre site with parking for more than 200 vehicles, the property provides outstanding accessibility and convenience for both customers and employees. With over 400 feet of frontage along Old Town Road and multiple curb cuts from both Old Town Road and Jayne Boulevard, the center enjoys exceptional visibility and easy ingress and egress. This is a rare opportunity to establish your business in a proven retail location surrounded by dense residential neighborhoods, national retailers, and strong community-driven traffic

Property Highlights

- 2,000 SF Former Subway restaurant space available
- Suitable for retail, food service/wet-use operators
- 50,000 SF neighborhood shopping center
- Anchored by Dollar Tree and Brand-New U.S. Post Office Facility
- 5.5-acre site with 200+ parking spaces
- 400+ feet of frontage on Old Town Road
- Multiple access points from Old Town Road and Jayne Boulevard
- High-visibility, high-traffic location in the Terryville neighborhood and close to major highways and National Retailers

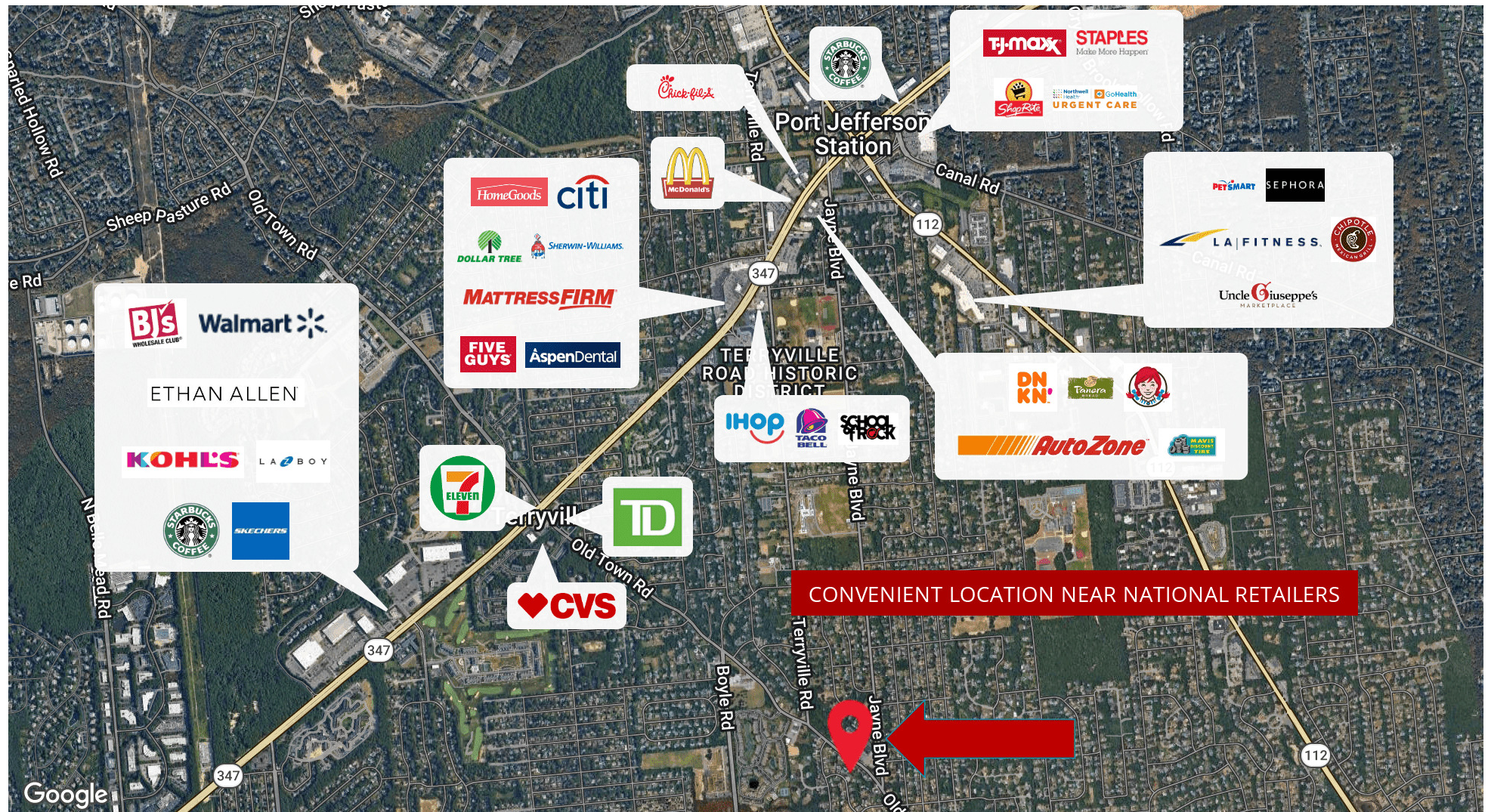
Exclusively represented by:

Mike Lightcap

Licensed Real Estate Salesperson
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RETAILER MAP

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AERIAL VIEW OF PROPERTY

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ADDITIONAL PHOTOS

671 Old Town Road | Port Jefferson Station, New York 11776



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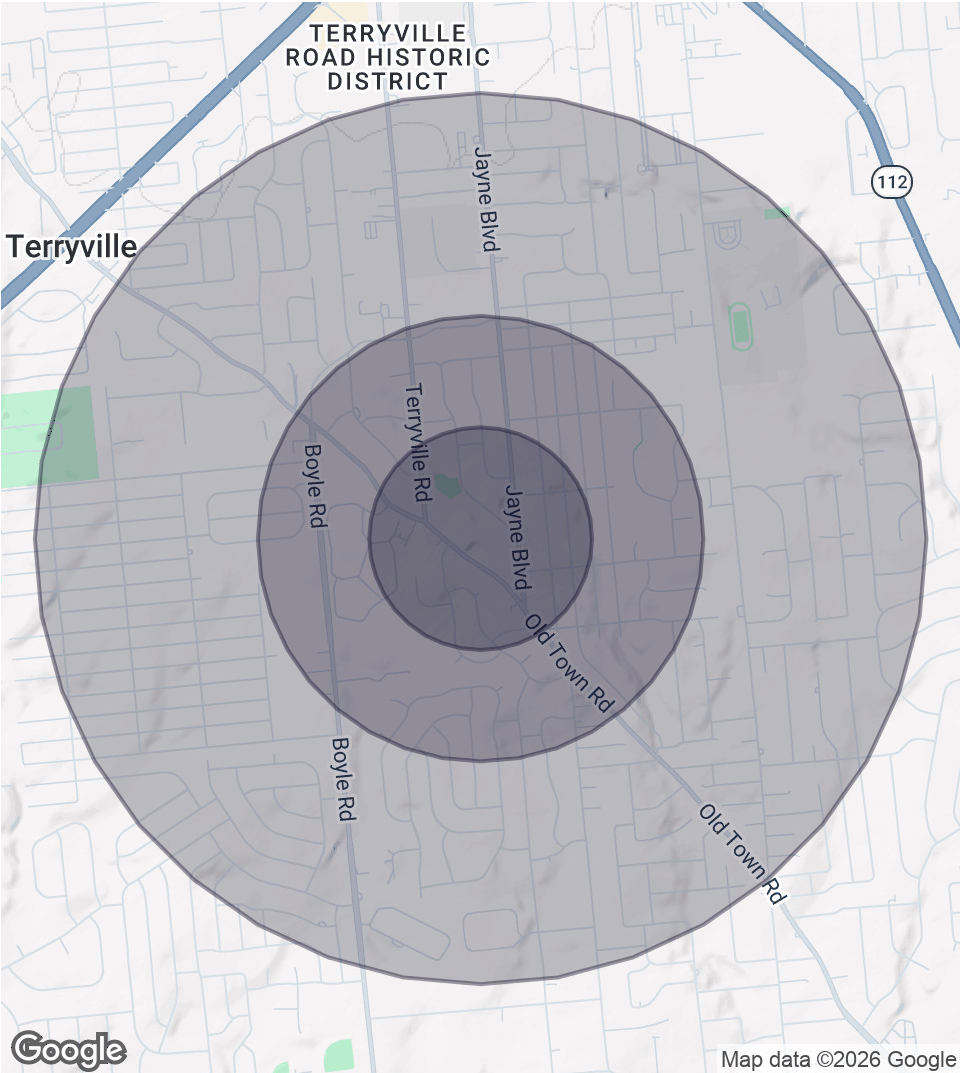
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DEMOGRAPHICS MAP & REPORT

671 Old Town Road | Port Jefferson Station, New York 11776



0.25 Miles Radius

Population

865

Households

293

Average HH Income

\$112,176

0.5 Miles Radius

Population

3,835

Households

1,268

Average HH Income

\$114,978

1 Mile Radius

Population

13,415

Households

4,636

Average HH Income

\$112,892

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ADVISOR BIO 1

671 Old Town Road | Port Jefferson Station, New York 11776



Mike Lightcap

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Professional Background

Experienced Commercial Real Estate Professional, Mike Lightcap brings a decade of expertise to the world of commercial leasing and sales at Douglas Elliman's Commercial Division. His passion for real estate is matched only by his commitment to client success. Whether you're a business owner seeking the perfect space or an investor eyeing prime property, Mike's strategic insights and negotiation expertise make him your ideal partner.

Mike has successfully closed deals across every sector including retail, office, industrial, and more. His deep understanding of market trends and property valuation ensures clients make informed decisions.

Born and raised on Long Island, Mike's roots run deep across the area. His extensive knowledge of the neighborhoods, zoning regulations, and business landscape is invaluable.

When Mike isn't closing deals, you'll find him at the local gym, pushing his limits, maintaining a healthy lifestyle, and making connections. He believes that a strong body fuels a sharp mind—a philosophy he applies to both his workouts and real estate strategies.

Douglas Elliman Commercial - Long Island

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We Are Commercial Real Estate

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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.