

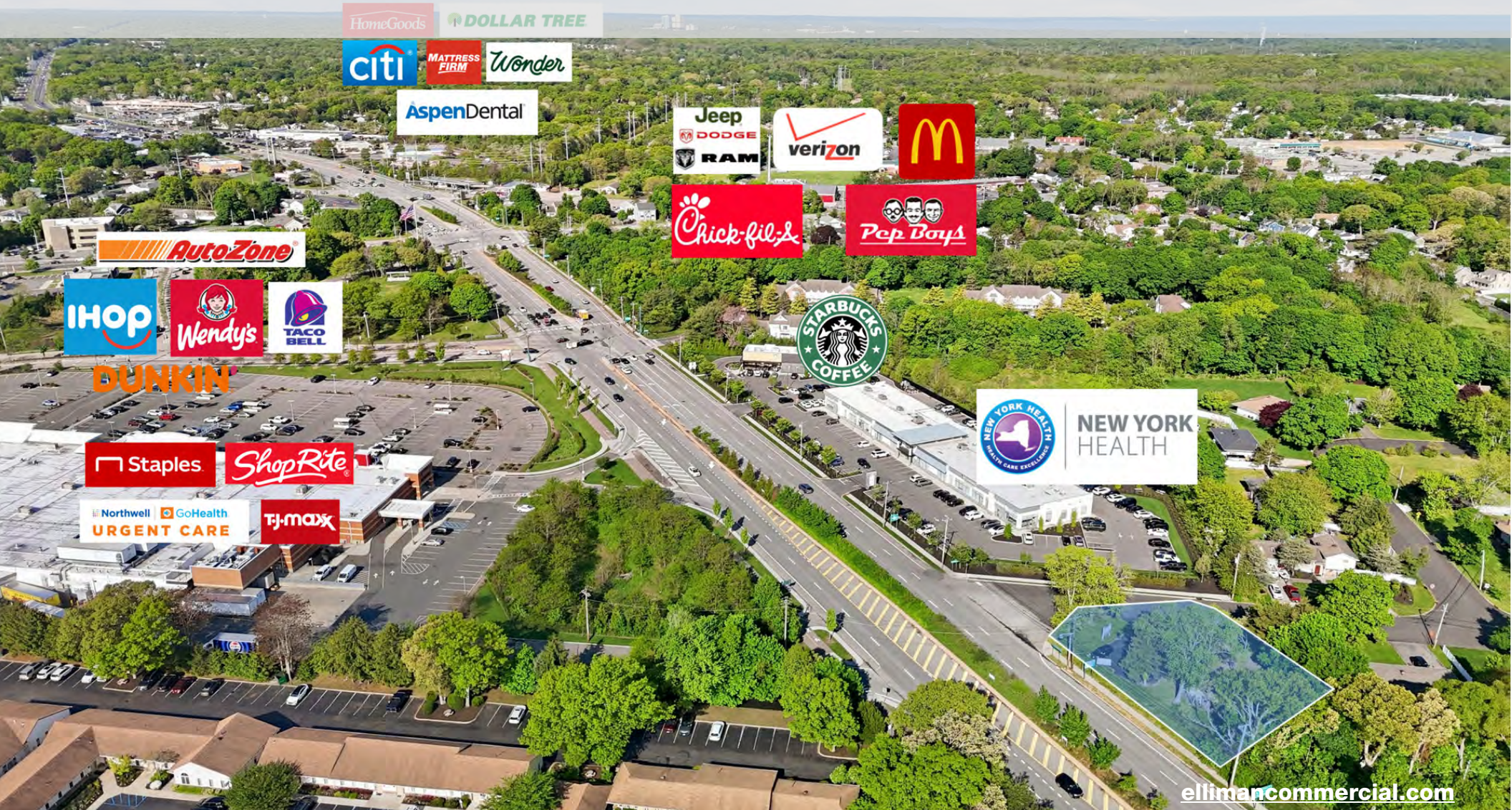
# OFFERING MEMORANDUM

5330 Nesconset Highway | Port Jefferson Station, New York 11776



Commercial

## FOR SALE



# EXECUTIVE SUMMARY

5330 Nesconset Highway | Port Jefferson Station, New York 11776

<b>Building Size:</b>	2,984 SF	<b>Lot Size:</b>	0.34 Acres
<b>Year Built:</b>	1961	<b>Sale Price:</b>	Price On Request

## Property Overview

Discover an exceptional opportunity to acquire a 2,984 SF medical or professional office building in the highly desirable Port Jefferson Station market. Formerly home to a long-time optometry practice, the property is well suited for any medical, dental, or professional office user seeking a turnkey presence in a thriving and demographically strong area.

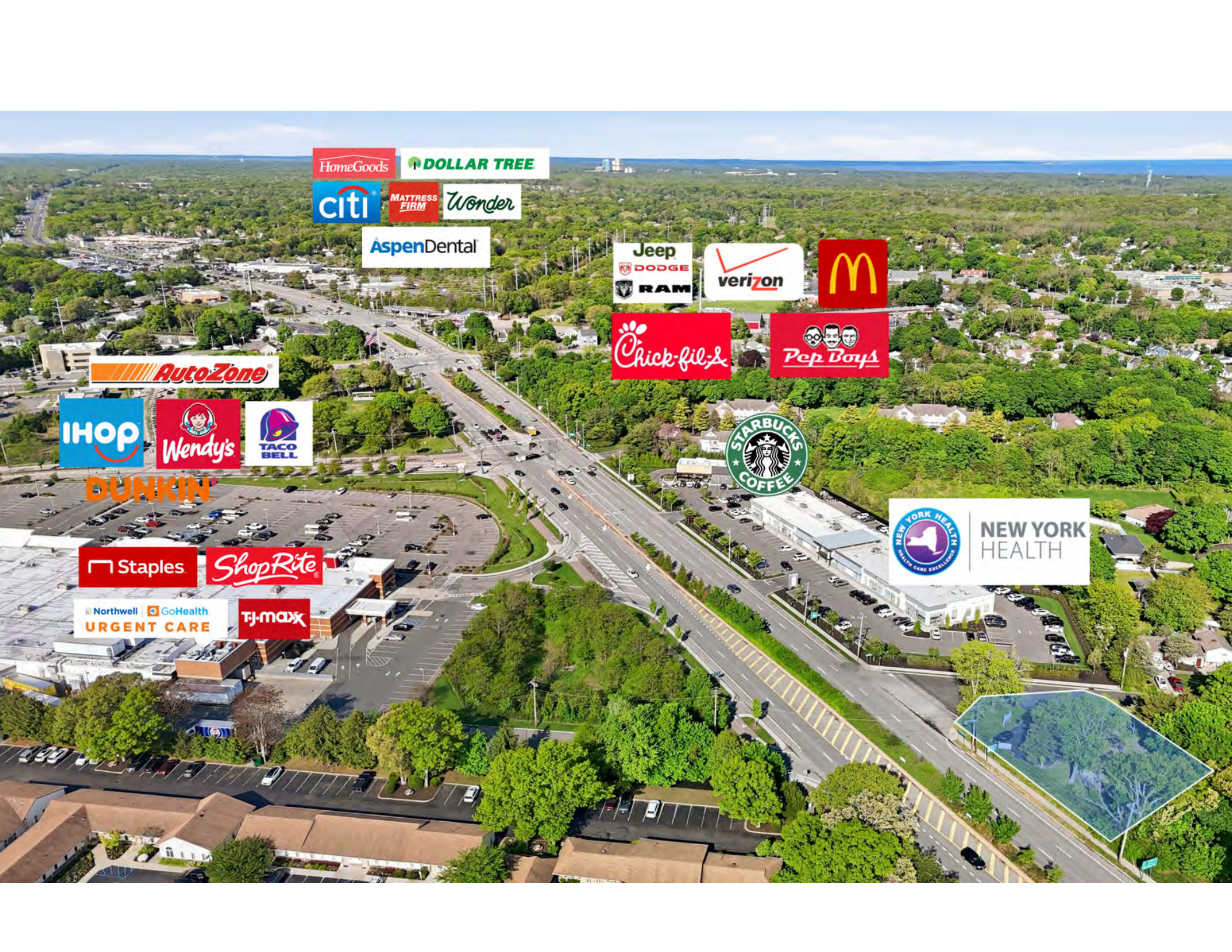
The building is positioned in a prime location with water views and is just minutes from Port Jefferson Village and its full range of amenities, including dining, retail, entertainment, and the ferry. Its strategic placement also offers outstanding accessibility to major highways and Islip MacArthur Airport, making it convenient for both staff and patients or clients.

Well maintained and offering flexible interior configurations, this property presents a compelling opportunity for an owner-user or investor looking to secure a high-quality asset in one of Long Island's most sought-after commercial corridors.

*Exclusively represented by:*

**Thomas Kelly**

Licensed Real Estate Salesperson  
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HomeGoods DOLLAR TREE

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AspenDental

Jeep DODGE RAM

verizon

McDonald's

Chick-fil-A

Pep Boys

AutoZone

IHOP

Wendy's

TACO BELL

DUNKIN'

STARBUCKS COFFEE

Staples

ShopRite

NEW YORK HEALTH HEALTH CARE EXCELLENCE

Northwell URGENT CARE

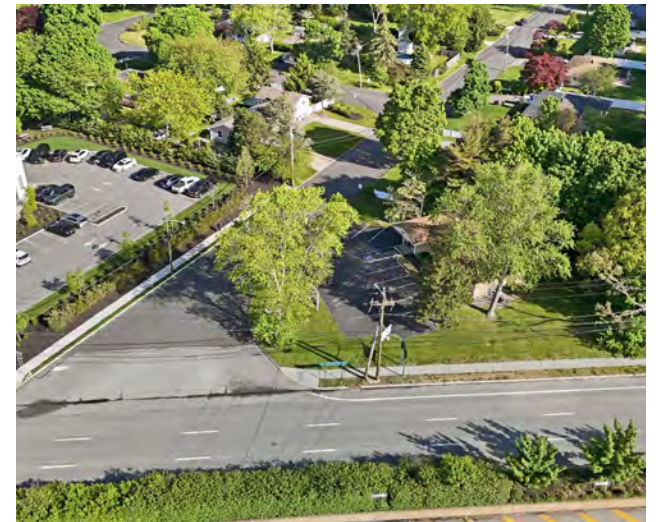
GoHealth

TJ-maxx



# AERIAL PHOTOS

5330 Nesconset Highway | Port Jefferson Station, New York 11776



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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

5330 Nesconset Highway | Port Jefferson Station, New York 11776



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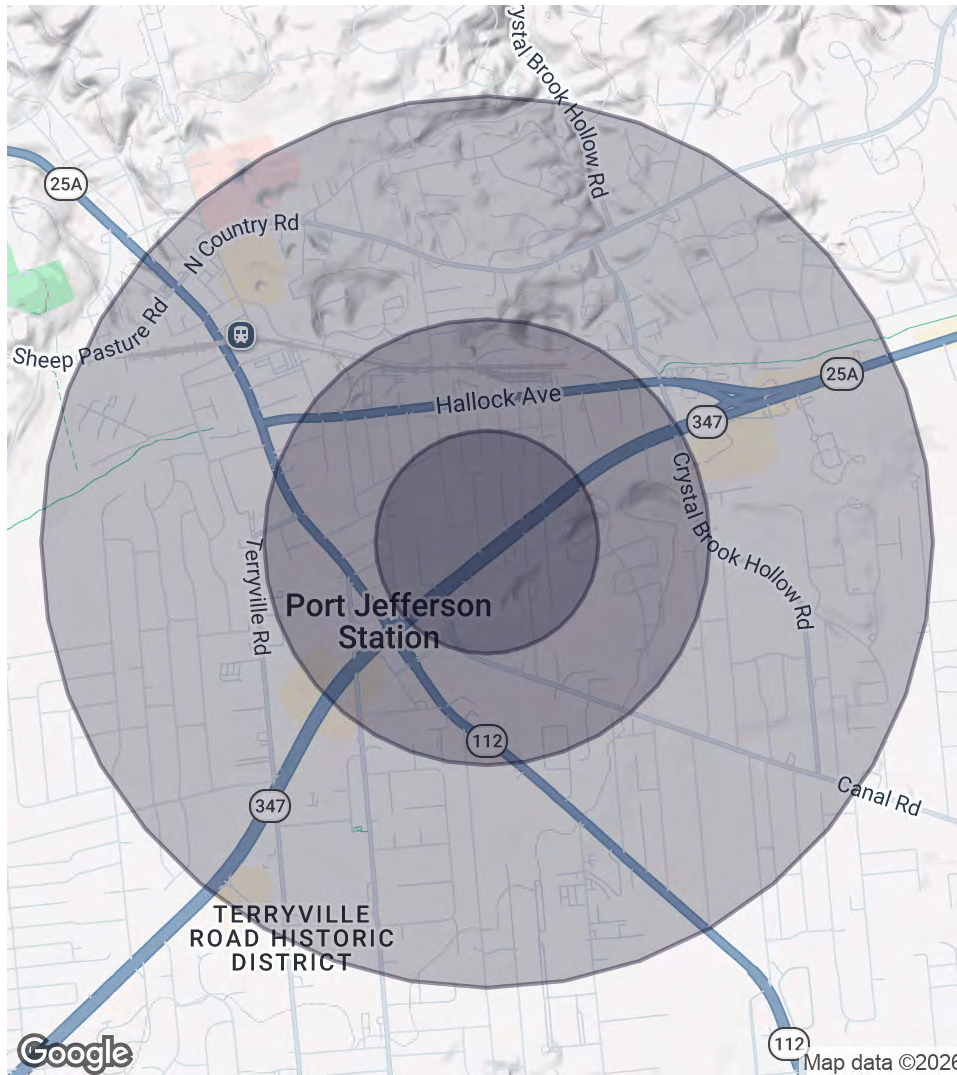
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# DEMOGRAPHICS MAP & REPORT

5330 Nesconset Highway | Port Jefferson Station, New York 11776



## 0.25 Miles Radius

**Population**  
586  
**Households**  
190  
**Average HH Income**  
\$108,016

## 0.5 Miles Radius

**Population**  
2,292  
**Households**  
780  
**Average HH Income**  
\$111,268

## 1 Mile Radius

**Population**  
8,285  
**Households**  
2,975  
**Average HH Income**  
\$132,908

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# ADVISOR BIO 1

5330 Nesconset Highway | Port Jefferson Station, New York 11776



## Thomas Kelly

Licensed Real Estate Salesperson

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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

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## We Are Commercial Real Estate

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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.