



1010 ROUTE 112

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PORT JEFFERSON STATION, NY 11776

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Property Summary



OFFERING SUMMARY

Available SF: 3,150 - 4,200 SF

Lease Rate: 26.00 SF/yr [Net]

Building Size: 20,000 SF

Traffic Count: 35,000

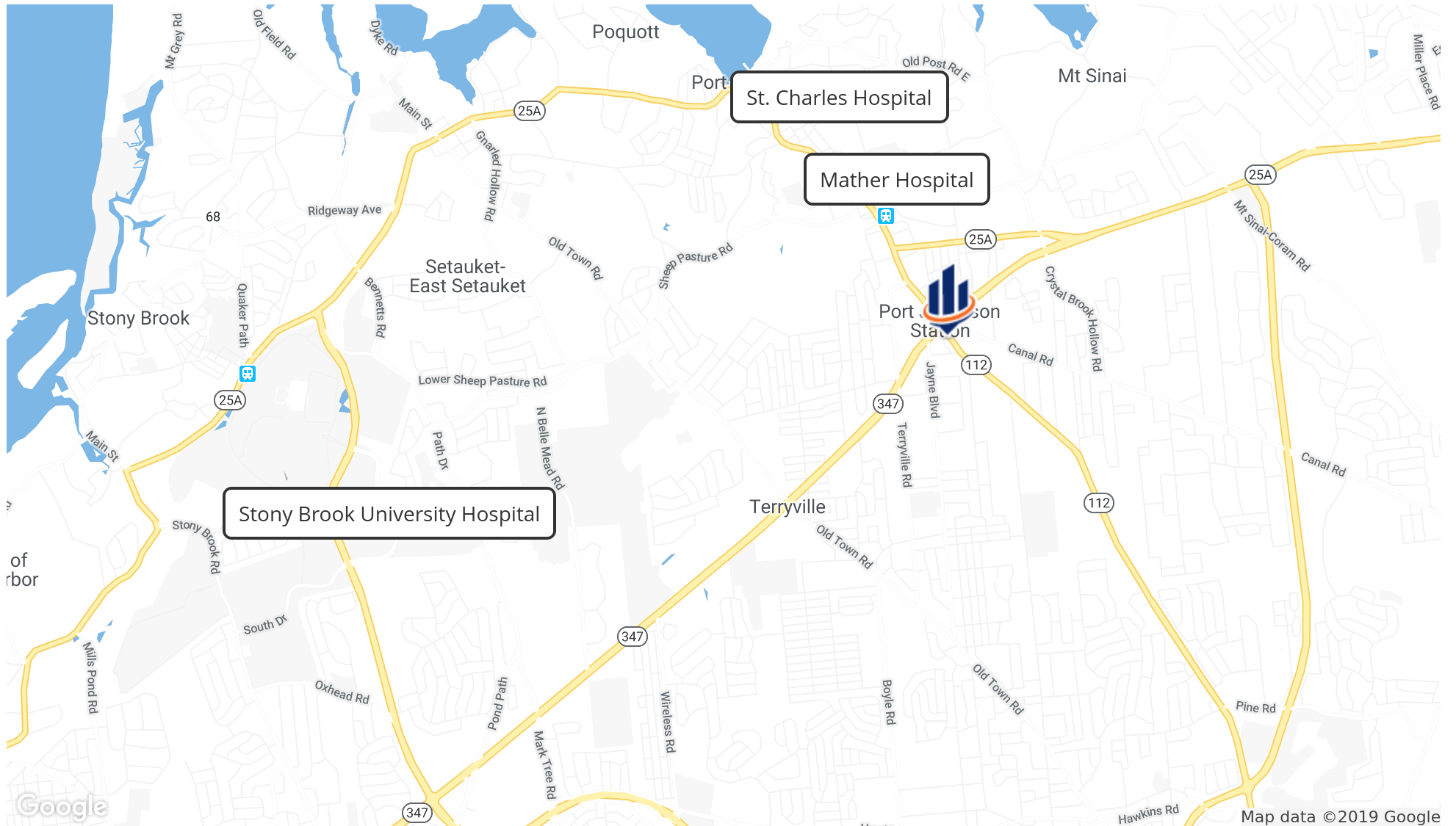
PROPERTY OVERVIEW

SVN | Realty Three Advisors is pleased to offer for lease suites 300 & 320 at 1010 Rt 112 Port Jefferson Station. Don't miss out on this 4,200 SF fully built out medical / professional office which occupies most of the 3rd floor of the well maintained 3-story office building. The space is divisible into two suites of 3,150 & 1,050 SF. Immediate occupancy.

PROPERTY HIGHLIGHTS

- Class B Medical/Professional Office
- Ample parking
- Lower Level Available
- 4 Way Signalized Access
- Close to St. Charles and Mather Hospitals

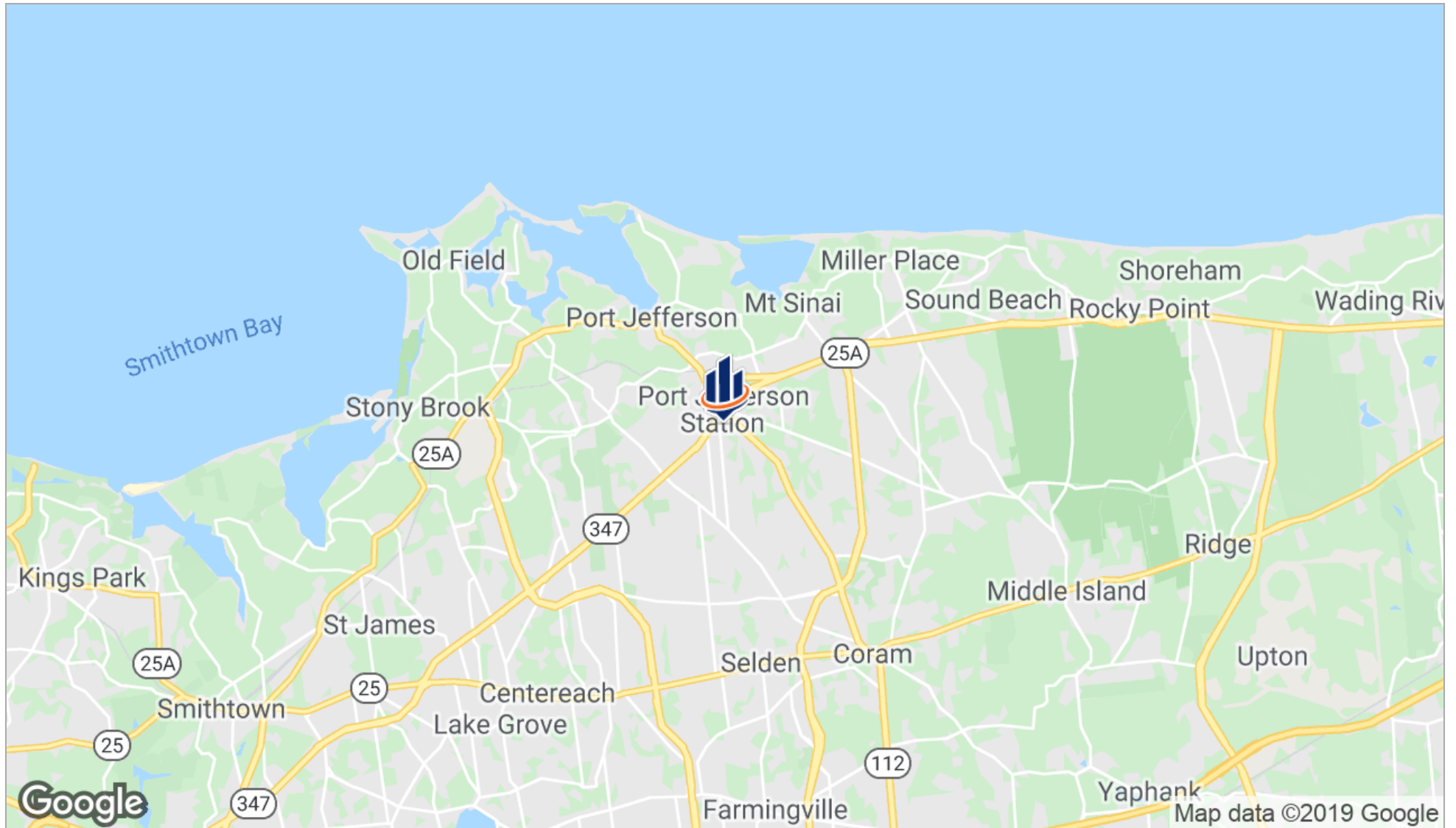
Hospital Locator Map



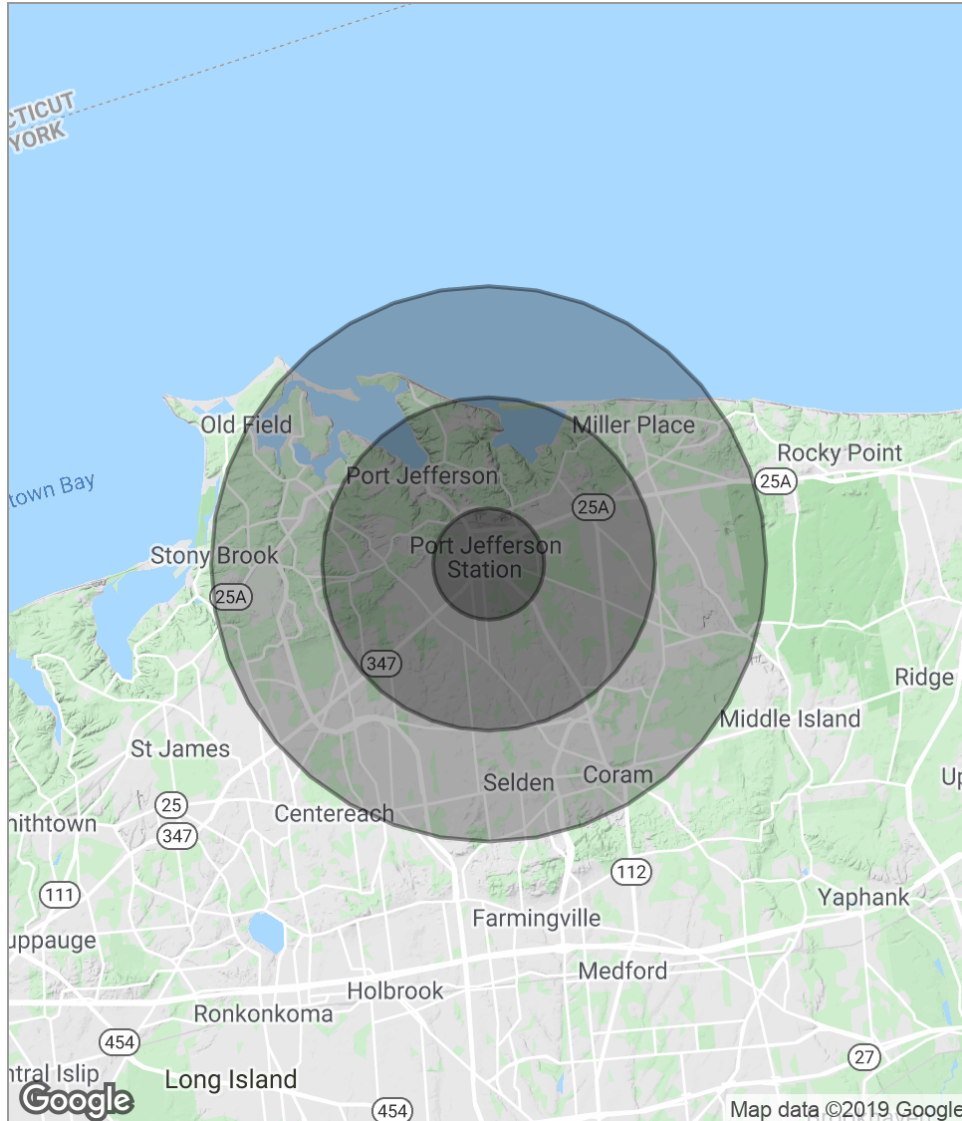
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,521	75,146	176,464
Median age	37.7	38.6	38.2
Median age [Male]	38.6	38.0	37.4
Median age [Female]	36.7	39.4	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,130	25,485	58,857
# of persons per HH	3.0	2.9	3.0
Average HH income	\$97,213	\$105,505	\$107,758
Average house value	\$410,451	\$439,898	\$438,766

* Demographic data derived from 2010 US Census