



102 MAIN STREET

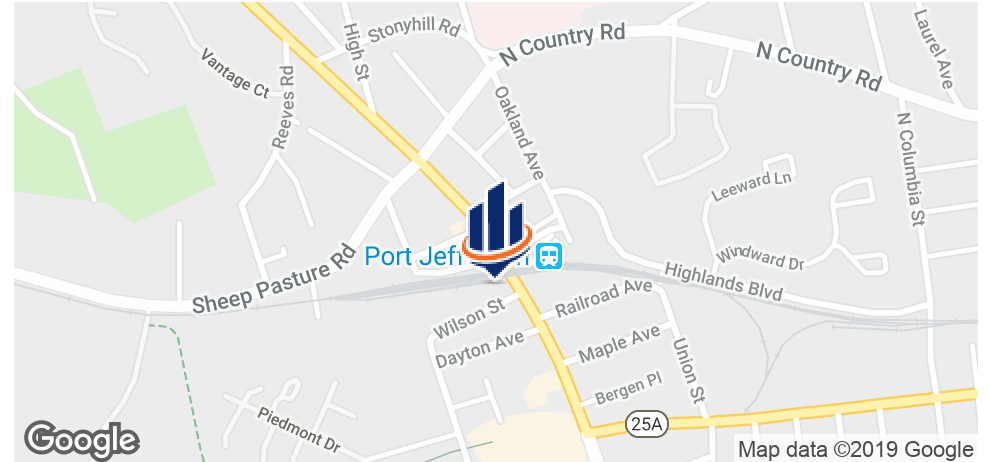
PORT JEFFERSON STATION, NY
11776

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Property Summary



OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: \$25.00 SF/yr [Gross]

PROPERTY OVERVIEW

Top of the line medical office build: large reception, administrative area, executive office, lead lined x ray room, 7 exam rooms, 3 large exam or meeting rooms, break room, 3 bathrooms (1 each located in reception, exam area, & break room). Great natural light.

The property is 1 mile from John T. Mather Memorial Hospital, 1 1/2 miles from St. Charles Hospital and 5 miles from Stony Brook University Hospital.

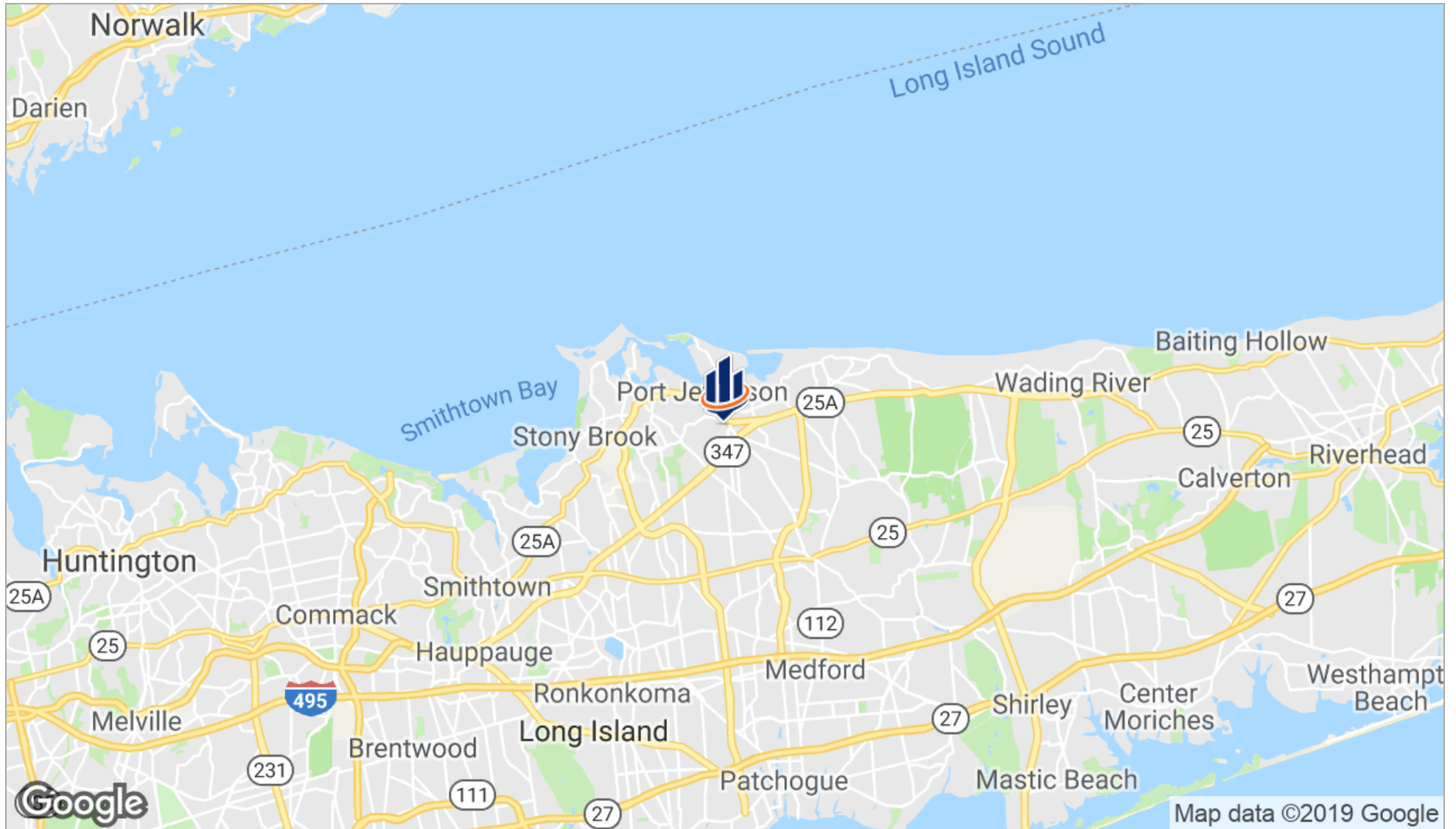
PROPERTY HIGHLIGHTS

- Prime location and exposure on Main Street
- End-cap with large windows
- Built out for Medical - 7 exam rooms plus 3 extra large exam rooms
- X-Ray Room
- Other uses included retail, restaurant, & office
- Ample Parking
- Tenant to pay proportionate share of CAM and RE Tax

Additional Photos



Location Maps

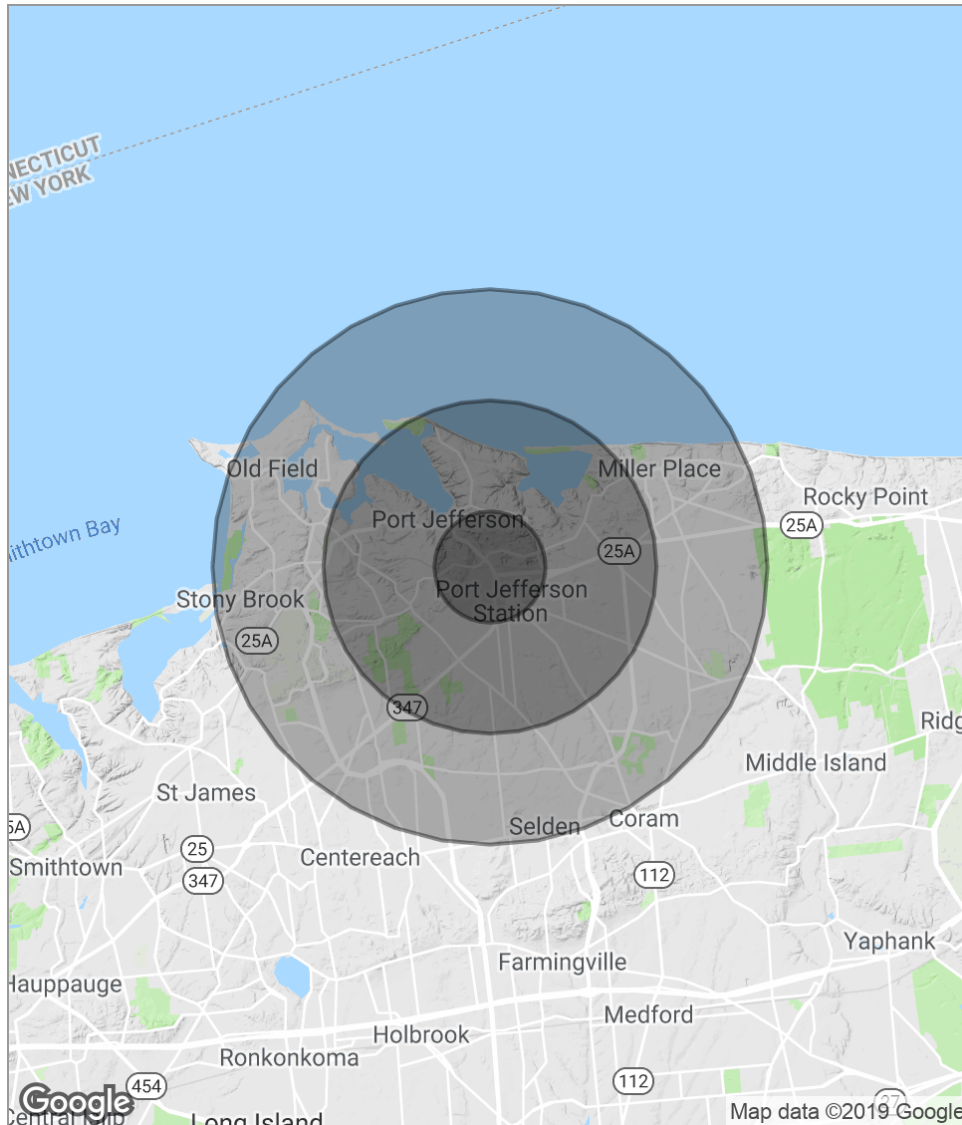


102 MAIN STREET PORT JEFFERSON STATION, NY 11776

Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,563	61,407	156,955
Median age	37.7	38.8	38.2
Median age [Male]	37.1	38.3	37.5
Median age [Female]	38.6	39.6	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,656	20,808	51,164
# of persons per HH	2.8	3.0	3.1
Average HH income	\$103,109	\$111,437	\$111,694
Average house value	\$460,277	\$461,679	\$447,021

* Demographic data derived from 2010 US Census