

## Office/Medical Space

1201 Route 112

Port Jefferson Station, NY 11776



# Property Highlights



## At Lighted Intersection

Located at the lighted intersection on heavily traveled Route 112 (Main Street) and N Bicycle Path; a short drive to Route 347 and Port Jefferson Ferry service

## Growing Trade Area

Two new senior living facilities with 414 units built within walking distance, the new Village Vistas senior living community is two (2) miles away and a [mixed-use development](#) three (3) miles away will bring nearly 40 multi-family units

## Numerous Area Conveniences

Across from Guiseppe Shopping Plaza with Uncle Giuseppe's Marketplace, CVS, PetSmart and Port Jefferson Cinemas

## Suite 300

**±4,400 SF**

Space has access through common area entrance, private bathroom and kitchenette

## Suite 950

**±1,500 SF**

Space has cathedral ceilings, private bathroom and private entrance from parking lot



1.8 Miles from  
**Mather Hospital**



2.3 Miles from  
**St. Charles Hospital**



7.2 Miles from  
**Stony Brook University Medical Center**





**Close Proximity**  
to Numerous Hospitals

Mather Hospital  
1.8 Miles Away

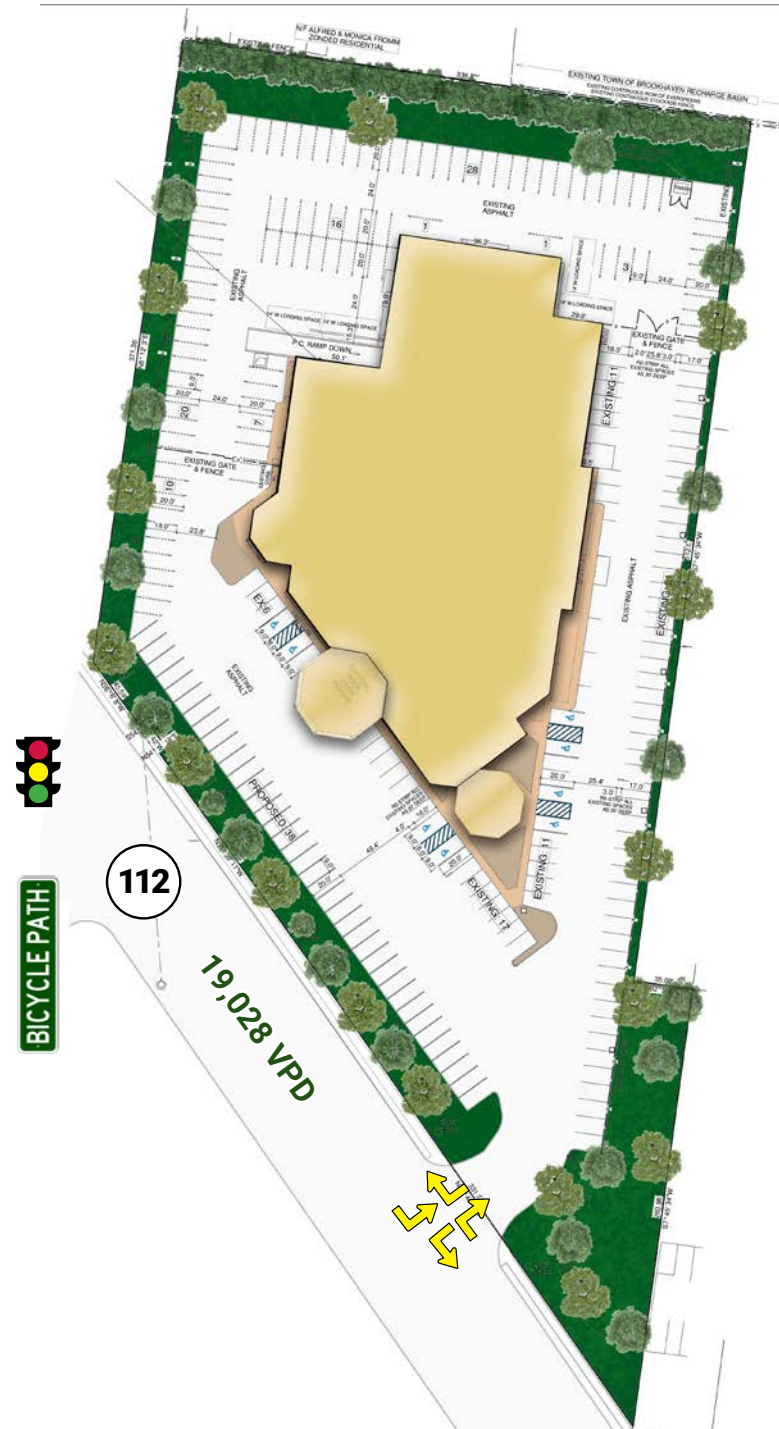
St. Charles Hospital  
2.3 Miles Away

Stony Brook University  
Medical Center  
7.4 Miles

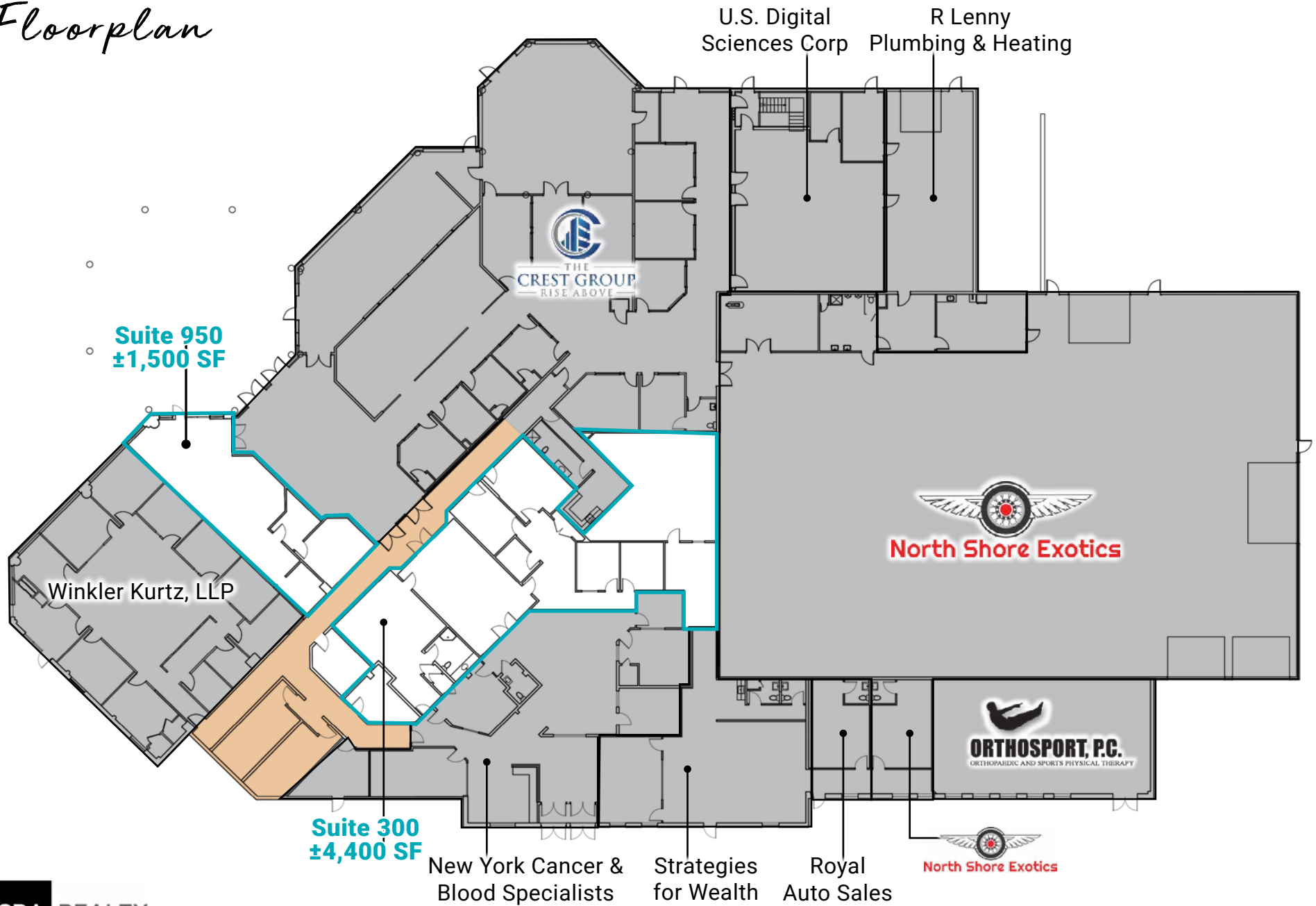


**CRA REALTY**  
COMMERCIAL REAL ESTATE ADVISORS

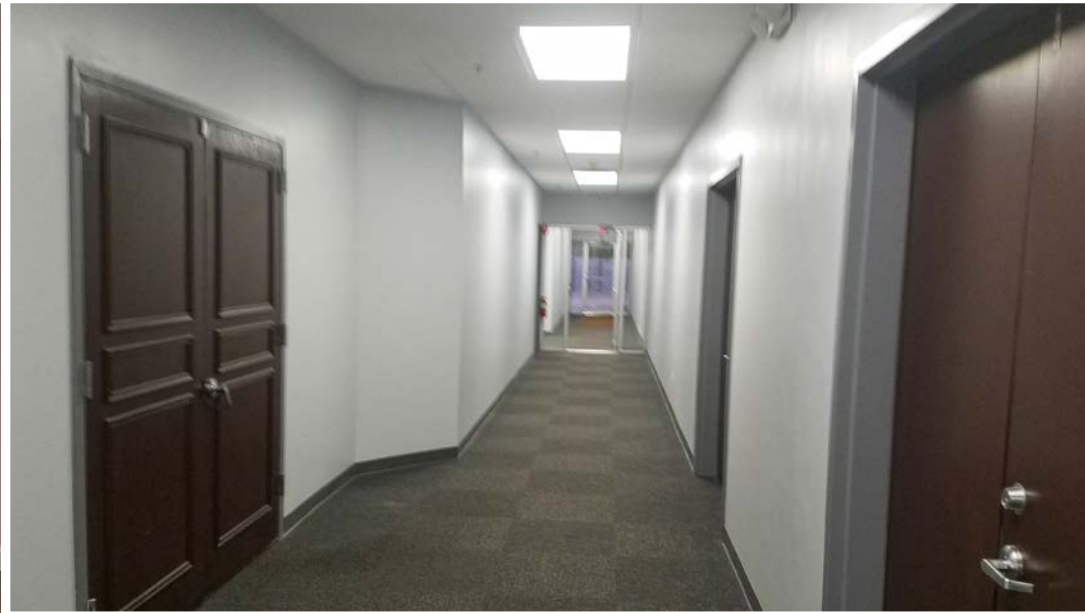
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



# Floorplan



# Suite 300 Photos





# Suite 950 Photos



**1 Mile      3 Mile      5 Mile**

2021 Estimated Population	9,322	81,669	190,574
2026 Projected Population	9,378	81,034	189,011
2021 Est. Median Age	41.0	42.2	40.1

### Population

2021 Estimated Households	3,132	28,725	63,034
2026 Projected Households	3,240	29,314	64,232
2021 Median Home Value	\$431,238	\$424,319	\$416,116
2021 Median Rent	\$1,619	\$1,716	\$1,728

### Households/Housing

2021 Est. Average Household Income	\$132,827	\$135,293	\$135,390
2021 Est. Median Household Income	\$97,700	\$113,067	\$112,895
2021 Est. Total Businesses	828	2,838	6,181
2021 Est. Total Employees	5,736	24,124	50,259

### Businesses/Employees

2021 Est. Total Household Expenditure	\$274.1 M	\$2.52 B	\$5.53 B
2021 Est. Apparel	\$9.89 M	\$90.92 M	\$199.54 M
2021 Est. Entertainment	\$15.94 M	\$147.33 M	\$323 M
2021 Est. Food, Beverages, Tobacco	\$41.23 M	\$377.16 M	\$828.2 M
2021 Est. Furnishings, Equipment	\$9.84 M	\$91.03 M	\$199.53 M
2021 Est. Health Care, Insurance	\$24.52 M	\$225.34 M	\$494.18 M

### Household Expenditures

