

# Three Roads Shopping Plaza

1015-1067 Route 112

Port Jefferson Station, NY





# Property Highlights

## Unparalleled Access

Located at two lighted intersections with 3 full access points and one right-in/right out access on Route 112

## Heavily Trafficked Intersection

Highly visible from three roads: Route 112, Canal Rd., and Rose Ave., with exposure to over 35,000 VPD

## Serves Large Daytime and Nighttime Population

Dense residential with close proximity to Mather Hospital, Stony Brook University, Stony Brook Hospital, and St. Charles Hospital

For more info, click on logo  LoopNet™

## Property Summary

Address	1015 - 1067 Route 112 Port Jefferson Station, NY
Zoning	<a href="#">J Business 2</a> ←
Parking	374 Spaces

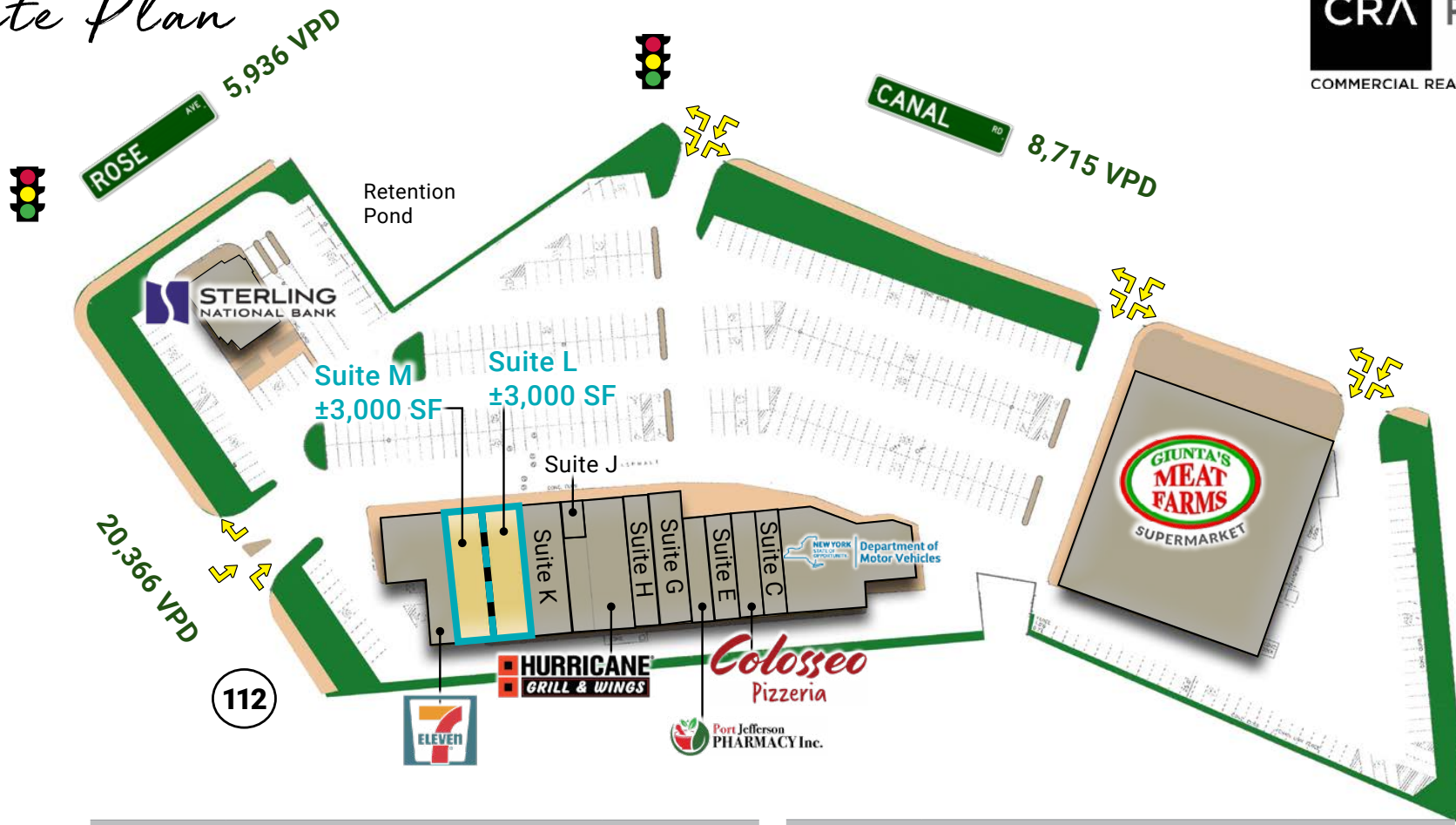
## Availability

Suite L	±3,000 SF (30' x 100')
Suite M	±3,000 SF (30' x 100')
Combined	±6,000 SF (60' x 100')

## Established and proven trade area with national and regional tenants including



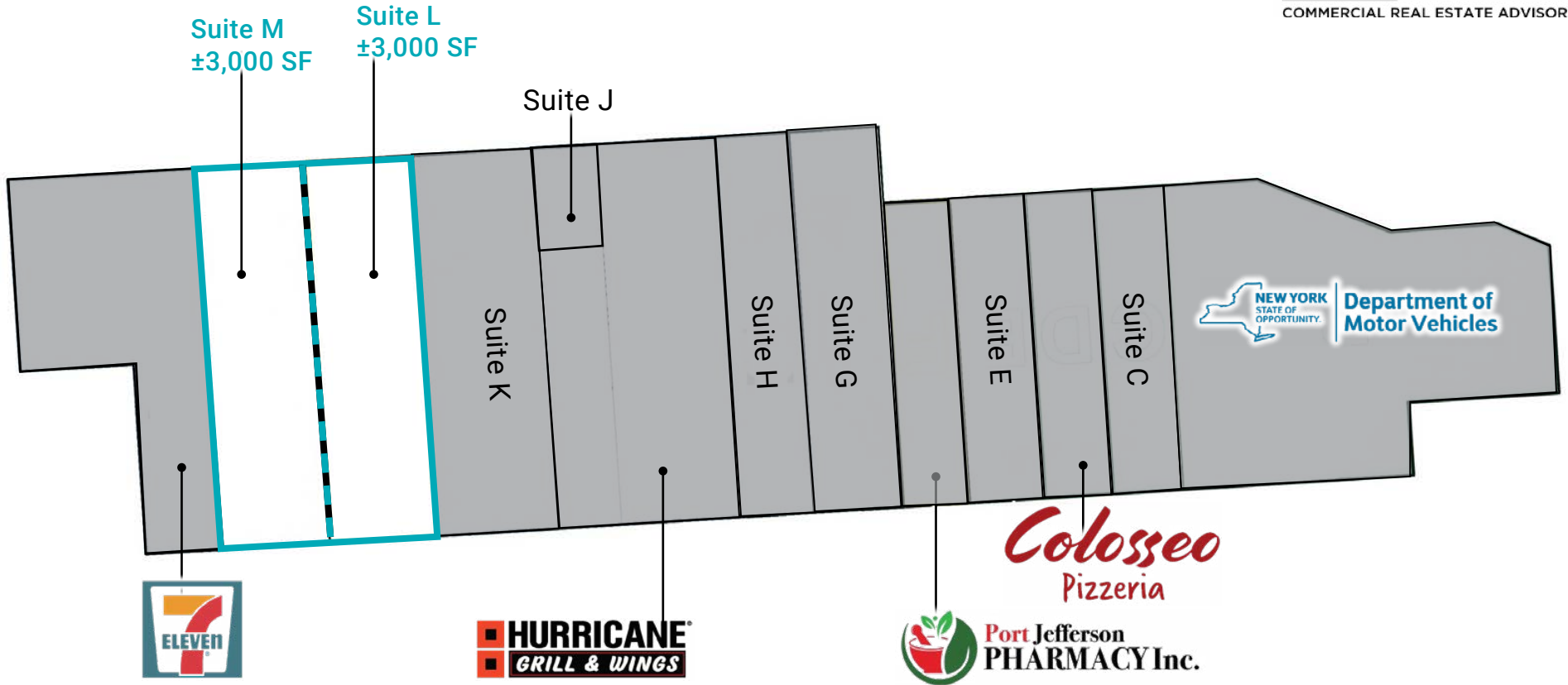
# Site Plan



Suite	Tenant	Size
Pad	Sterling National Bank	±2,750 SF
Pad	Meat Farms	±28,000 SF
Suite A-B	NYS Dept of Motor Vehicles	±4,470 SF
Suite C	All In the Family Cards	±2,000 SF
Suite D	Colosseo Pizza	±2,368 SF
Suite E	Nail Salon	±1,790 SF
Suite F	Port Jefferson Pharmacy	±2,000 SF
Suite G	Community Medical	±2,250 SF

Suite	Tenant	Size
Suite H	Beauty Center	±2,575 SF
Suite I	Hurricane Wings	±3,185 SF
Suite J	Sobol Acaci	±770 SF
Suite K	Bagel Cafe	±3,500 SF
<b>Suite L</b>	<b>Available</b>	<b>±3,000 SF</b>
<b>Suite M</b>	<b>Available</b>	<b>±3,000 SF</b>
<b>Suites L &amp; M Combined</b>		<b>±6,000 SF</b>
Suite N	7 - Eleven	±3,500 SF

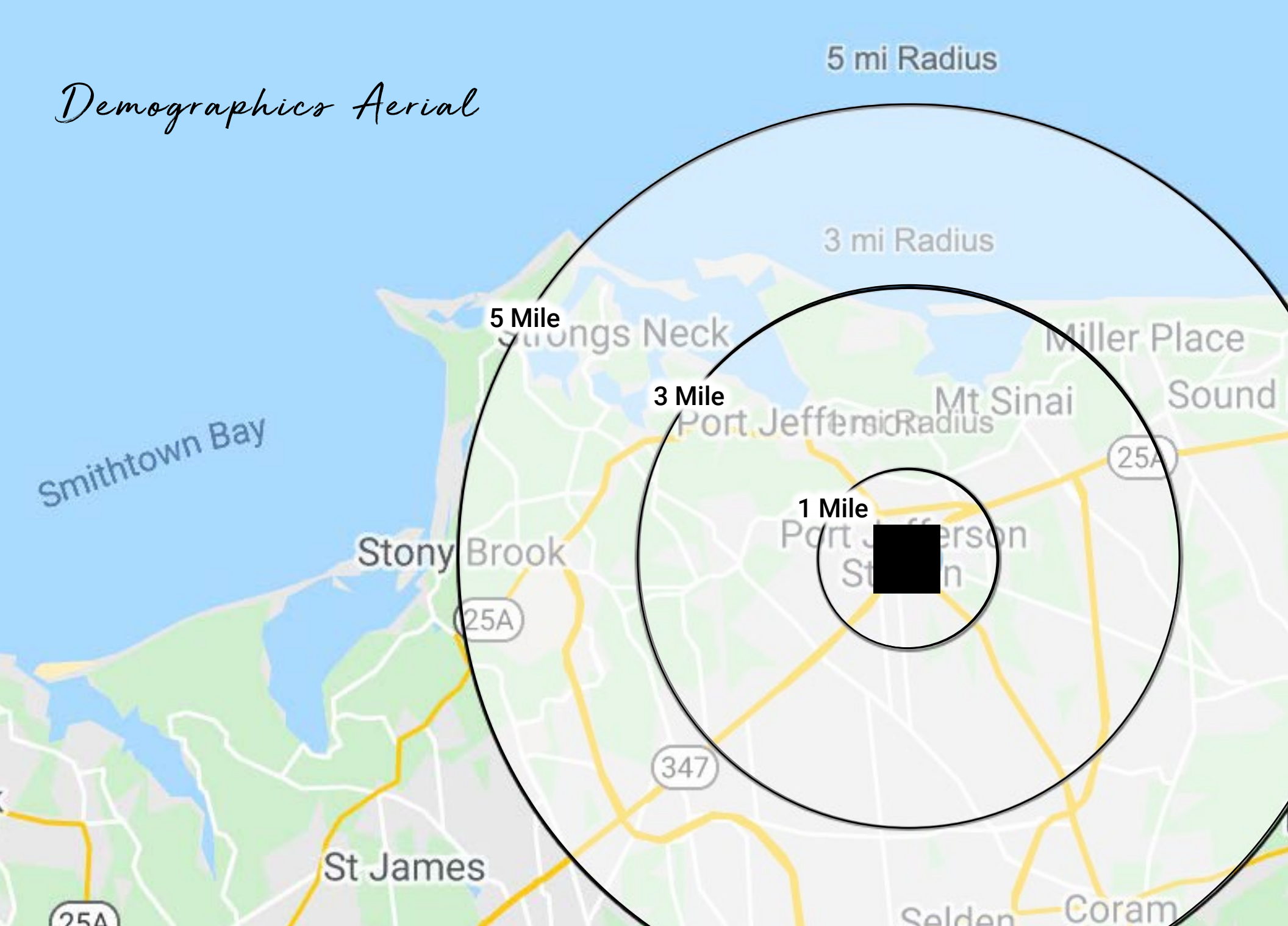
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# Demographics Aerial



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2021 Estimated Population	8,943	75,956	185,747
2021 Est. Median Age	39.8	42.5	40.4
<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2021 Estimated Households	3,352	27,085	62,394
2026 Projected Households	3,393	27,557	63,453
2021 Median Home Value	\$414,568	\$437,939	\$420,925
2021 Median Rent	\$1,643	\$1,709	\$1,743
<b>Households/Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2021 Est. Average Household Income	\$116,678	\$137,603	\$134,642
2021 White Collar Workers	63.6%	68.6%	67.7%
2021 Blue Collar Workers	36.4%	31.4%	32.3%
2021 Est. Total Employees	4,402	24,139	47,912
2021 Est. Total Businesses	680	2,837	5,906
<b>Businesses/Employees</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2021 Est. Total Household Expenditure	\$266.05 M	\$2.41 B	\$5.46 B
2021 Est. Apparel	\$9.53 M	\$86.81 M	\$196.81 M
2021 Est. Entertainment	\$15.34 M	\$140.7 M	\$318.73 M
2021 Est. Food, Beverages, Tobacco	\$40.31 M	\$359.42 M	\$816.99 M
2021 Est. Furnishings, Equipment	\$9.49 M	\$86.9 M	\$196.89 M
2021 Est. Health Care, Insurance	\$24 M	\$214.79 M	\$487.84 M
<b>Consumer Expenditures</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>

