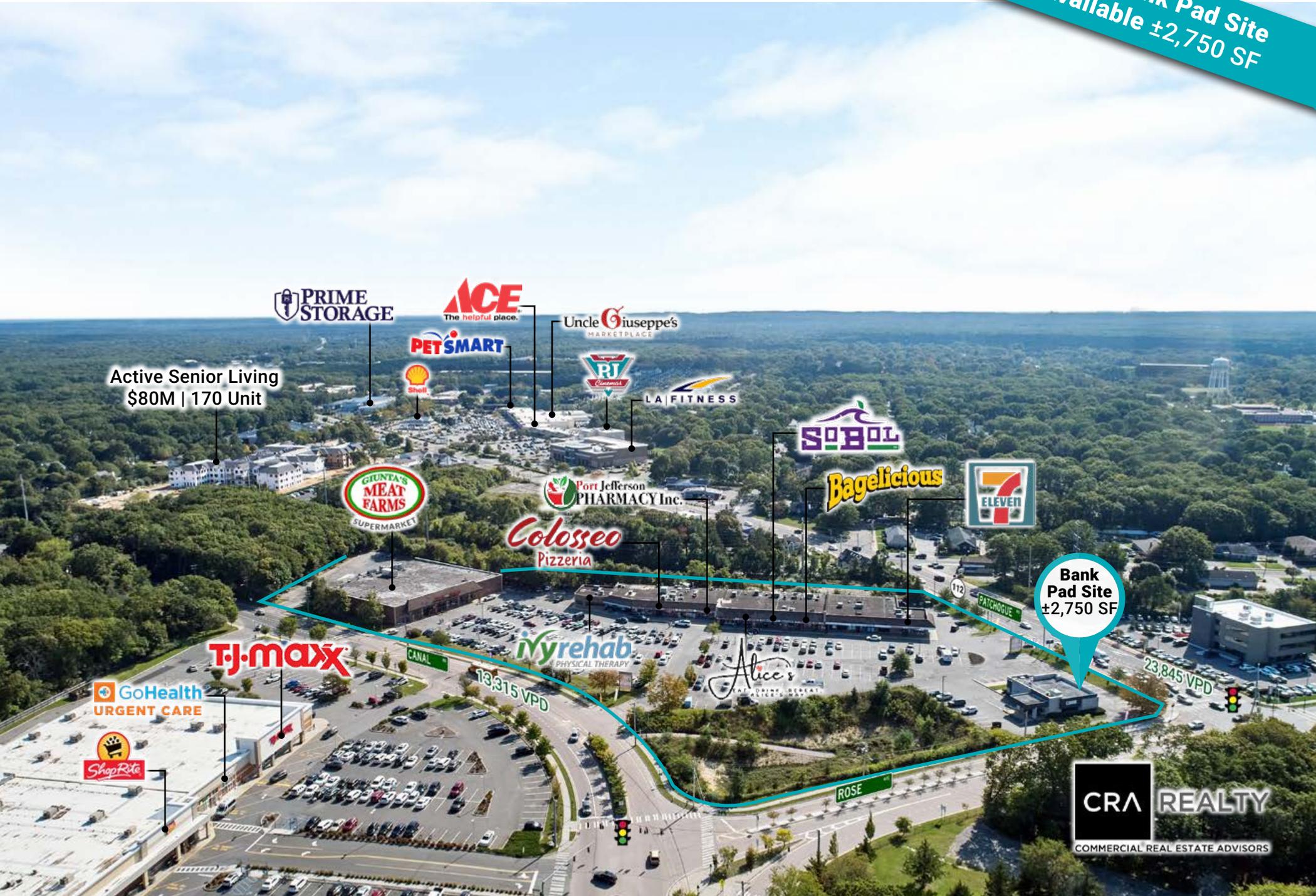


**FOR
LEASE**

Three Roads Plaza
1015-1067 Route 112 | Port Jefferson Station, NY

**Now Available Bank Pad Site
±2,750 SF**



Active Senior Living
\$80M | 170 Unit

PRIME STORAGE

ACE
The helpful place.

PET SMART

Uncle Giuseppe's
MARKETPLACE

RJ
Concessions

LA FITNESS

GIUNTA'S
MEAT FARMS
SUPERMARKET

Port Jefferson
PHARMACY Inc.

Colosseo
Pizzeria

SOBOL

Bagelicious

7
ELEVEN

Bank
Pad Site
±2,750 SF

T.J. maxx

myrehab
PHYSICAL THERAPY

Alice's
HAIR SALON & BEAUTY

GoHealth
URGENT CARE

ShopRite

CRA REALTY
COMMERCIAL REAL ESTATE ADVISORS



	Bank Pad Site GLA	±2,750 SF
	Shopping Center GLA	±65,000 SF
	Parking	374 Spaces
	Address	1029-1055 Route 112 Port Jefferson Station, NY 11776
	Exposure	±854' on Canal Rd. (13,315 VPD) ±365' on Route 112 (23,845 VPD) ±346' on Rose Ln.

Property Highlights

Three Roads Plaza is located at two signalized intersections, offering three full-access points and one right-in/right-out along Route 112 for convenient ingress and egress.

Prime visibility and high traffic with prominent frontage on Route 112, Canal Road, and Rose Avenue, reaching more than 37,000 vehicles per day.

Strong surrounding demographics support Three Roads Plaza which is situated within a densely populated residential area generating consistent daily traffic.

Proximity to major area employers includes Mather Hospital, Stony Brook University, Stony Brook Hospital, and St. Charles Hospital, all located within minutes.

Established and proven trade area with tenants including

For more info, click on logo 



Photos



East Facing Aerial

Close Proximity	
Mather Hospital	1.8 Miles
St. Charles Hospital	2.3 Miles
Stony Brook University Medical Center	7.2 Miles



Site Plan



Retail space also available – contact Broker for current availability.

Property Location

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	9,591	72,766	177,541
2025 Est. Median Age	39.9	43.2	40.4
2025 Estimated Households	3,522	26,024	58,119
2030 Projected Households	3,599	26,085	57,898
2025 Median Home Value	\$499,466	\$558,340	\$541,313
2025 Median Rent	\$1,895	\$1,969	\$2,050

Population & Households

2025 Est. Average Household Income	\$127,458	\$160,914	\$160,698
2025 Est. Median Household Income	\$102,675	\$135,923	\$137,117
2025 Est. Total Businesses	758	3,091	6,152
2025 Est. Total Employees	4,237	22,790	44,434

Businesses/Employees

2025 Est. Total Household Expenditure	\$424.08 M	\$3.57 B	\$8.05 B
2025 Est. Apparel	\$7.68 M	\$63.53 M	\$143.36 M
2025 Est. Entertainment	\$23.72 M	\$195.74 M	\$441.74 M
2025 Est. Food, Beverages, Tobacco	\$48.6 M	\$386.88 M	\$875.5 M
2025 Est. Health Care	\$24.62 M	\$187.41 M	\$415.46 M
2025 Est. Household Furnishings and Equi	\$11.11 M	\$92.6 M	\$208.81 M

Household Expenditures

