



For Lease

**RIPCO**  
RETAIL LEASING

# Port Jefferson Station, NY

650 Route 112

1,330 SF

Two small retail spaces available

Contact  
Exclusive  
Agents

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# Space Details

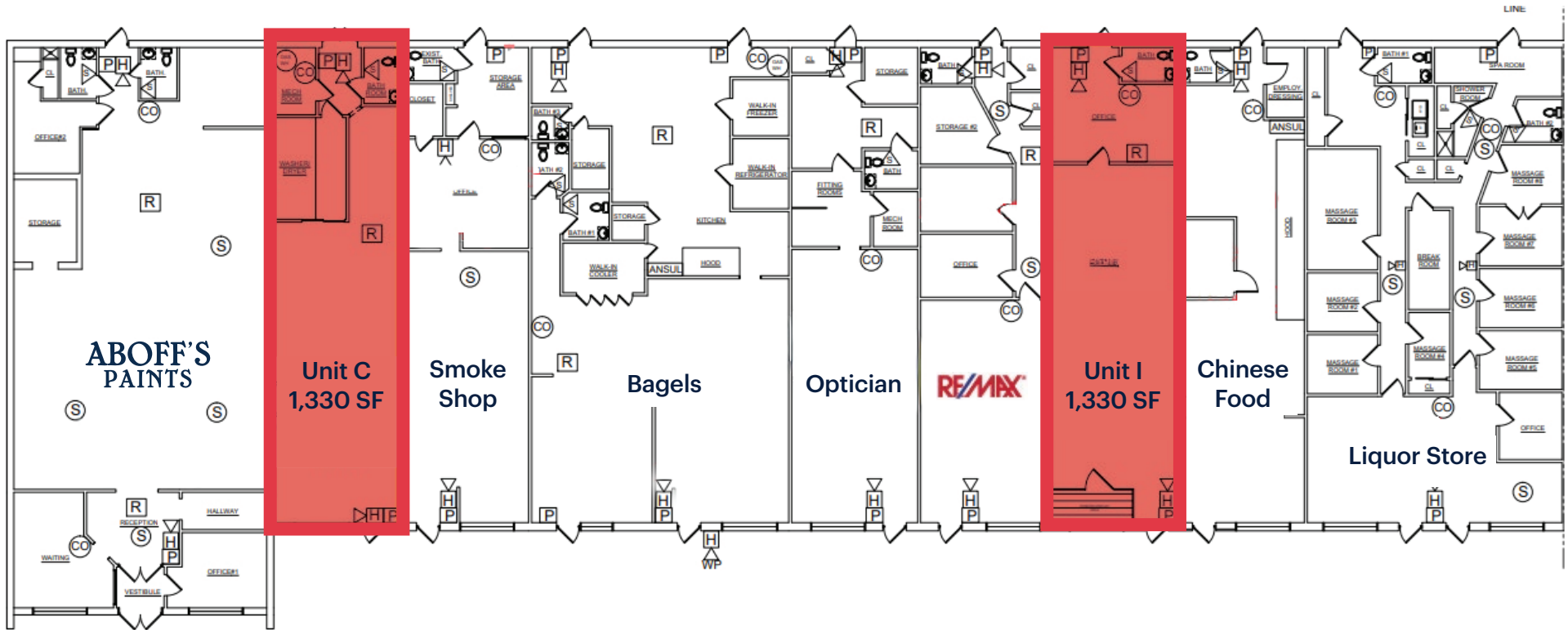


<b>Size</b>	Unit C: 1,330 SF Unit I: 1,330 SF
<b>Co-Tenants</b>	Toast Coffeehouse, Aboff's Paint, Flower Nail Spa, Lemontree, Grape & Grains, Ichiban, REMAX-Signature, Optician, Bagel-Deli Gourmet, Smoke Shop
<b>Neighbors</b>	Planet Fitness, ShopRite, TJ Maxx, GoHealth Urgent Care, Staples, Giunta's Met Farms, HomeGoods, City MD, Dollar Tree, Uncle Giuseppe's, Petsmart, LA Fitness, Ace Hardware, Mattress Firm, Pet Supplies Plus, Tropical Smoothie Cafe, Five Guys, Wonder, Starbucks, Chick-fil-A, McDonald's, Dunkin', Wendy's, Taco Bell, IHOP, Wingstop
<b>Comments</b>	25,000 vehicles per day on Route 112. Direct access to LIE (Exit 64), Route 347 and Route 25A. Jefferson Plaza redevelopment underway next door - 280 apartments + 49,400 SF of retail, dining and gym. Stony Brook University & Medical Center minutes west. Port Jefferson Village and CT Ferry 2 miles north - tourism and commuter traffic year-round.

# Area Retail



# Site Plan



# Property Imagery

Interior photos

Shopping Center Photo



Interior Photo: Comfort Shoes - 1,330 SF



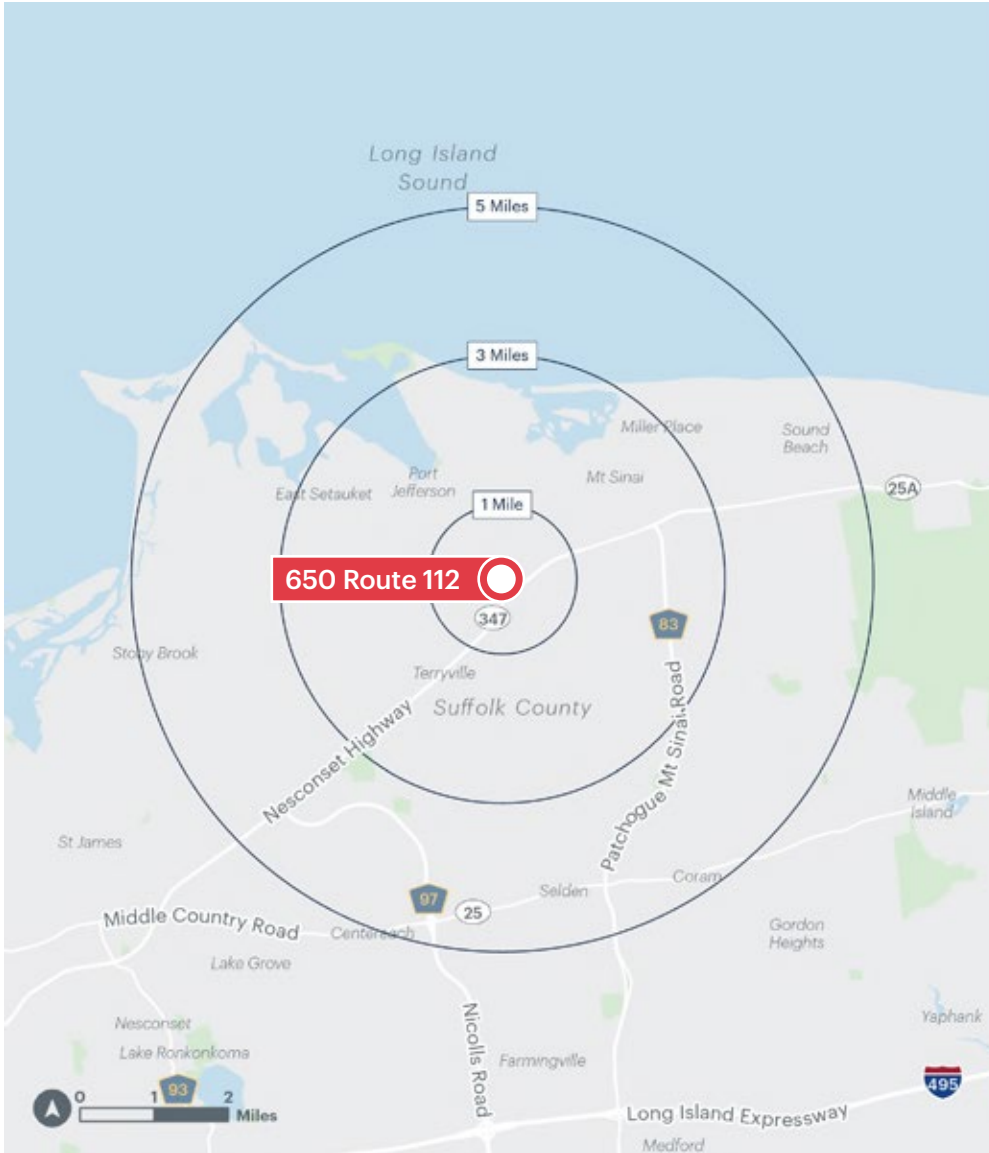
# Area Retail





# Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
<b>Total Population</b>	9,674	70,337	175,760
<b>Total Households</b>	3,793	25,401	58,322
<b>Average Household Income</b>	\$143,509	\$165,382	\$160,461
<b>Median Household Income</b>	\$118,565	\$133,337	\$130,756
<b>% Population with Bachelors +</b>	43.95%	48.10%	46.36%
<b>Daytime Population</b>	12,750	64,086	180,407
<b>Total Daytime Employees</b>	7,662	27,656	87,975
<b>Total Businesses</b>	792	2,827	5,961