



Island Associates Real Estate Inc.

We create value

22,500 SF Available
671 Old Town Rd
Port Jefferson Station, NY



Roger A. Delisle, Jr. CCIM
Roger@IslandAssociates.com



Robert Monahan
Robert@IslandAssociates.com

Robert Raffa
Raffa@IslandAssociates.com

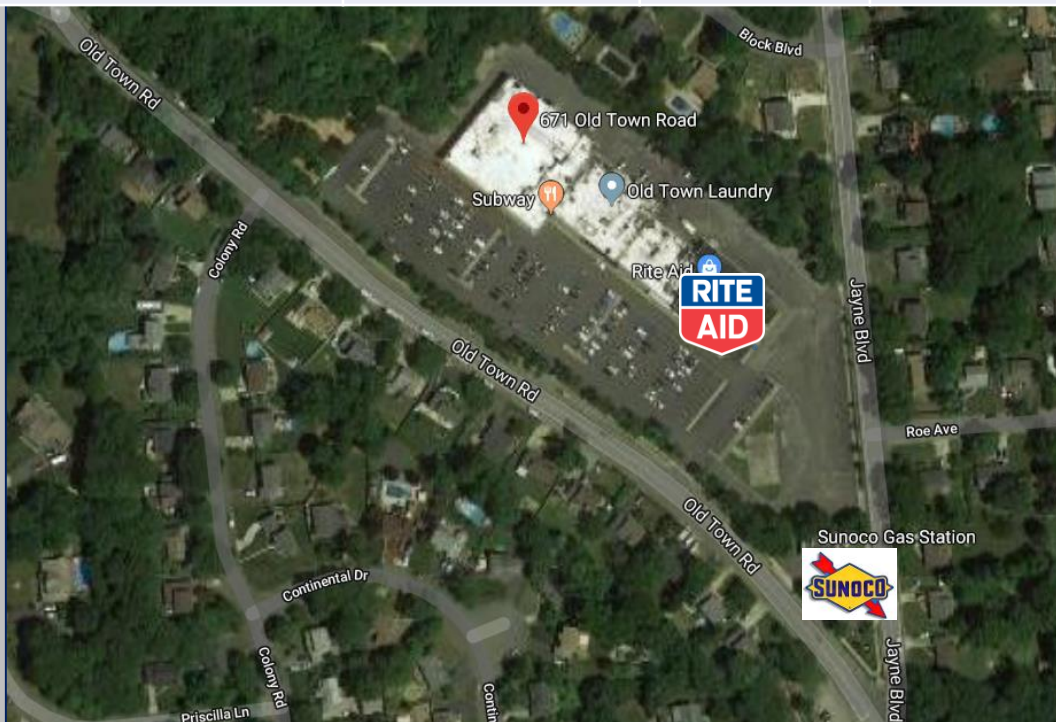
Property Information

22,500 SF Retail Space Available (Former Fitness Space)

Price: \$20 SF / NNN

Pass Thru: \$7.25 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,864	91,622	208,711
Median HH Income	\$105,208	\$97,908	\$101,372



- ❖ Site offers easy access from north & south w/ curb cuts on Jayne Blvd. & three on Old Town Road.
- ❖ Over 13,700 Daily Traffic Counts
- ❖ Over 600 ft. frontage on Old Town Rd.
- ❖ LIRR (Port Jefferson Station) is 3.4 miles

All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.