



Island Associates Real Estate Inc.

We create value

## 86 Nesconset Highway Port Jefferson Station, NY



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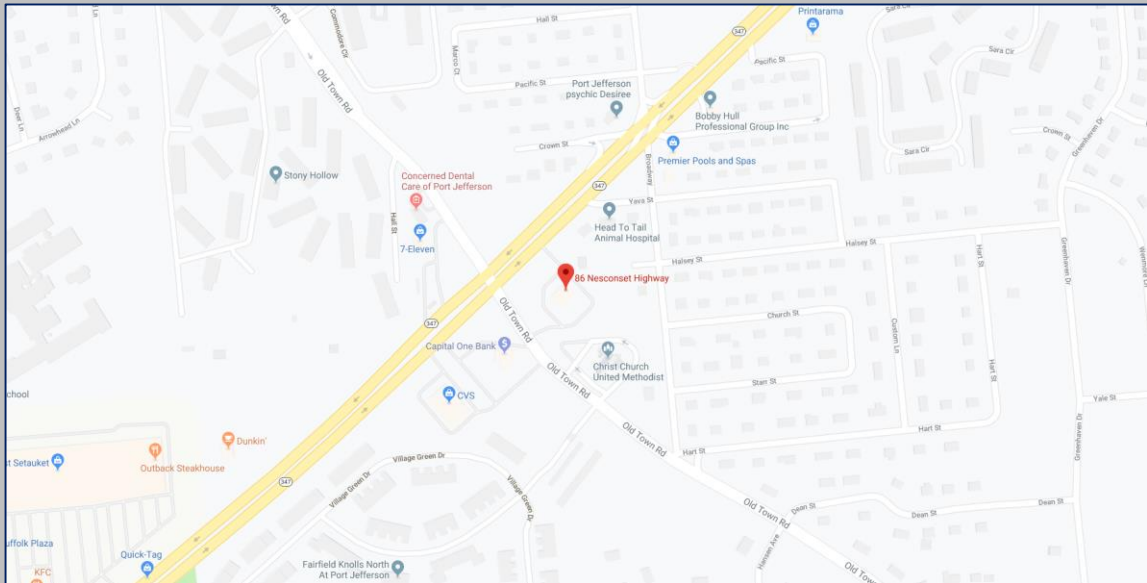
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# Property Information

## 1.78 Acres Available for Lease

Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,121	82,610	194,881
Median HH Income	\$98,504	\$107,265	\$105,856



- ❖ Access from Old Town Road and Route 347 at a Signalized Intersection.
  - ❖ Cross easements with TD Bank
- ❖ Adjacent to TD Bank with access to corner and traffic light
  - ❖ Site offers 258' of frontage on Route 347
    - ❖ 50,000 daily vehicle count
- ❖ Nearby businesses include CVS, TD Bank, Capital Bank, 7-Eleven
  - ❖ Traffic Counts over 15,500 Daily