

# Route 347

Port Jefferson, NY



<b>Address:</b>	Route 347 (just South of Jayne Blvd)		
<b>Available:</b>	1.34 Acres		
<b>2010 DEMOS:</b>	<b><u>1-Mile Radius</u></b>	<b><u>3-Mile Radius</u></b>	<b><u>5-Mile Radius</u></b>
<b>Population:</b>	6,225	33,134	75,406
<b>Avg HH Income:</b>	\$80,300	\$77,885	\$83,760
<b>Ground Lease:</b>	\$100,000 Annually NNN		
<b>Taxes:</b>	TBD		
<b>Details:</b>	<p>Vacant parcel with access to Route 347 &amp; Jayne Blvd                      Perfect for fast food, convenience store or retail                      58,000 AADT on Route 347</p>		

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals-all without notice



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