



SMOKE SHACK BLUES BUSINESS SALE

138 MAIN STREET

PORT JEFFERSON, NY 11777

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Business For Sale



SALE PRICE

\$390,000

PROPERTY OVERVIEW

OFFERING SUMMARY

Lot Size: 0.05 Acres

Building Size: 2,000 SF

Market: Port Jefferson Village

Annual Revenue \$780,000

Great opportunity to buy a top rated BBQ restaurant in historic Port Jefferson Village. The business is selling below replacement cost and is secured by a 12 year lease at below market rents. Great location, full liquor license, flexible design, and long lease make this restaurant primed to be taken to the next level, or replaced with a new concept by the next owner. Annual revenue of \$780,00, and owner/operator earnings of \$150,000.

Lease information: There are 12 years left on the lease at a rent of \$5,100 per month which includes Real Estate Taxes, CAM and water.

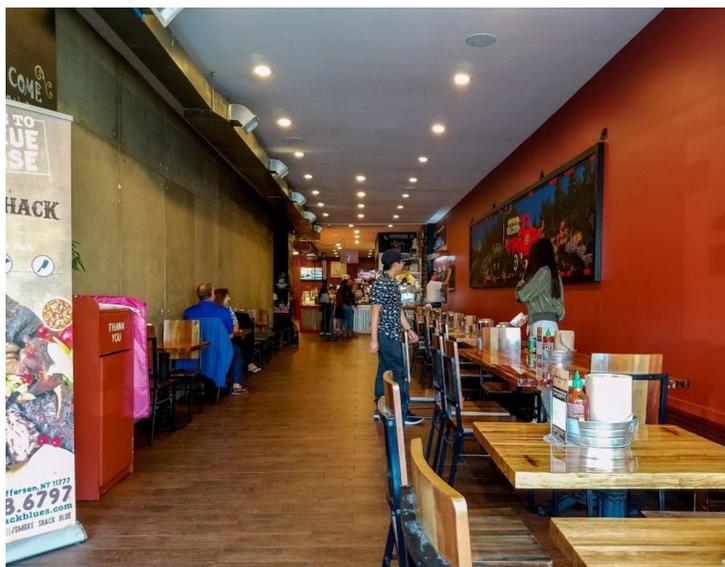
LOCATION OVERVIEW

Located on Main Street in the heart of historic Port Jefferson Village, one of the busiest walking towns on Long Island.

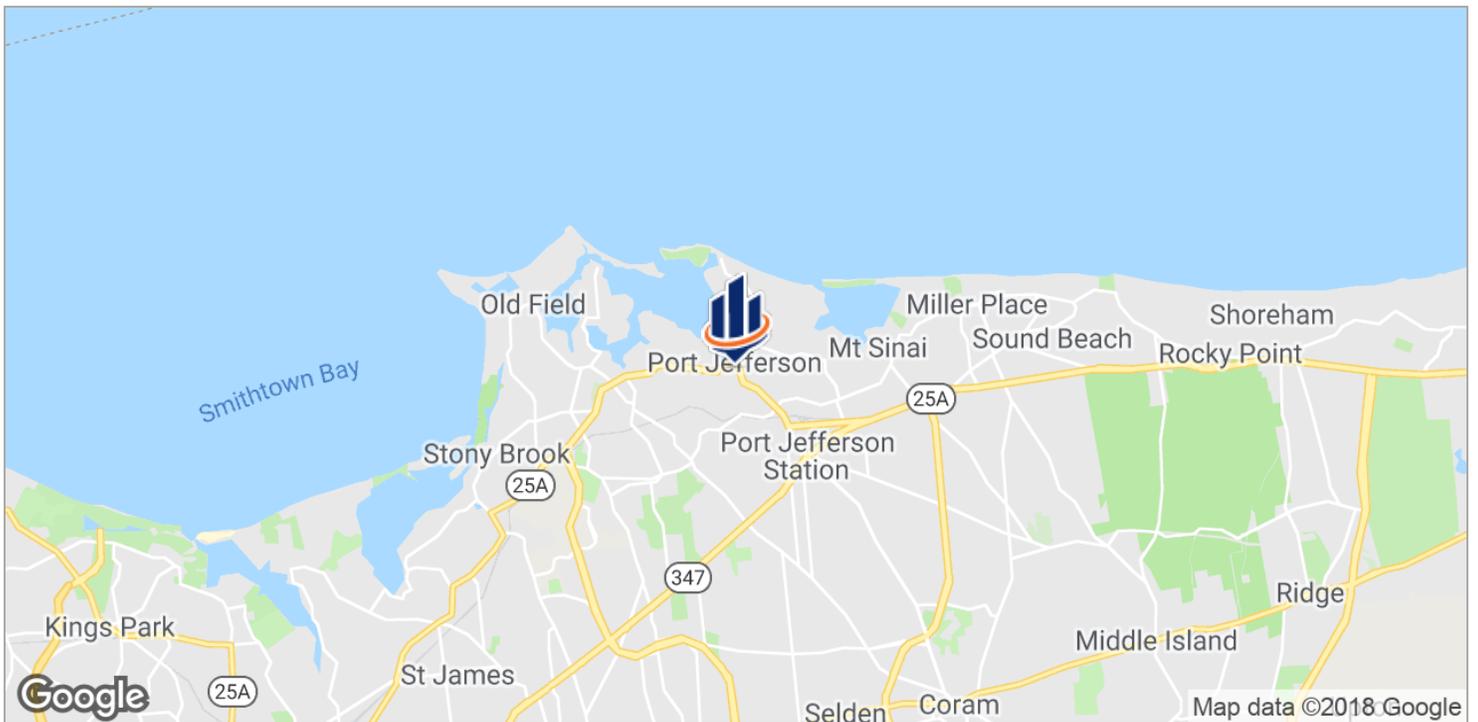
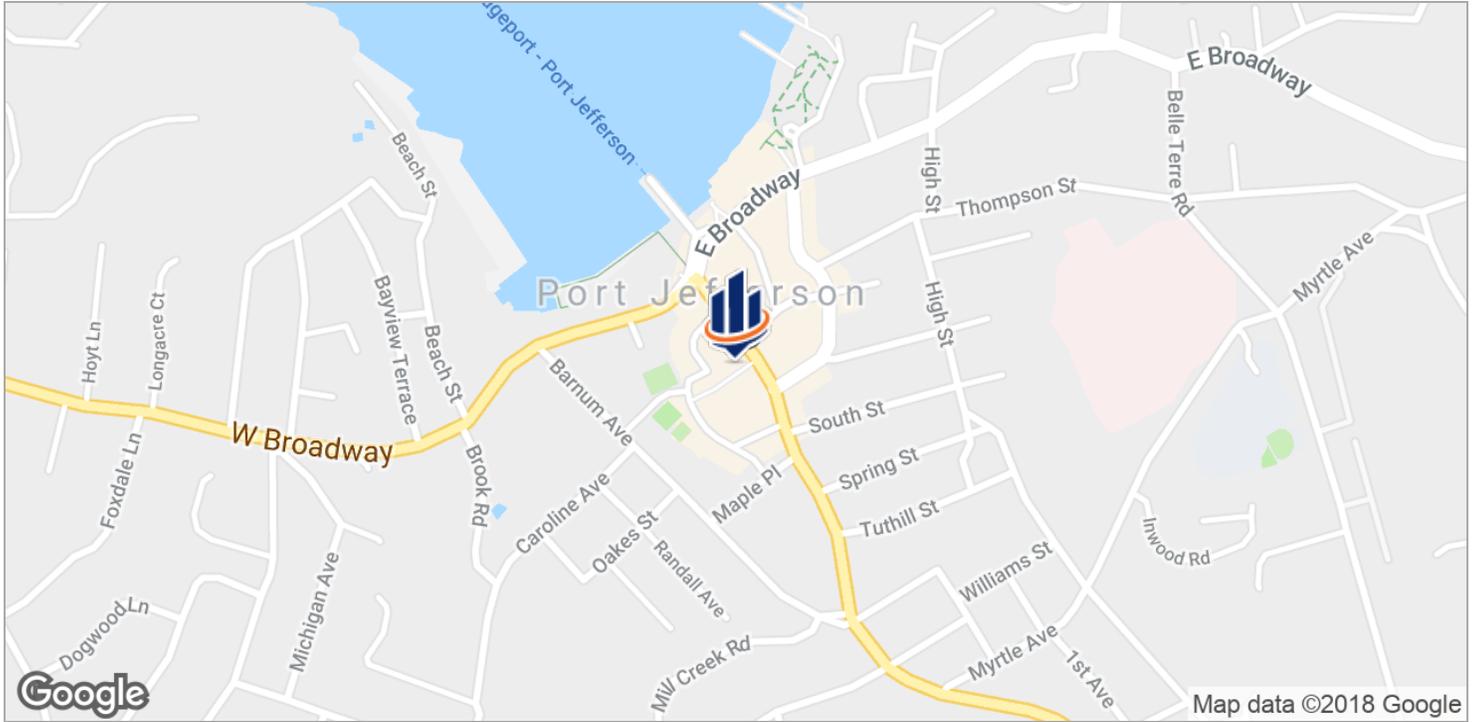
Additional Photos



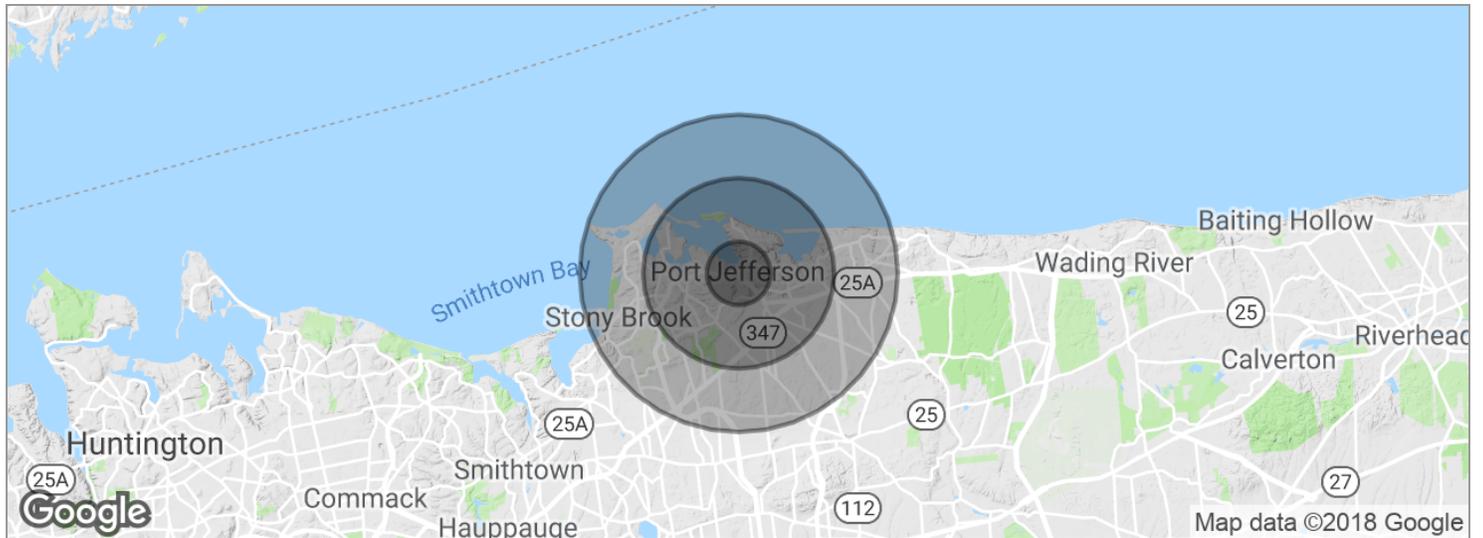
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,322	42,614	127,047
Median age	36.8	39.1	38.0
Median age (Male)	33.1	38.6	37.4
Median age (Female)	42.5	39.9	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,442	14,624	39,756
# of persons per HH	3.0	2.9	3.2
Average HH income	\$118,000	\$121,035	\$117,330
Average house value	\$557,177	\$506,488	\$471,978

* Demographic data derived from 2010 US Census