



Port Commons - Port Washington, NY

1029 Port Washington Boulevard

4,266 SF (Divisible) | Second Generation Restaurant Available

RIPCO
REAL ESTATE

2nd Generation Restaurant

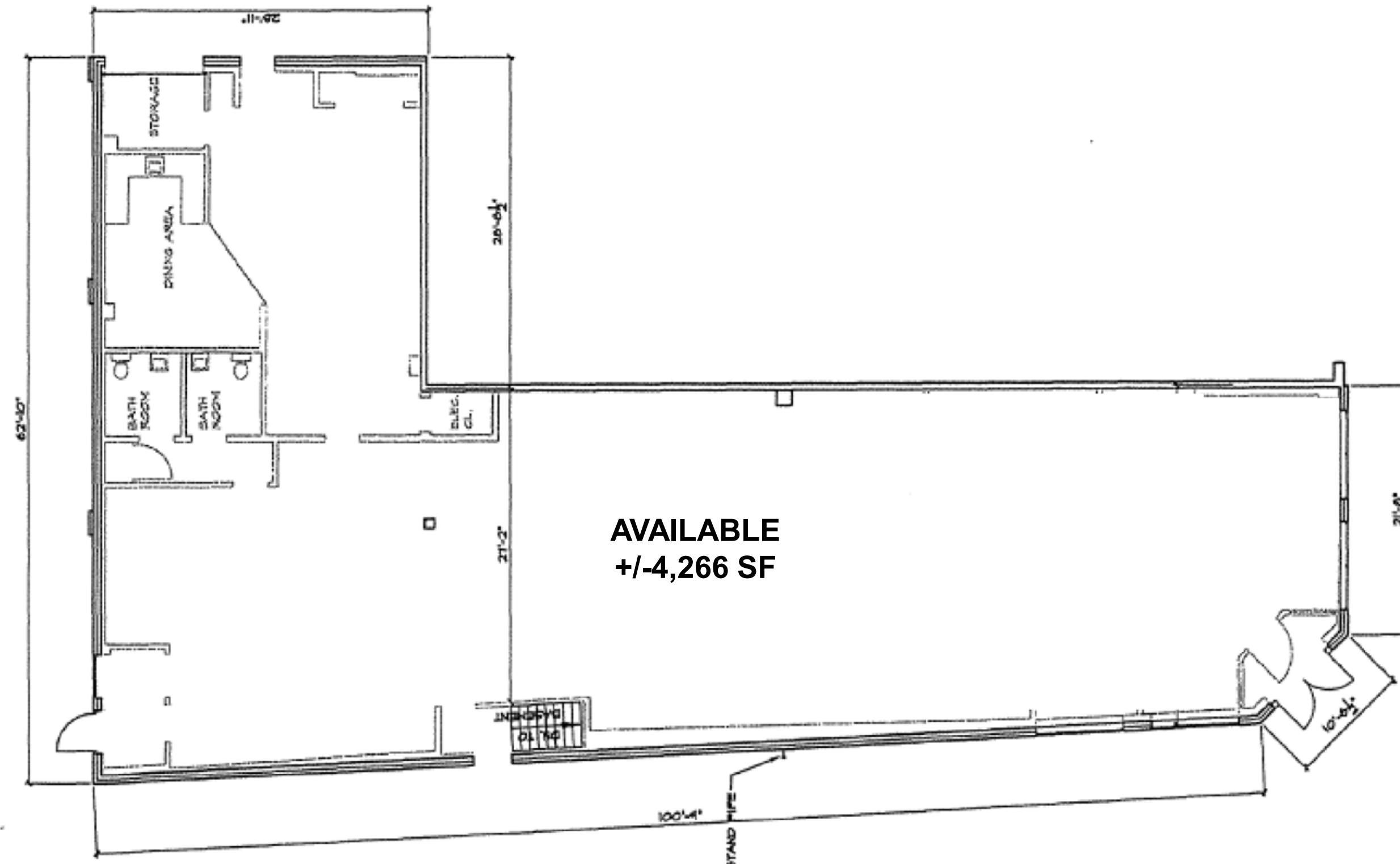


Downtown Port Washington



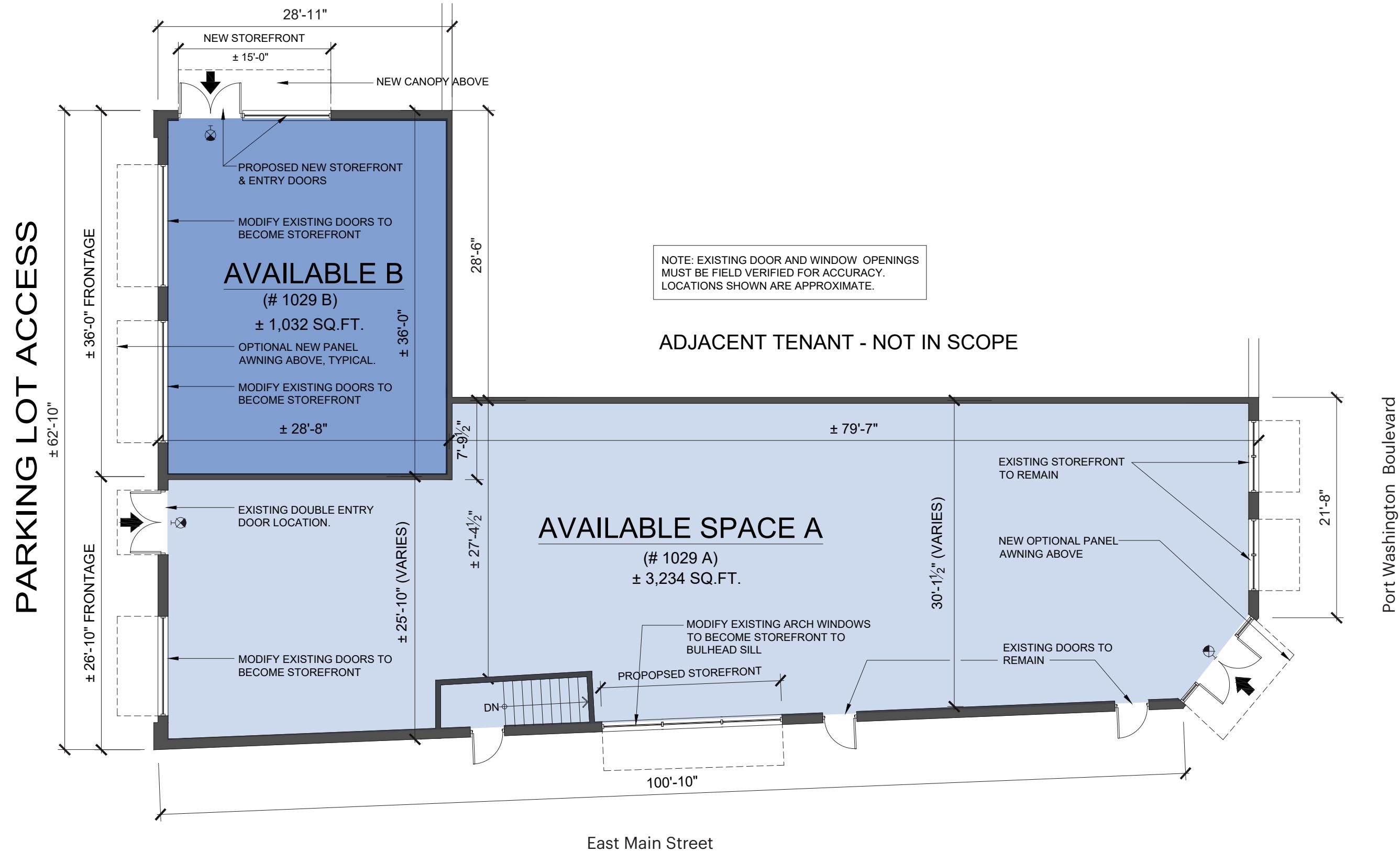


Prime Restaurant End Cap

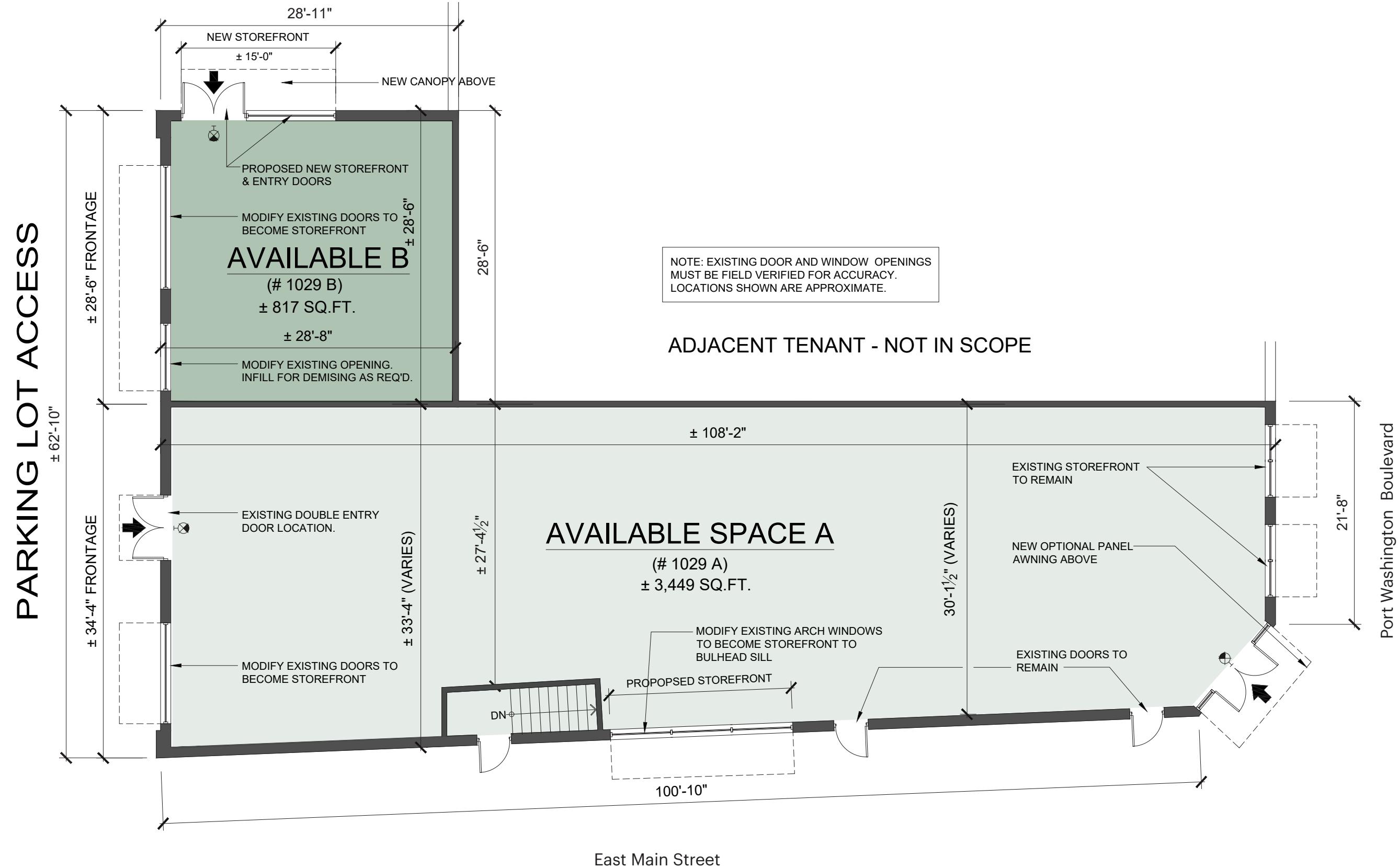


East Main Street

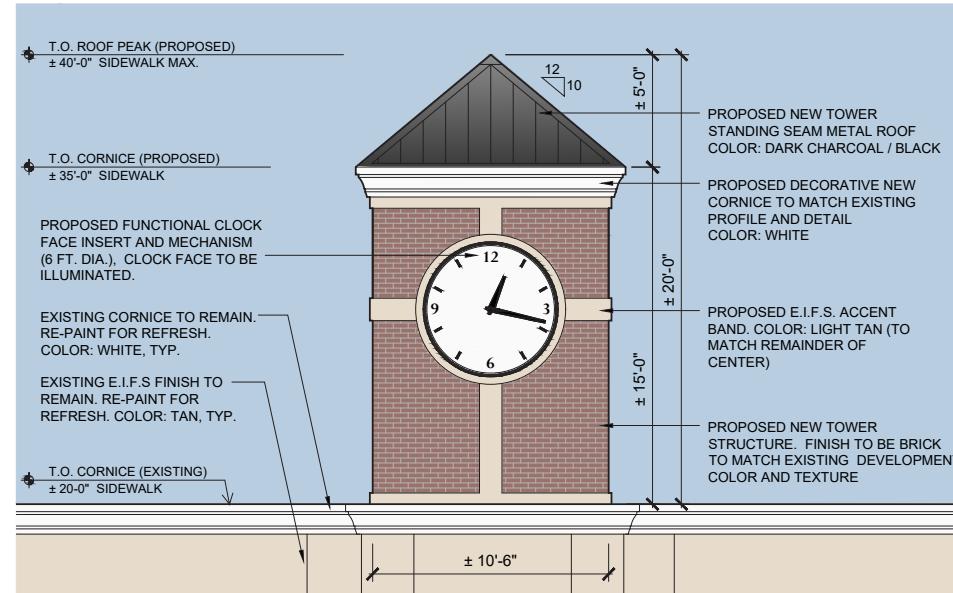
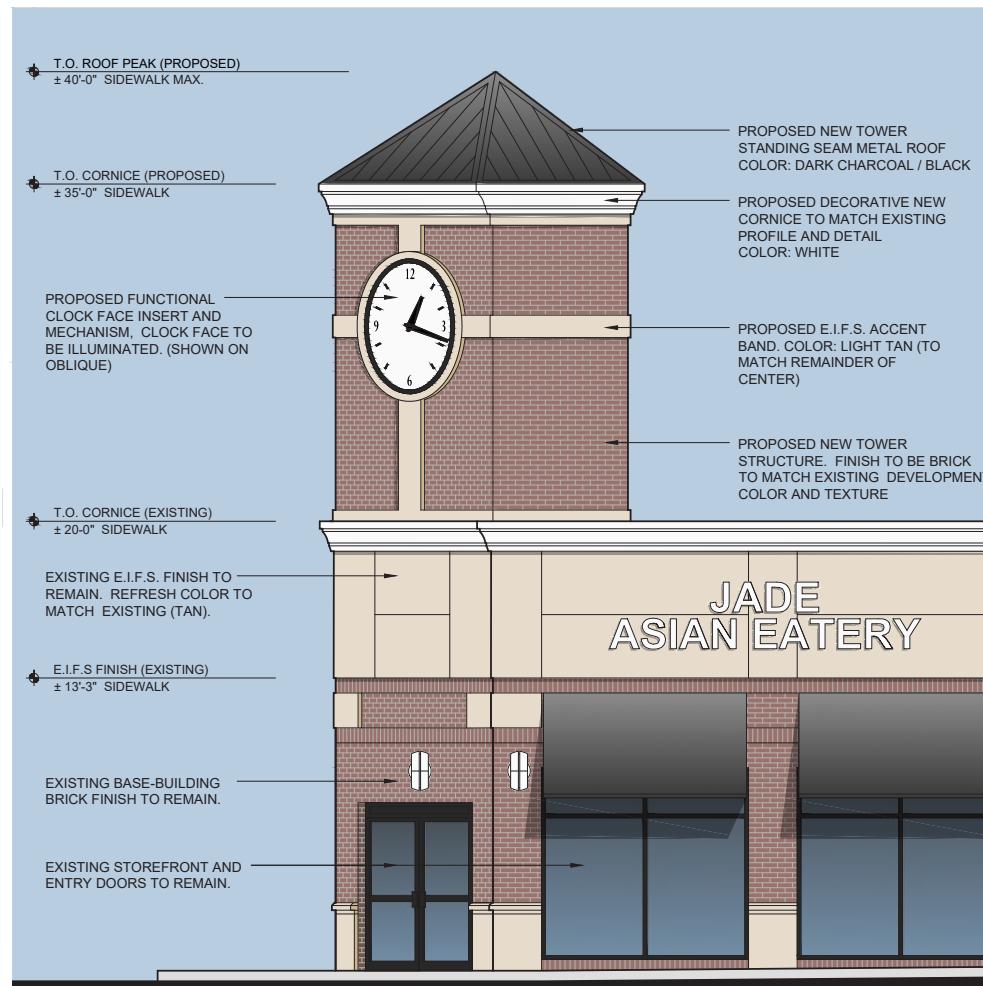
Site Plan - Option 1



Site Plan - Option 2



Proposed Elevation



CLOCK TOWER: FACE VIEW

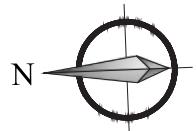
SCALE: 1/8" = 1'-0"

PROPOSED TOWER AREA OF FAÇADE REFRESH



SITE AERIAL

NOT TO SCALE



About Port Washington



Port Washington is one of Long Island's most desirable North Shore communities, known for its strong demographics, scenic waterfront, and vibrant small-town character.

The area features a dense and affluent residential base with a mix of historic homes, new luxury developments, and waterfront properties that drive consistent local spending. It is served by the highly regarded Port Washington Union Free School District, widely recognized for academic excellence, which further strengthens the area's appeal to families and long-term residents.

Easy access to Manhattan via the LIRR, as well as proximity to major roadways, makes the town attractive to both commuters and visitors.

The heart of the community is its charming Main Street corridor, a lively destination lined with boutiques, restaurants, cafés, and neighborhood services that benefit from steady foot traffic and strong local loyalty.

The town's picturesque harbor and marinas add to its appeal, attracting boating enthusiasts and seasonal visitors. With a built-in customer base, strong household incomes, and a well-established retail culture, Port Washington offers an exceptional environment for retail and restaurant operators seeking a stable, high-quality trade area.

1 MILE RADIUS

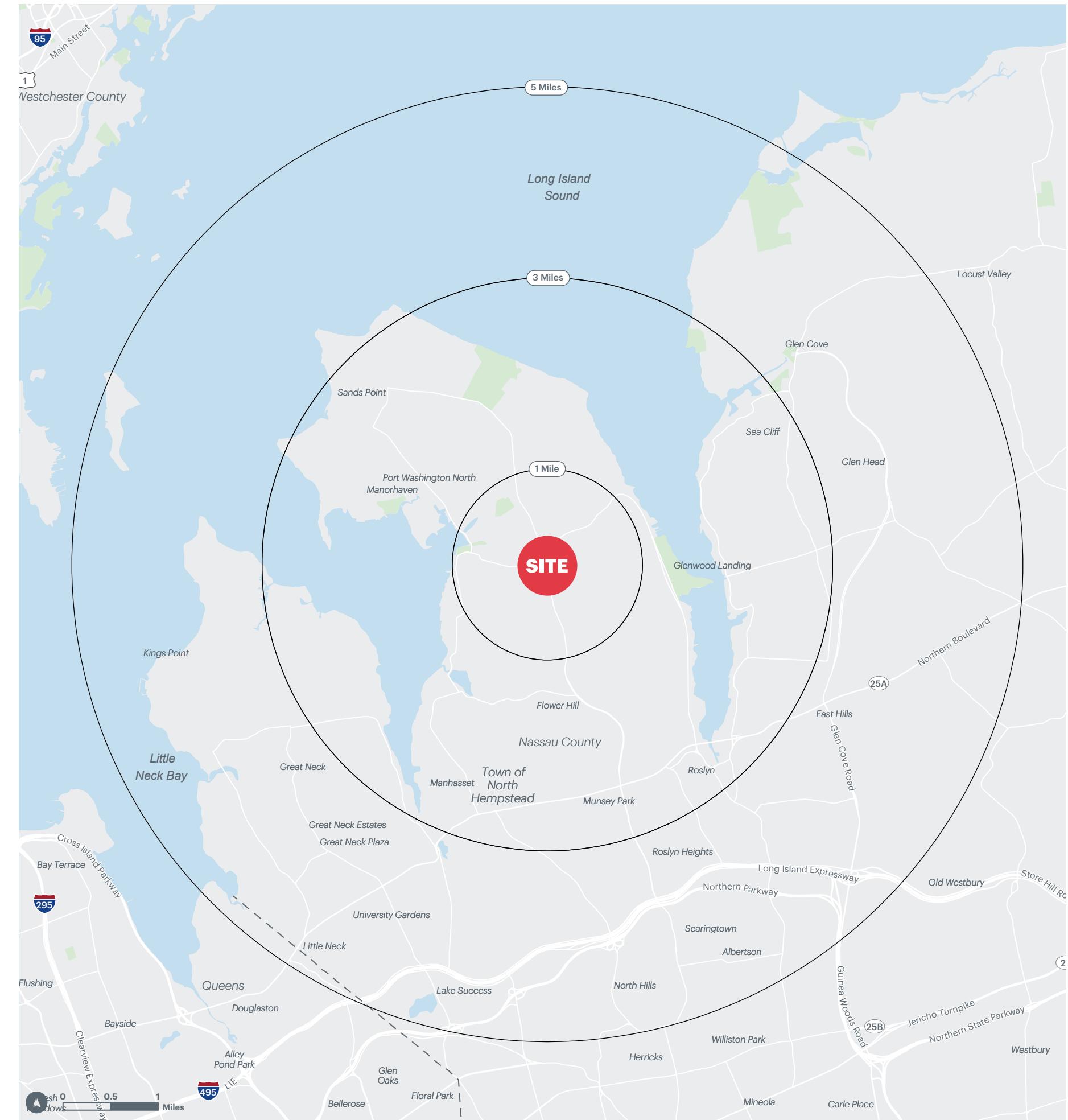
POPULATION	COLLEGE GRADUATES (Bachelor's +)
14,425	71.78%
HOUSEHOLDS	TOTAL BUSINESSES
5,223	840
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$275,600	6,468
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$195,203	13,643

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
69,662	70.67%
HOUSEHOLDS	TOTAL BUSINESSES
24,424	3,504
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$279,102	34,439
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$178,358	71,217

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
181,975	64.53%
HOUSEHOLDS	TOTAL BUSINESSES
63,635	9,928
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$243,219	112,990
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$155,753	208,524





CONTACT EXCLUSIVE AGENTS

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