



154 W BROADWAY

Port Jefferson, NY, 11777 | **Suffolk County**

FULLY EQUIPPED FREESTANDING RESTAURANT

FOR SALE
ASKING PRICE \$1,950,000

RIPCO
INVESTMENT SALES

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **154 W Broadway** — Port Jefferson, NY (the 'Property').

The subject property is a 7,632 SF freestanding restaurant situated on a 16,780 SF lot with 125 feet of frontage on Route 25A in the Village of Port Jefferson. This turnkey restaurant is fully equipped with all furniture, fixtures, and kitchen equipment and features a 110-seat dining room with full bar and commanding views of Port Jefferson Harbor.

The property is on sewer and features 28 on-site parking spaces plus an adjacent municipal parking lot. The restaurant presents an opportunity to be in Port Jefferson's thriving downtown and entertainment district, less than half a mile from the marina and ferry terminal and located across the street from The Shipyard at Port Jefferson, a 112-unit luxury residential complex, and Overbay Apartments, a 52-unit luxury residential community.

The property is an opportunity for an experienced restaurant and hospitality operator seeking to acquire a turnkey establishment with a fully equipped kitchen and significant capital improvements already completed.

PROPERTY SUMMARY

THE OFFERING

Property Address	154 W Broadway, Port Jefferson
County	Suffolk
Municipality	Village of Port Jefferson
Location	Located on the north side of Route 25A between Beach Street and Barnum Avenue
Section / Block / Lot	11 / 3 / 20.2
Property Type	Freestanding Restaurant - Fully Equipped

PROPERTY INFORMATION

Lot Frontage	125 FT (approx.)
Lot SF	16,780 SF (approx.)
Stories	2
Parking	28 plus adjacent municipal parking
Year Built / Last Altered	1955 / 2012
Elevators	Yes
Total Gross SF	7,632 SF (approx.)

ZONING INFORMATION

Zoning	Marina-Waterfront MW-1 District
Town Taxes	\$34,023.71
Village Taxes	\$7,038.44
Total Property Taxes	\$41,062.15

**154 W BROADWAY
FOR SALE**

INTERIOR PHOTOS



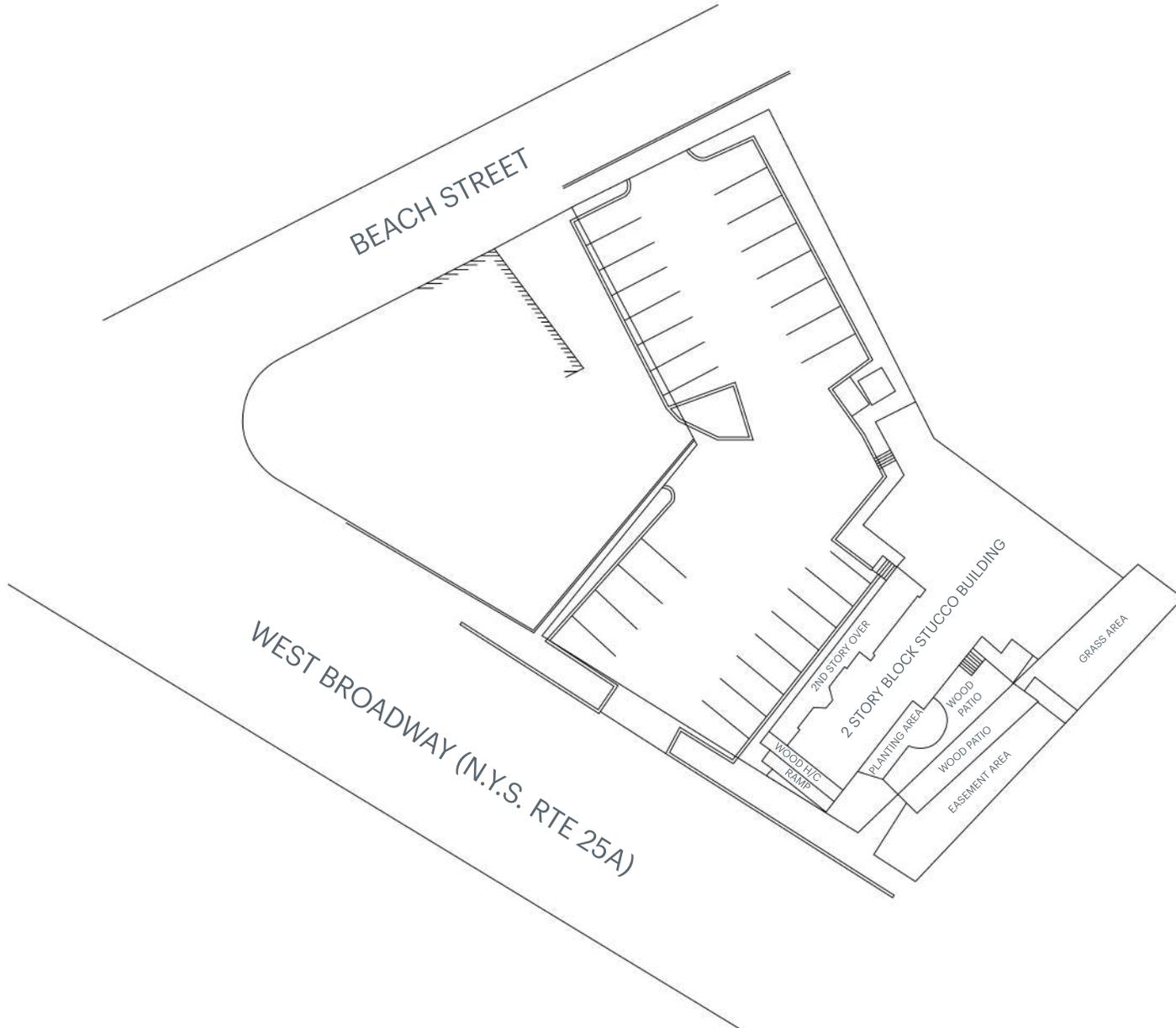
INTERIOR PHOTOS



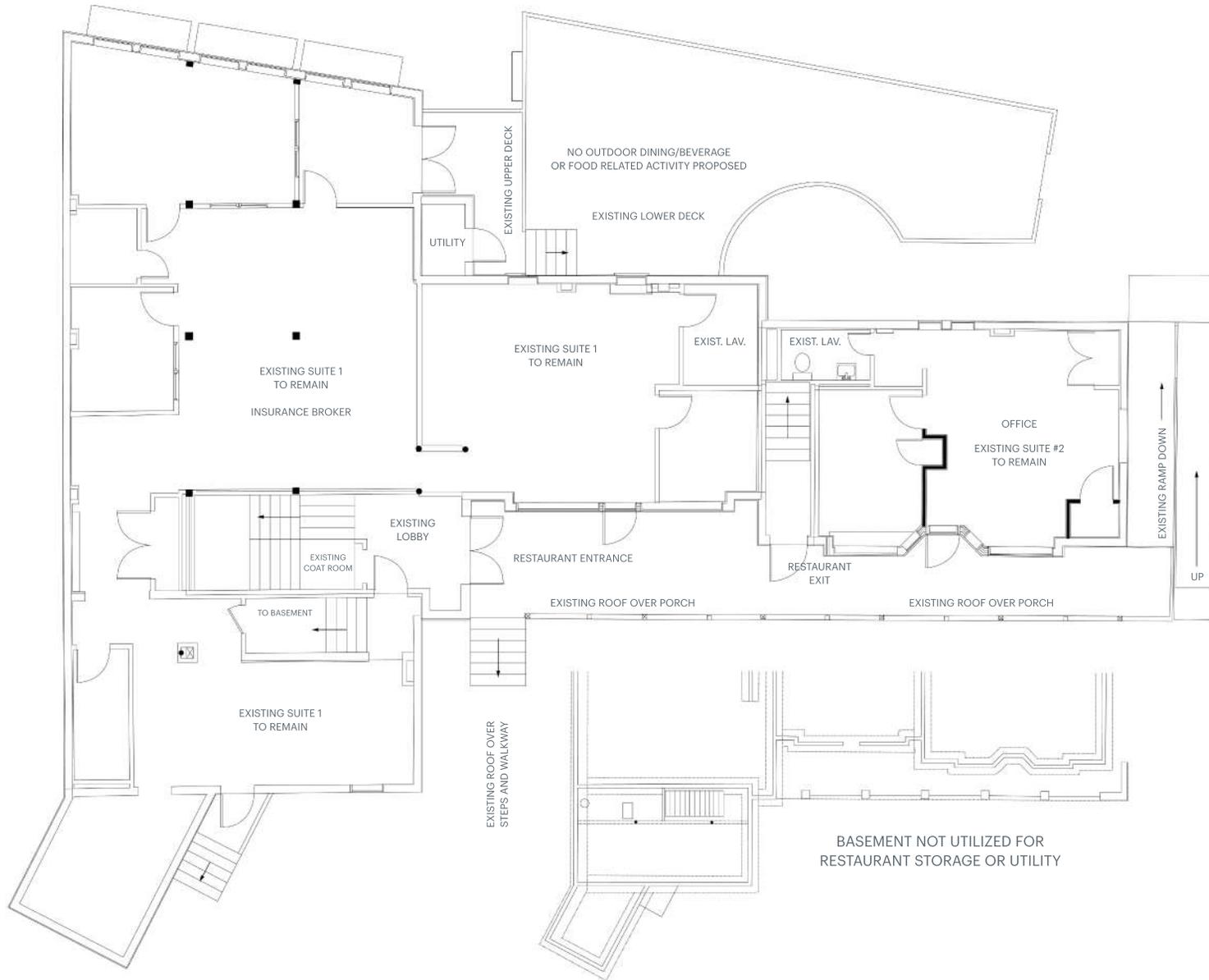
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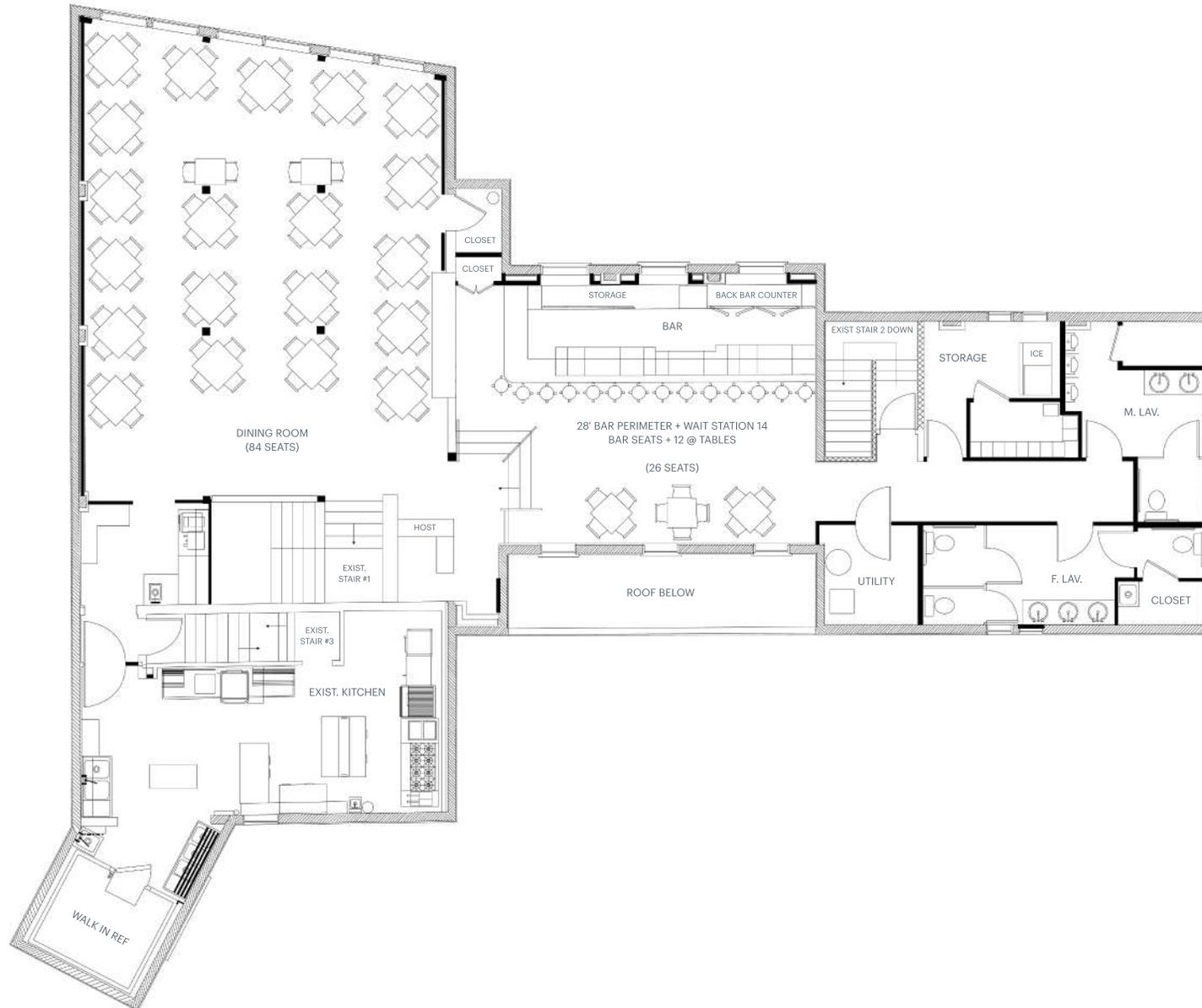
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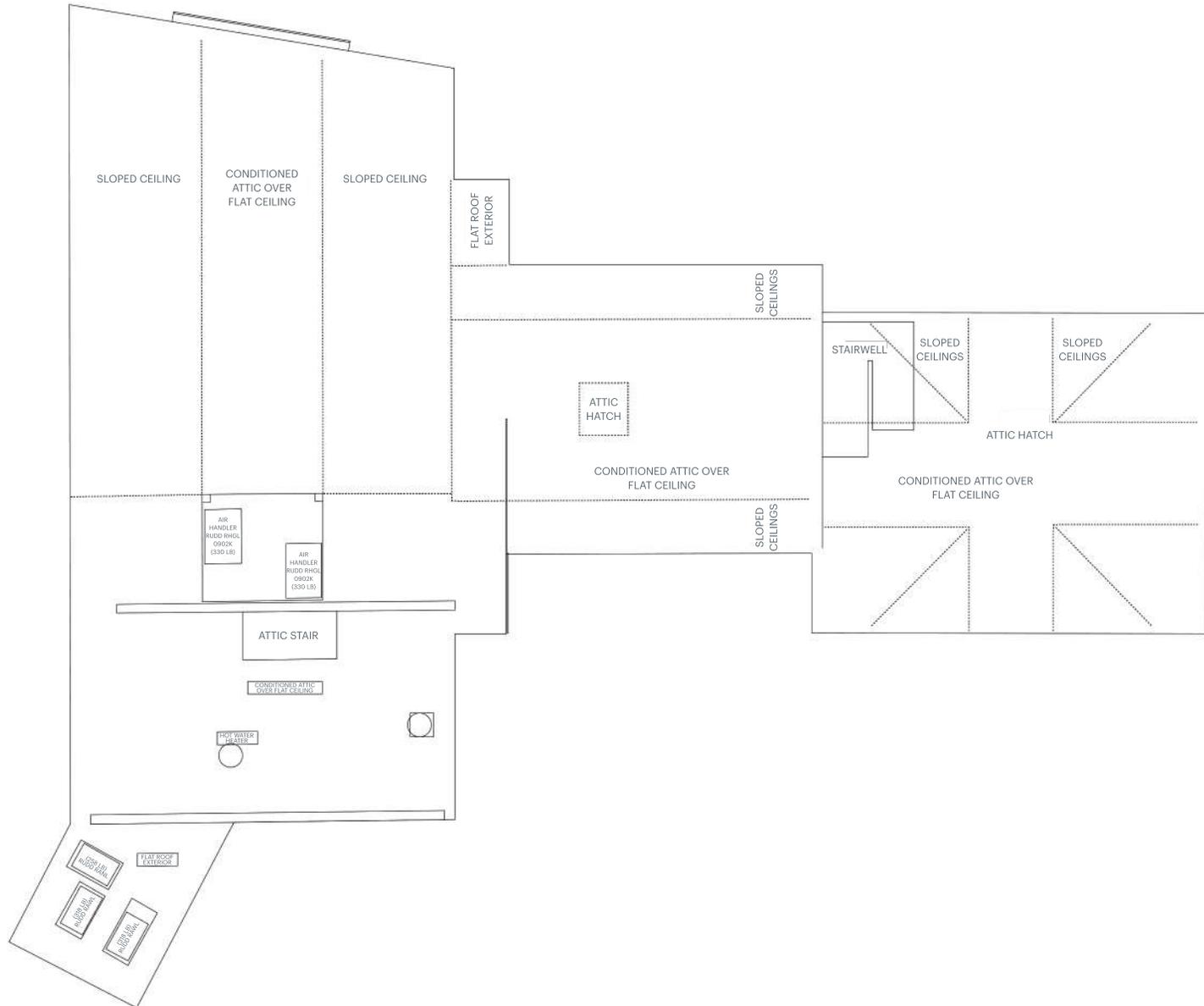
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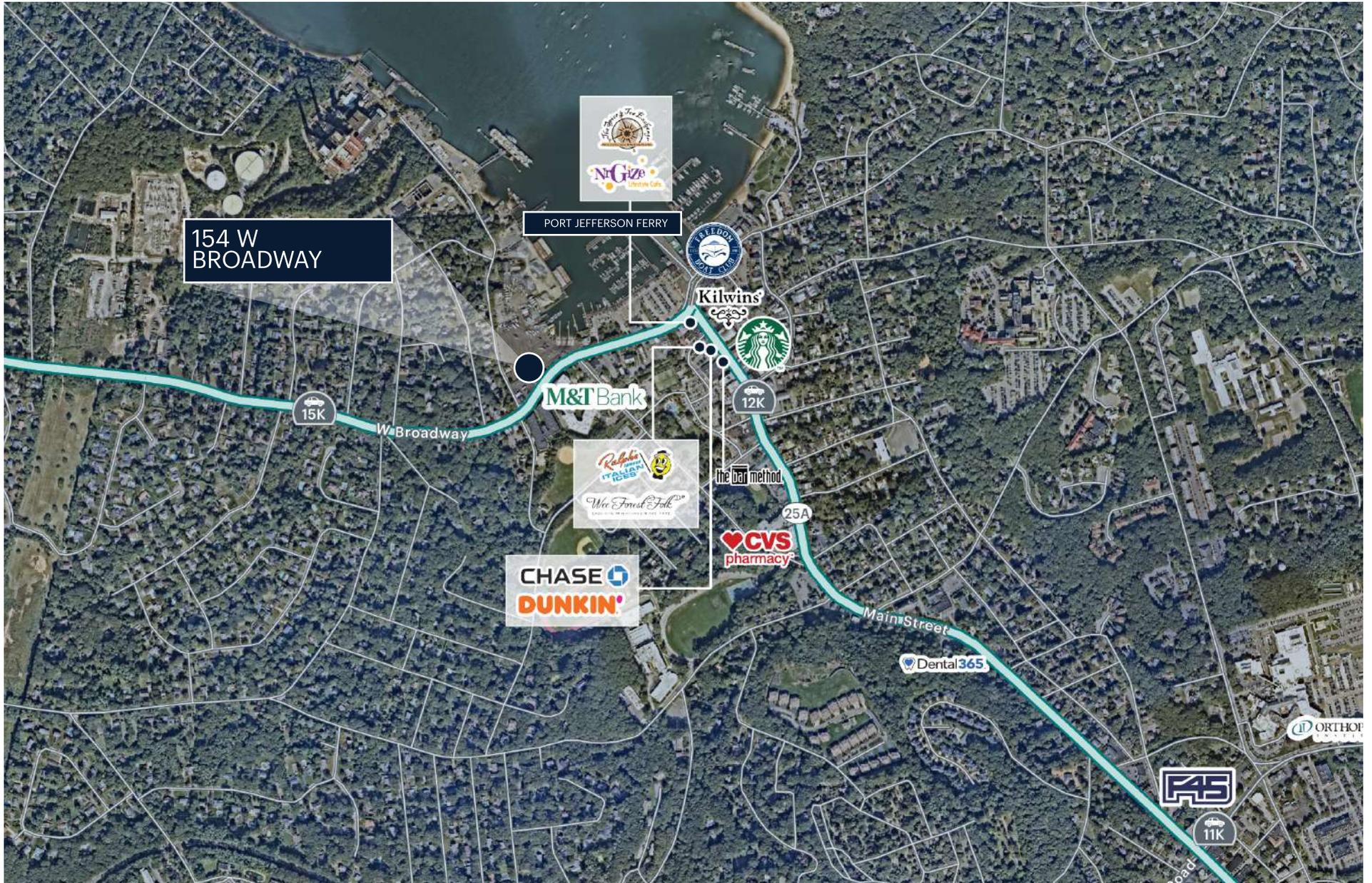
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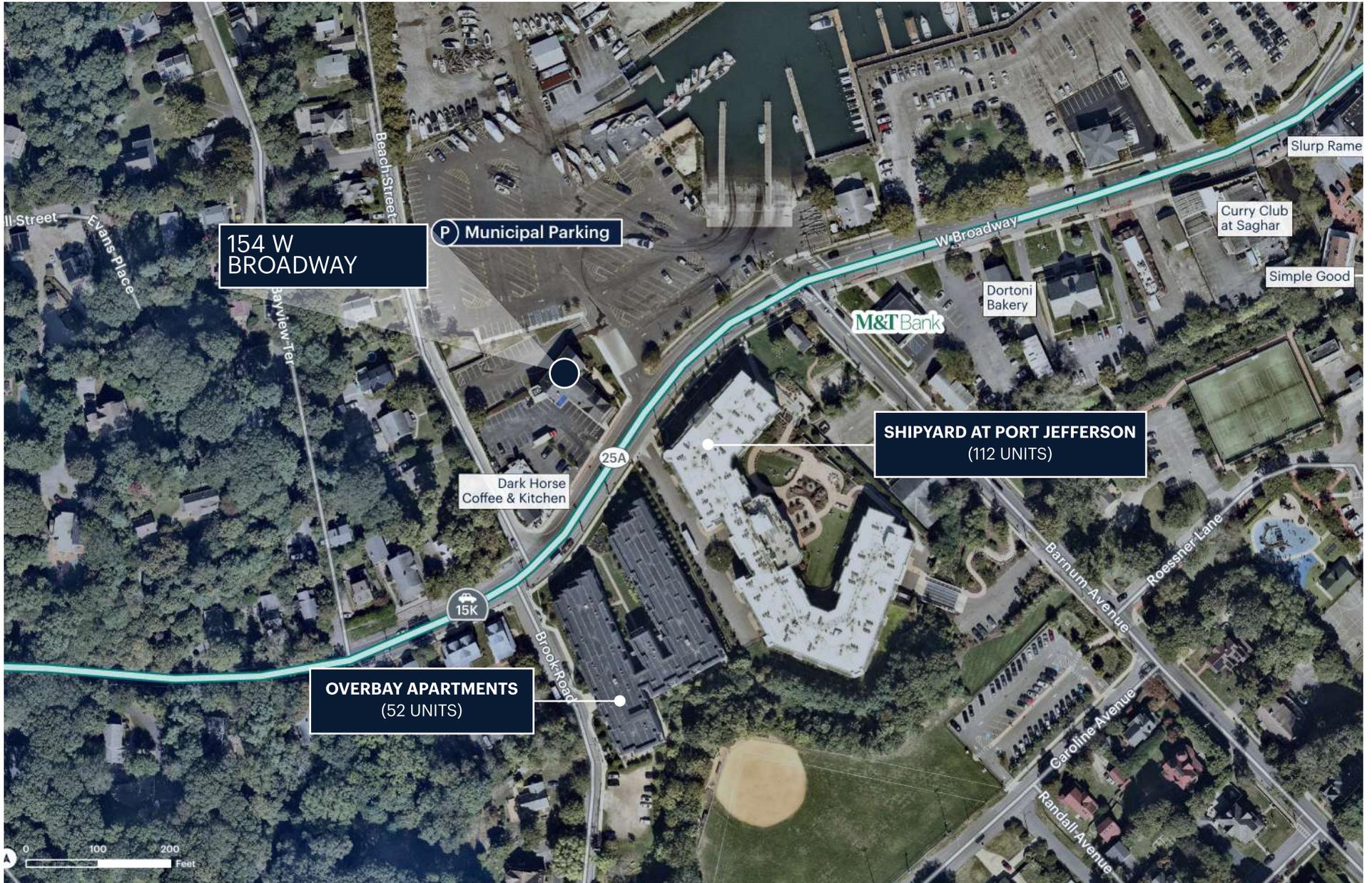
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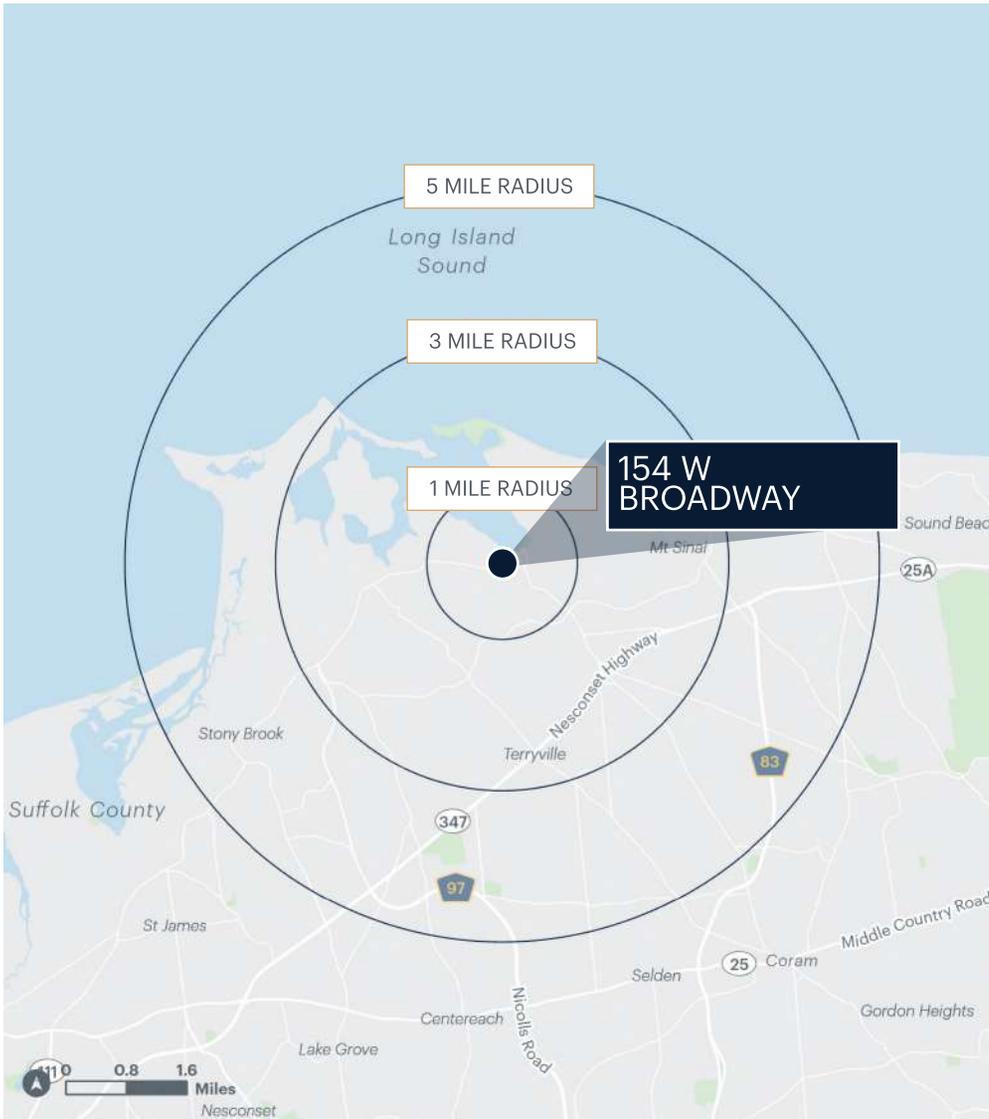
MARKET AERIAL



AERIAL



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	6,268	42,123	125,180
Number of Households	2,570	15,687	40,610
Average Household Income	\$185,123	\$181,624	\$172,036
Median Household Income	\$130,698	\$142,801	\$137,630
College Graduates	3,170 35.5%	17,855 31.9%	44,406 29.4%
Total Businesses	481	2,480	4,539
Total Employees	5,814	35,439	77,161
Daytime Population	8,937	56,369	144,065

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