

OFFERING MEMORANDUM

The Arcade Building | 14 Front St Greenport, NY 11944

FOR LEASE



Commercial



EXECUTIVE SUMMARY

The Arcade Building | 14 Front St Greenport, NY 11944

Building Size:	16,600 SF	Lot Size:	0.25 Acres
Ground Floor Size:	10,000 SF	Zoning:	C-R
Second Floor Size:	6,600 SF	Frontage:	71 Feet
Parking:	Street/Rear Lot	Sale/Lease Price:	\$20 SF/yr (NNN)

For more details or a private tour, please contact Michael and Kristy.

Property Overview

Located at 14 Front Street in the heart of Greenport Village, The Arcade offers an exceptional leasing opportunity in one of Long Island’s most vibrant waterfront communities. Known for its charming marina, boutique shops, and thriving seasonal tourism, Greenport draws consistent foot traffic from both locals and visitors year-round. This anchor tenant building sits in a prime central location surrounded by free public parking and neighboring retail, making it ideal for businesses seeking visibility and accessibility.

The property features nearly 10,000 square feet of ground floor space, complemented by an additional 6,600 square feet of second-floor warehouse space equipped with a conveyor belt system. With frontage on both Front Street and Adams Street, the building includes a loading dock, rare private parking, and high ceilings ranging from 11 to 14 feet. Interior finishes include hardwood floors, central air conditioning and heating, fire sprinklers, and 3-phase electric. Lease rate excludes utilities, property expenses, and building services. This is a standout opportunity for retail, showroom, or mixed-use tenants looking to establish a presence in one of the North Fork’s most walkable and commercially active destinations.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

COMPLETE HIGHLIGHTS

The Arcade Building | 14 Front St Greenport, NY 11944



Property Highlights

- Prime central location at 14 Front Street in Greenport Village with high foot traffic and free public parking.
- Nearly 10,000 SF of ground floor space plus 6,600 SF of second-floor warehouse with conveyor belt system.
- Dual frontage on Front Street and Adams Street, with a loading dock and rare private parking.
- Interior features include hardwood floors, central air and heating, fire sprinklers, and 3-phase electric.
- Ideal for retail, showroom, or mixed-use tenants in one of Long Island's most vibrant waterfront communities.

Exclusively represented by:

Michael G. Murphy

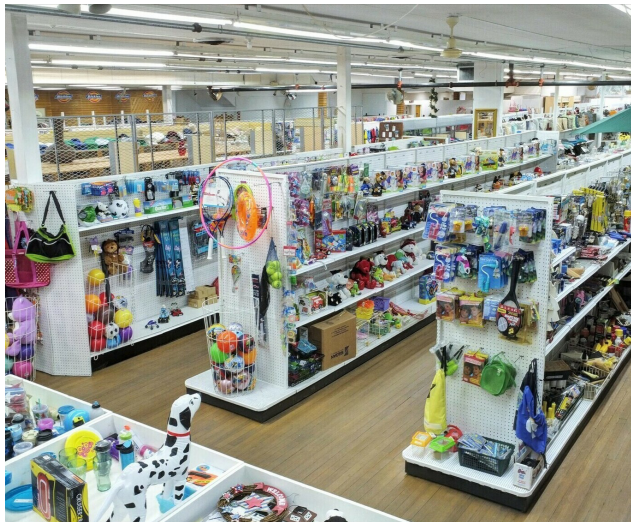
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

ADDITIONAL PHOTOS

The Arcade Building | 14 Front St Greenport, NY 11944



Exclusively represented by:

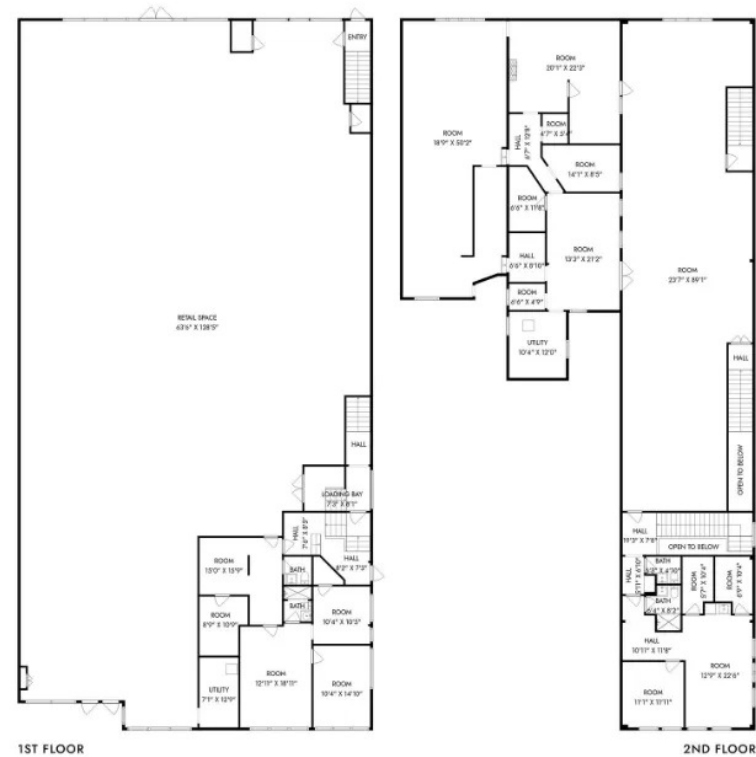
Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

The Arcade Building | 14 Front St Greenport, NY 11944



TOTAL: 16000 SQ. FT.
1ST FLOOR: 10000 SQ. FT., 2ND FLOOR: 6000 SQ. FT.

CALCULATED MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

Exclusively represented by:

Michael G. Murphy

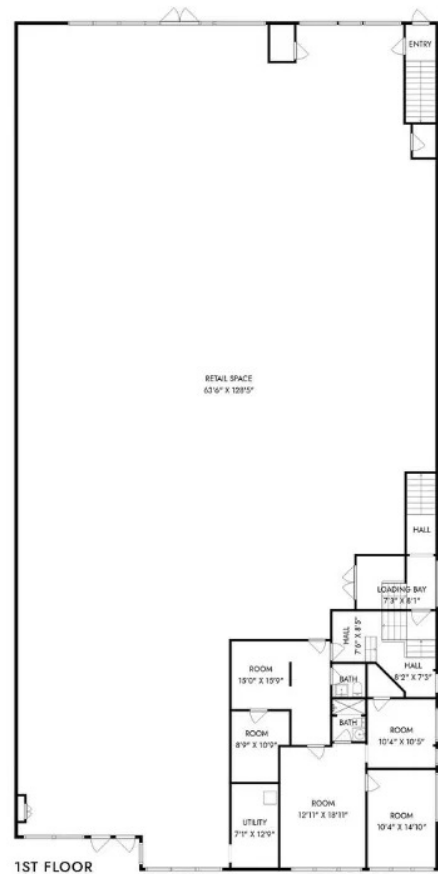
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

FLOOR PLAN-1ST FLOOR

The Arcade Building | 14 Front St Greenport, NY 11944



TOTAL: 16000 SQ. FT.
1ST FLOOR: 10000 SQ. FT., 2ND FLOOR: 6000 SQ. FT.

CALCULATED MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

Exclusively represented by:

Michael G. Murphy

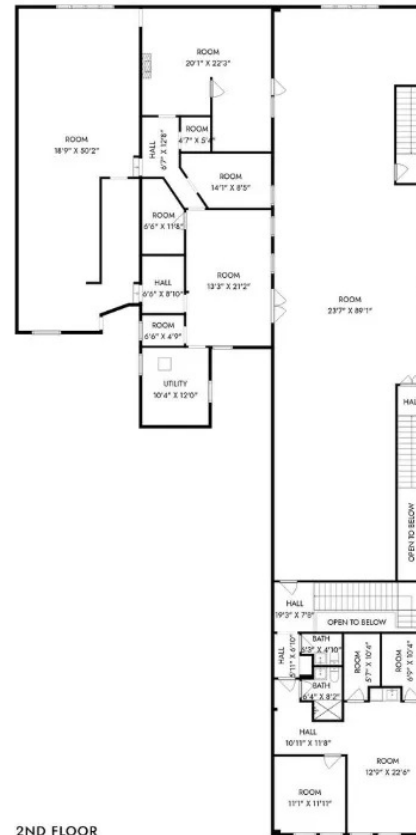
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

FLOOR PLAN-2ND FLOOR

The Arcade Building | 14 Front St Greenport, NY 11944



2ND FLOOR

TOTAL: 16000 SQ. FT.
1ST FLOOR: 10000 SQ. FT., 2ND FLOOR: 6000 SQ. FT.

CALCULATED MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

RETAILER MAP

The Arcade Building | 14 Front St Greenport, NY 11944



Exclusively represented by:

Michael G. Murphy

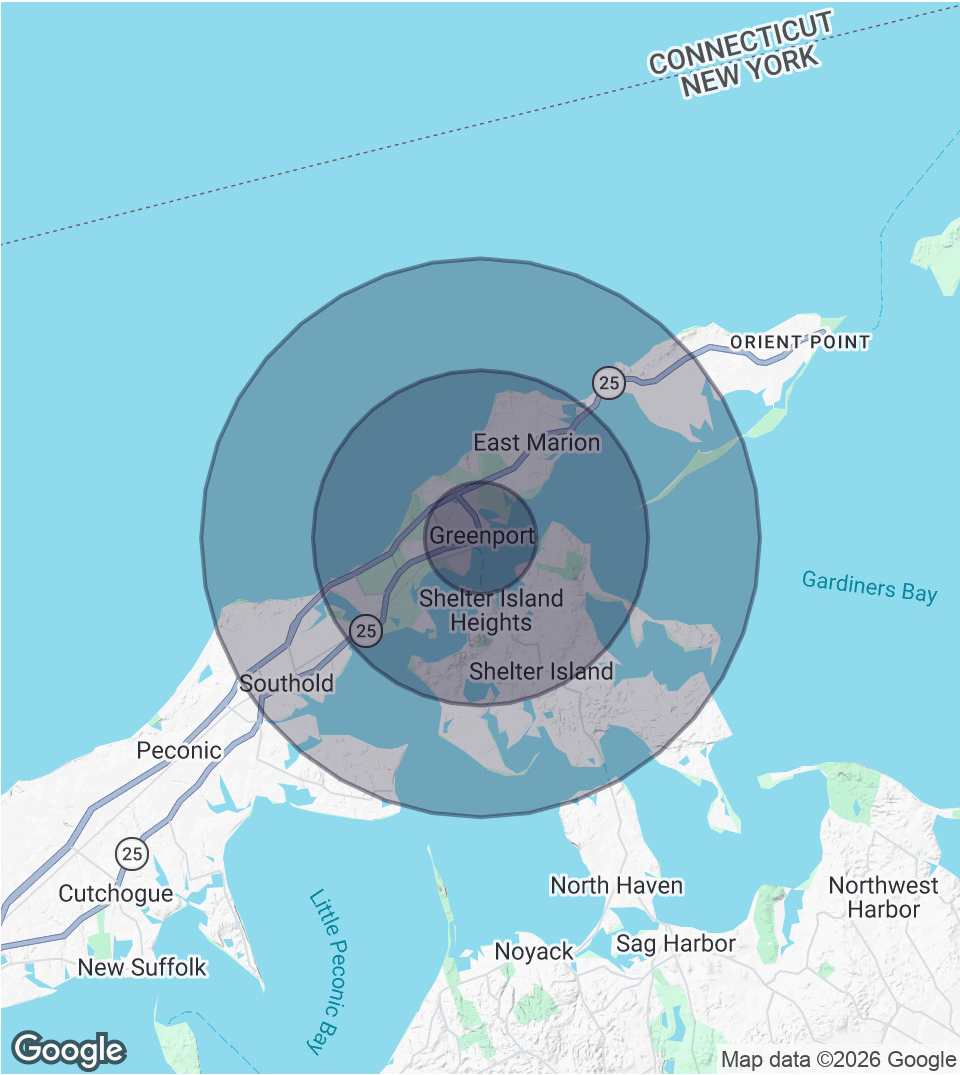
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

DEMOGRAPHICS MAP & REPORT

The Arcade Building | 14 Front St Greenport, NY 11944



1 Mile Radius

Population
3,951
Households
1,550
Average HH Income
\$121,974

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

3 Miles Radius

Population
8,635
Households
3,755
Average HH Income
\$134,059

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

5 Miles Radius

Population
14,348
Households
6,280
Average HH Income
\$140,205

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Kristy B. Naddell

Licensed Associate Real Estate Broker
631.905.8584 Email: kristy.naddell@elliman.com

The Arcade Building | 14 Front St Greenport, NY 11944

EXCLUSIVELY REPRESENTED BY:



Michael G. Murphy

President | Commercial Division

631.858.2460

Email: michael.murphy@elliman.com



Kristy B. Naddell

Licensed Associate Real Estate Broker

631.905.8584

Email: kristy.naddell@elliman.com



550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405
© 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT
TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY
YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE
OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.