



THOMAS J. MCCARTHY REAL ESTATE
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EXCLUSIVE

38-44 Front St. | Greenport, NY 11944 | MLS®
#989877

\$25/foot

Commercial Lease
MLS® #984334



Conceptual Rendering

Greenport's Premier Retail Space

WHAT'S AVAILABLE

- 2,912 sq ft available for immediate occupancy
- Growth Opportunity for your business
- Unique ground-floor opportunity in Greenport
- High Daily Foot Traffic
- Accessible entrance and common areas
- Prime Front Street frontage on Greenport's busiest block



THE NUMBERS

Price:	\$25
Building:	9,041 sq ft total
Available:	2,912 sq ft
Zoning:	CR

LOCATION

Front Street is Greenport's main commercial artery, and 38-44 is right in the middle of it. Steps from the ferry terminal, the marina, and the village's top restaurants and shops, this block sees a steady mix of year-round locals, boaters, and the tourists who make Greenport one of the East End's most-visited destinations. The foot traffic here is authentic, consistent, and seasonally amplified.

PERMITTED USES

- Retail storefront or boutique shop
- Perfect for restaurant, cafe, or food & beverage
- Varied uses under Greenport's new CR Zoning
- Flexible building for flexible business



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GREENPORT'S PREMIER FRONT STREET INVESTMENT

Mixed-Use | Available Immediately | 2,912 SF



9,041

Total Sq Ft Building

2,912

Sq Ft Available Now

4

Total Units in Building

WHY THIS WORKS

- Prime Front Street address on Greenport's most trafficked block
- Clear upside in a prime retail location
- Steps from the ferry terminal, Mitchell Park, & public marina
- Constant foot traffic from locals, tourists, boaters, and day-trippers
- Adaptable space for a variety of operators

THE MARKET

- Greenport is the East End's fastest-growing destination village
- Year-round harbor town with a strong seasonal surge
- Ferry and boater traffic drives consistent daily foot traffic
- Both local & vacation community w/ high net-worth residents
- Limited long-term commercial inventory

ABOUT THE BUILDING

38-44 Front Street places your business directly in the center of Greenport's busiest block. Steps from the ferry, marina, and Mitchell Park, this location captures constant foot traffic from locals, tourists, and boaters throughout the year. The 2,912 square feet available today offers a flexible, high-exposure space ideal for retail or food and beverage operators looking to open quickly and capitalize on one of the East End's strongest commercial corridors.

WHAT'S INCLUDED

- 2,912 sq ft available
- Prime Frontage on Front St
- Abundant parking on both Front & Adams St.
- Public sewer and water, propane available
- Individual electric meter
- Flexible lease terms
- Second-floor mezzanine office space
- Once-in-a-lifetime business opportunity

Thomas J. McCarthy

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