

For Lease

RIPCO  
RETAIL LEASING

# Port Jefferson, NY

154 W Broadway



| 4,000 SF

Fully equipped restaurant and bar for lease overlooking harbor

Contact  
Exclusive Agents

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# Space Details



<b>Size</b>	4,000 SF
<b>Frontage</b>	125 FT on Route 25A
<b>Rent</b>	Upon request
<b>Comments</b>	<b>Fully equipped restaurant.</b> <b>110 seats, full bar and patio seating.</b> High-end build-out. Furniture, fixtures and kitchen equipment included. Freestanding building on sewer.
<b>Neighbors</b>	CVS, Chase Bank, Dunkin', Ralph's Italia Ices, M&T Bank, Starbucks, Kilwin's, Port Jefferson Ferry

# Photos

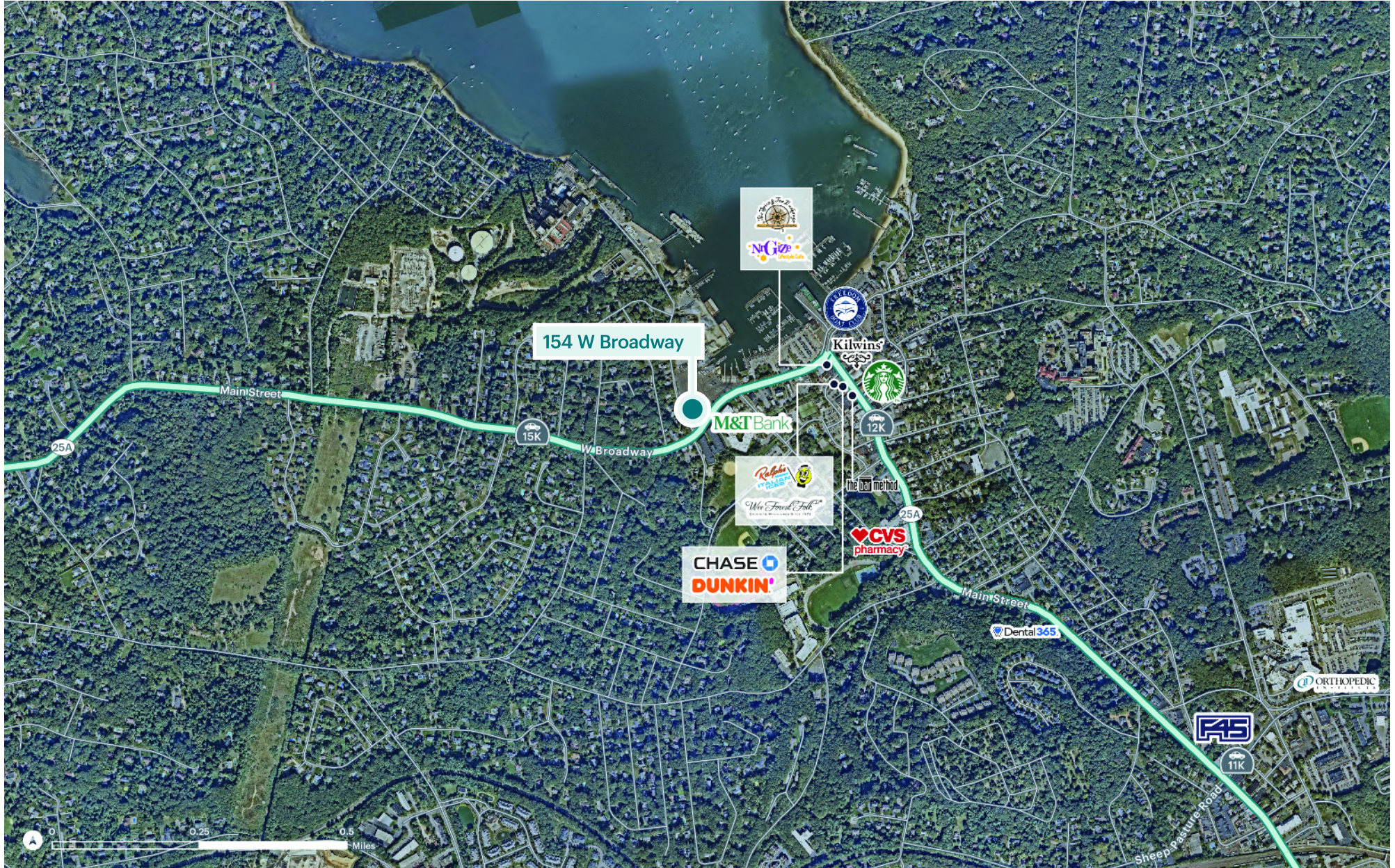
Kitchen



Stock Room



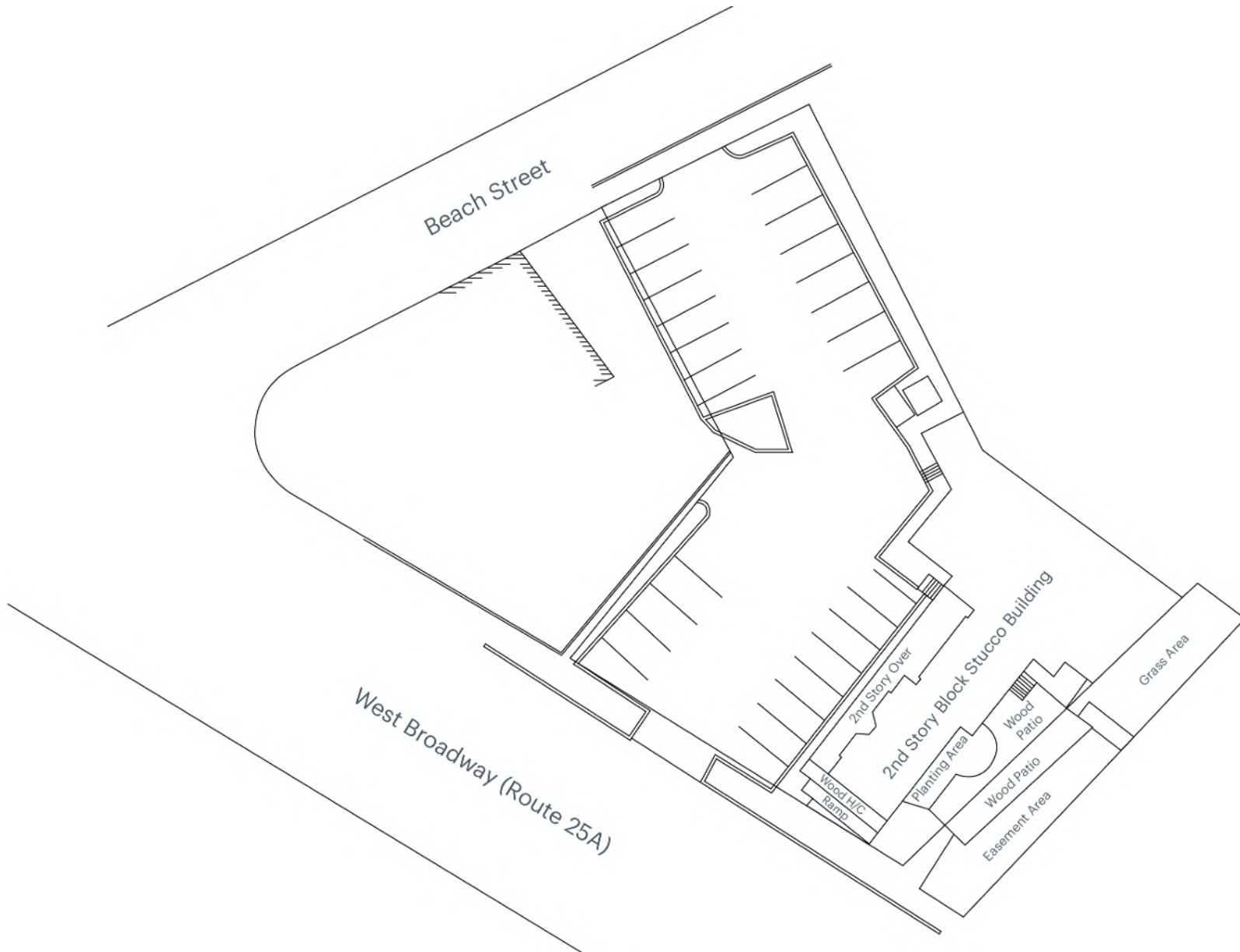
# Market Aerial



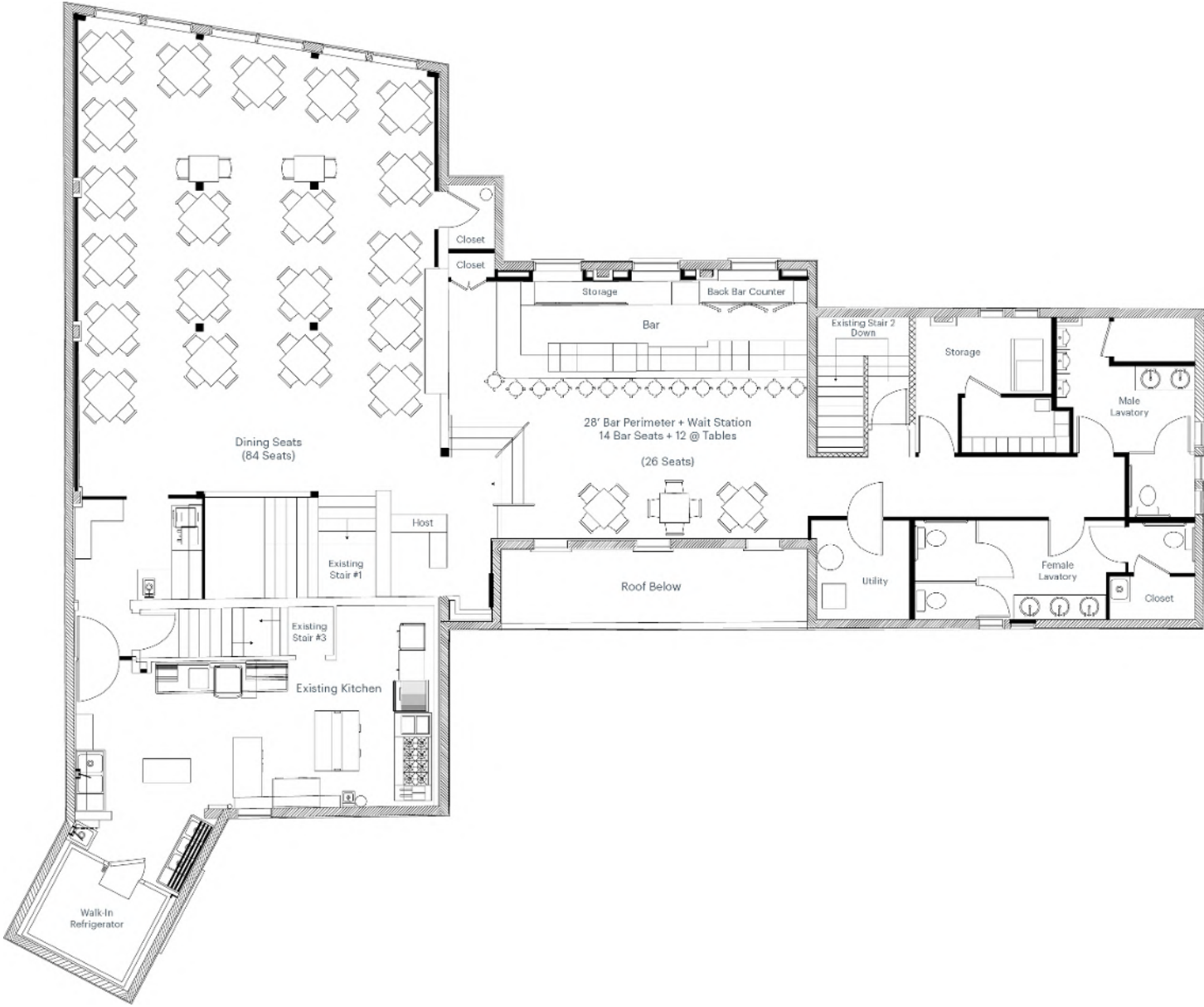
# Mid Level Aerial



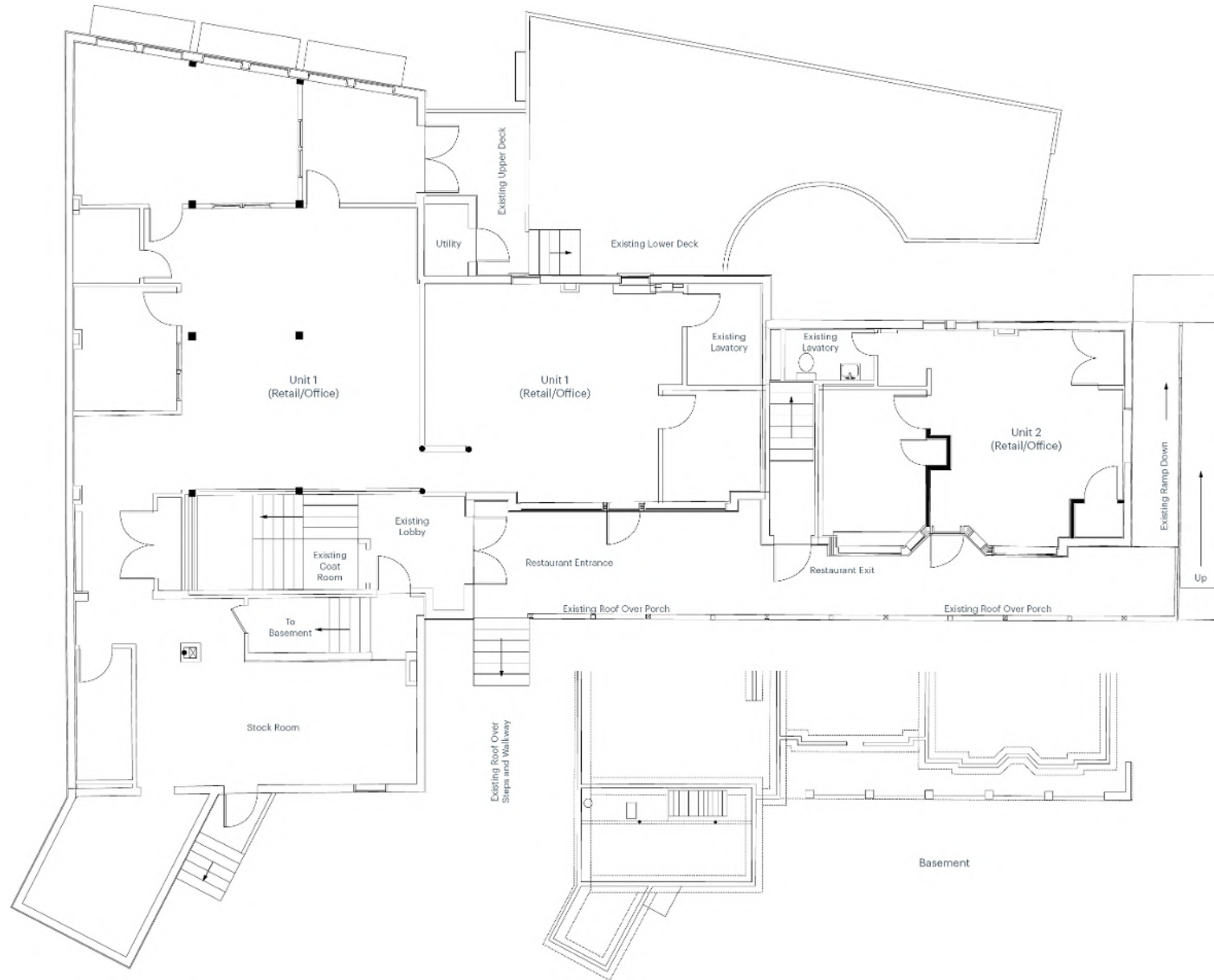
# Survey



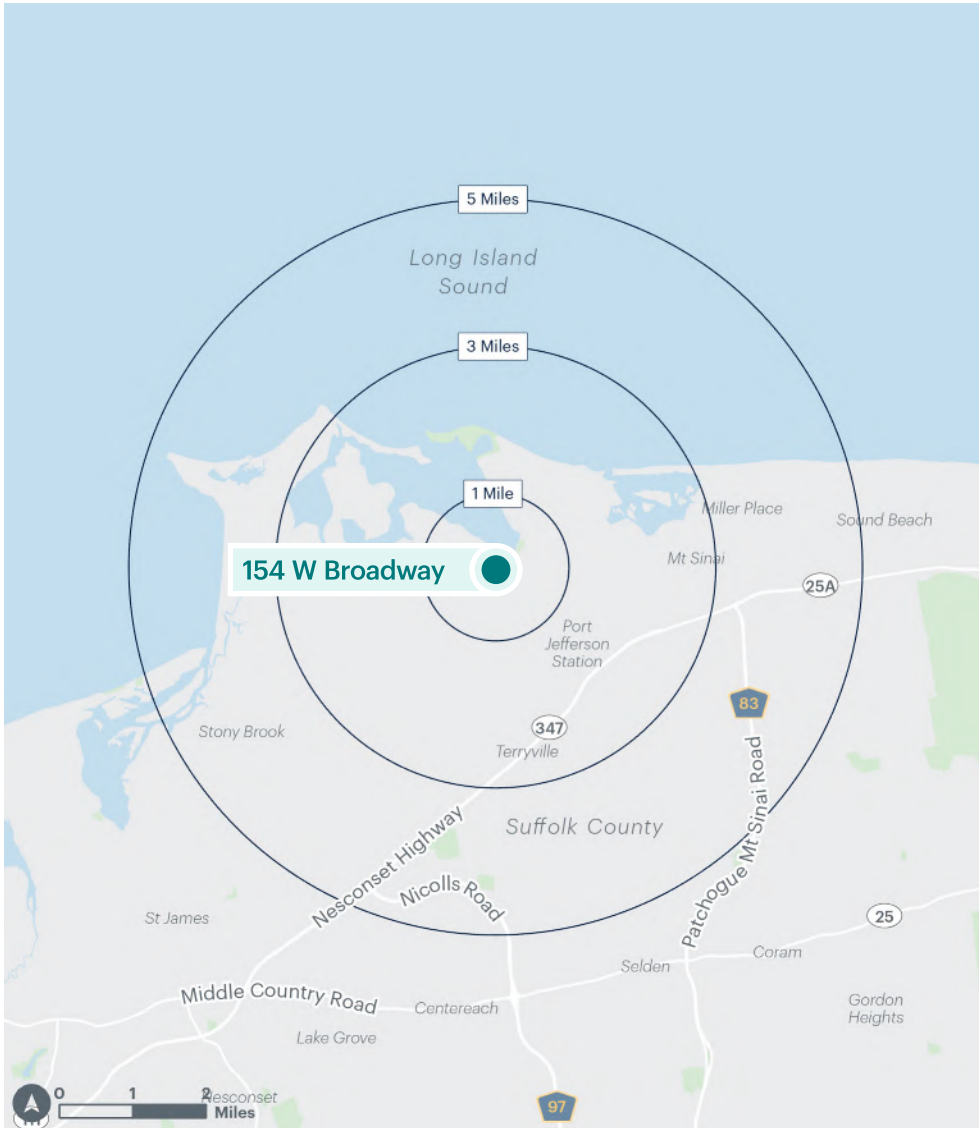
# Second Floor - Main Dining Room



# First Floor - Lobby/Stock Room



# Area Demographics



	1 mile	3 miles	5 miles
<b>Population</b>	6,268	42,123	125,180
<b>Total Households</b>	2,570	15,687	40,610
<b>Average Household Income</b>	\$185,123	\$181,624	\$172,036
<b>Median Household Income</b>	\$130,698	\$142,801	\$137,630
<b>% Population with Bachelors +</b>	66.53%	57.12%	51.19%
<b>Daytime Population</b>	8,937	56,369	144,065
<b>Total Daytime Employees</b>	5,814	35,439	77,161
<b>Total Businesses</b>	481	2,480	4,539