

# 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

<b>Building Size:</b>	16,600 SF	<b>Lot Size:</b>	0.25 Acres
<b>Ground Floor Size:</b>	10,000 SF	<b>Zoning:</b>	C-R
<b>Second Floor Size:</b>	6,600 SF	<b>Frontage:</b>	71 Feet
<b>Parking:</b>	Street/Rear Lot	<b>Sale/Lease Price:</b>	\$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**

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# 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.

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# ADDITIONAL PHOTOS

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# RETAILER MAP

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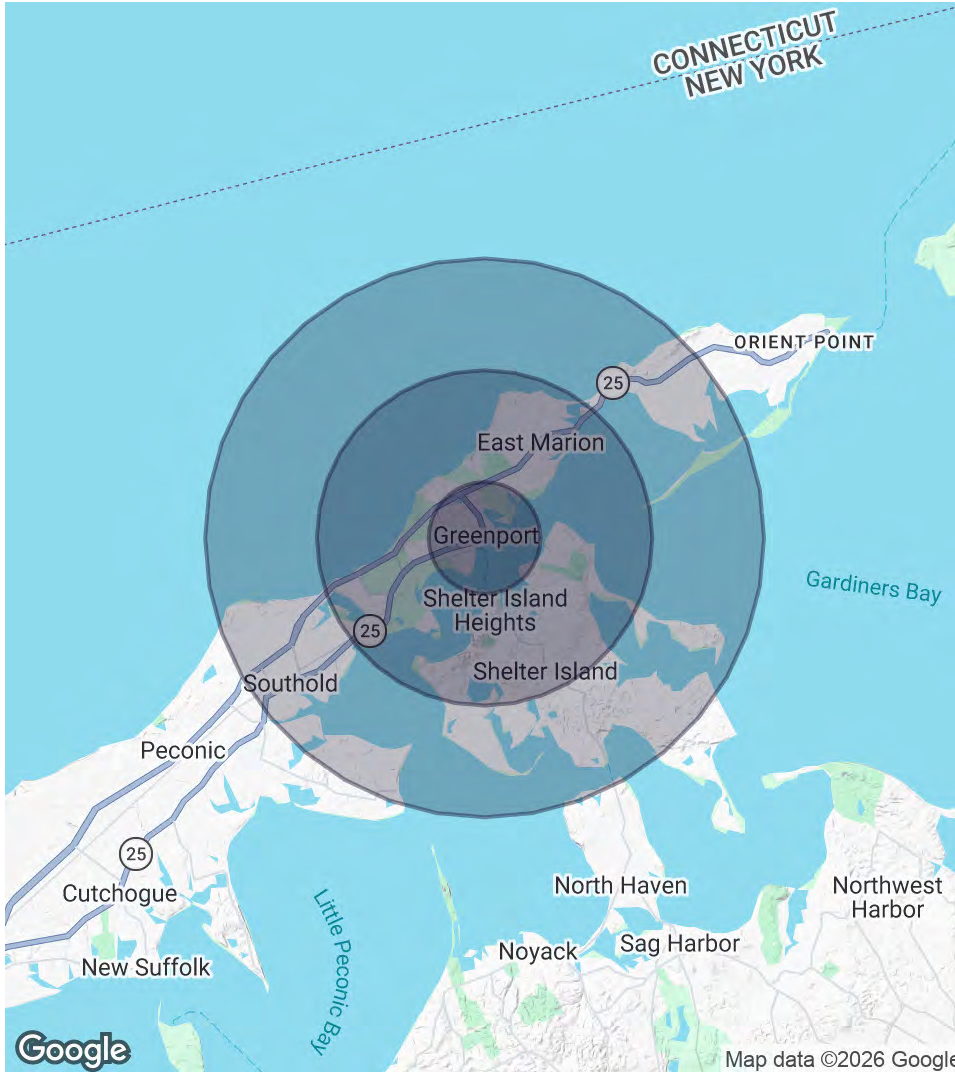
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# DEMOGRAPHICS MAP & REPORT

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## 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+)**  
-

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