



154 W BROADWAY

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

FREESTANDING BUILDING WITH FULLY EQUIPPED
RESTAURANT & RETAIL/OFFICE SPACE

FOR SALE
ASKING PRICE \$1,950,000

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1 Turnkey Restaurant
Fully equipped, high end build out

#2 Ground Floor Retail/Office

#3 Prime Location
Views of Port Jefferson Harbor

#4 Strong Demographics
Median HHI of \$142K+ in 3 mile radius

#5 On Sewer
Suffolk County Sewer District #1



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 building situated on a 16,780 SF lot with 125 feet of frontage on Route 25A in the Village of Port Jefferson.

The building includes a turnkey 3,962 SF restaurant on the second floor with lobby/coat check on the ground floor and ~320 SF of storage/stock room and walk-in box. The ground floor has an additional ~2,700 SF of retail/office space in unit 1 and ~600 SF of retail/office space in unit 2. The restaurant is fully equipped with all furniture, fixtures, and kitchen equipment included, and features a dining room approved for 84 seats and full bar with 14 seats plus 12 seats at tables. The dining room boasts commanding views overlooking Port Jefferson Harbor. Additional seasonal outdoor dining available on patio for 18 seats.

The property is on sewer and features 28 on-site parking spaces, with additional municipal parking adjacent to the building. 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 substantial 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

PROPERTY INFORMATION

Lot Frontage	125 FT (approx.)
Lot SF	16,780 SF (approx.)
Stories	2
Parking	28
Year Built / Last Altered	1955 / 2012
Elevators	Yes (handicap lift)
Second Floor Restaurant	3,962 SF (approx.)
Ground Floor Lobby/Stock Room	330 SF (approx.)
Ground Floor Retail/Office 1	2,725 SF (approx.)
Ground Floor Retail/Office 2	615 SF (approx.)
Basement (partial, unfinished)	300 SF (approx.)
Total Gross SF (excluding basement)	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



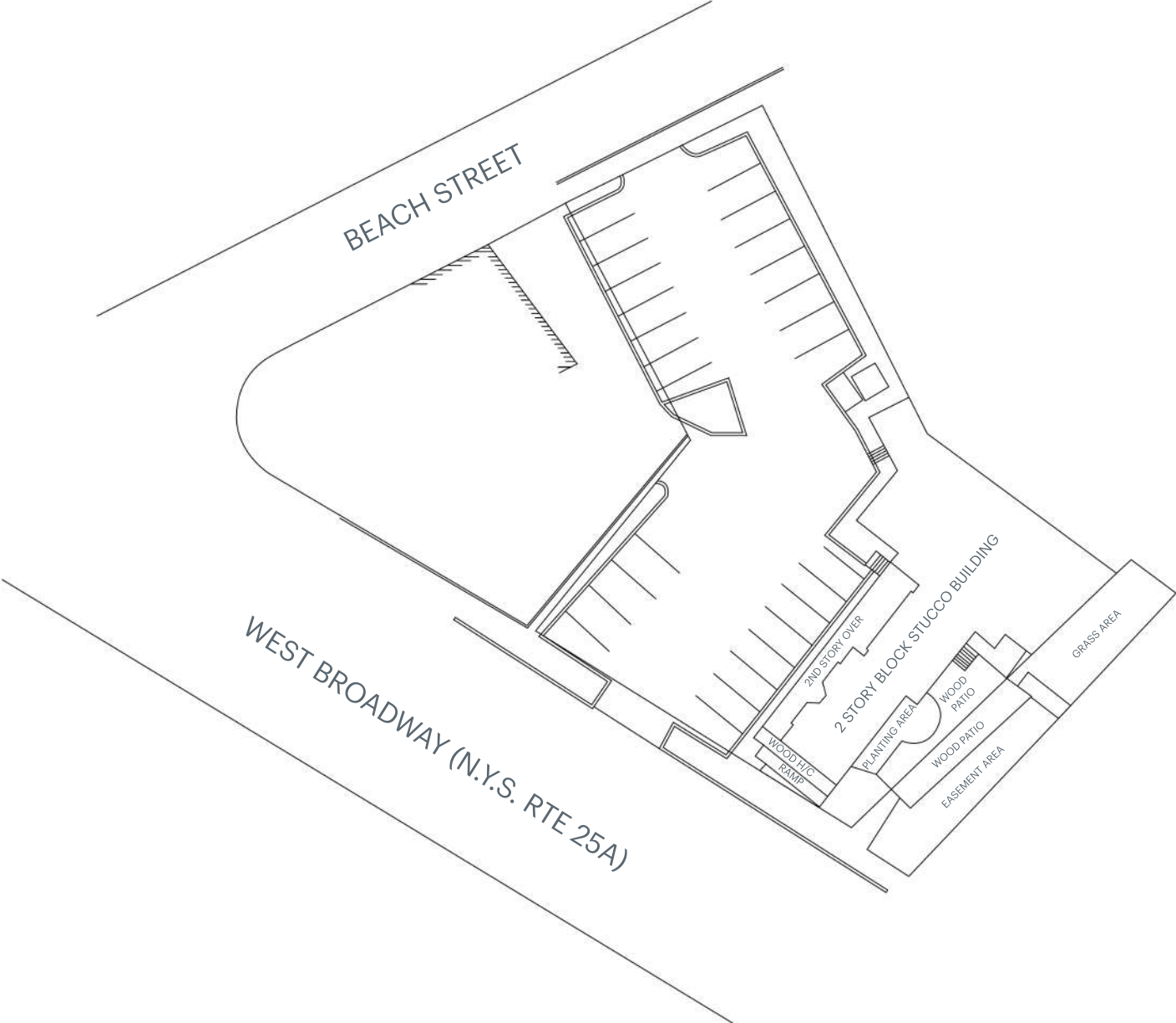
INTERIOR PHOTOS



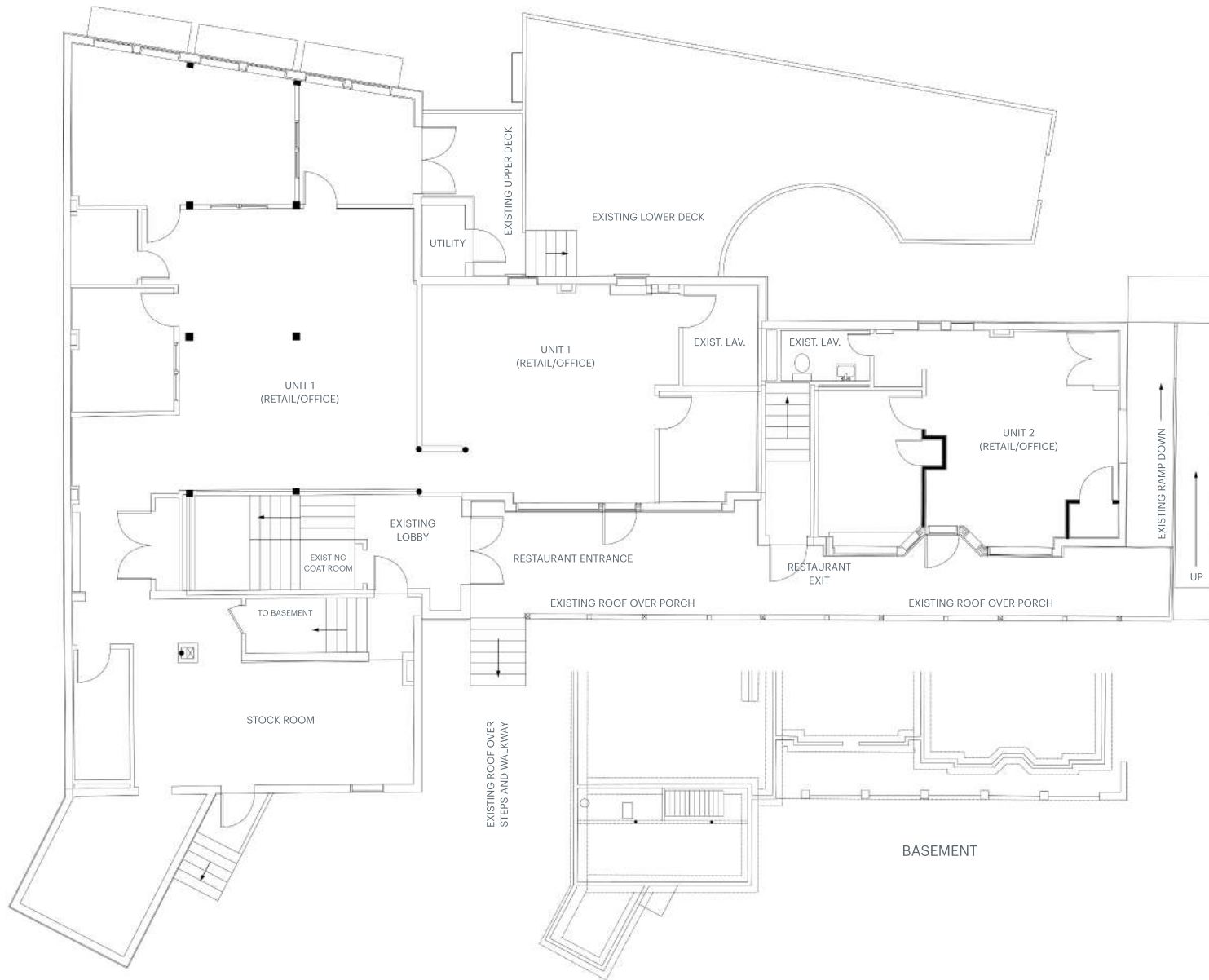
INTERIOR PHOTOS



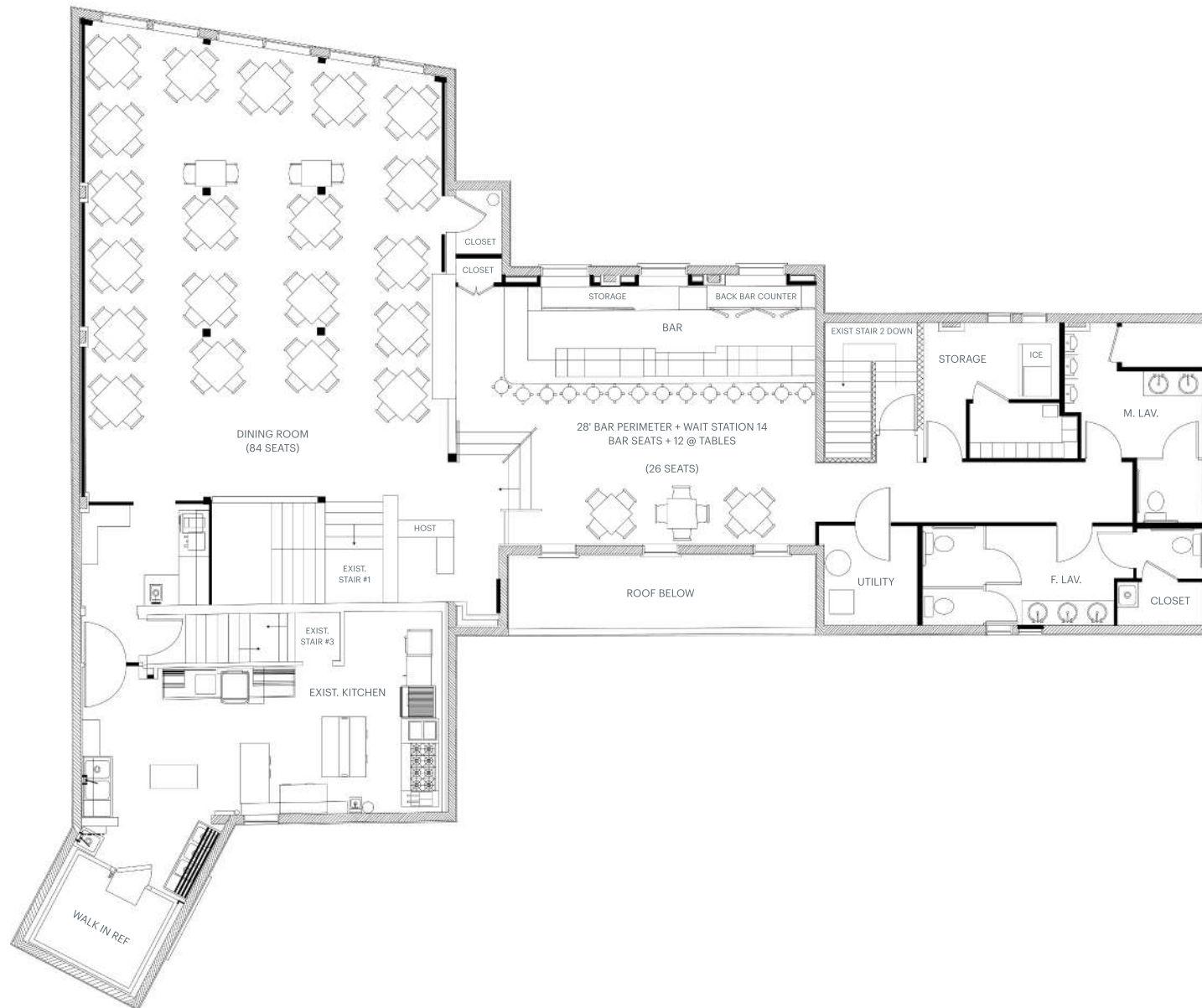
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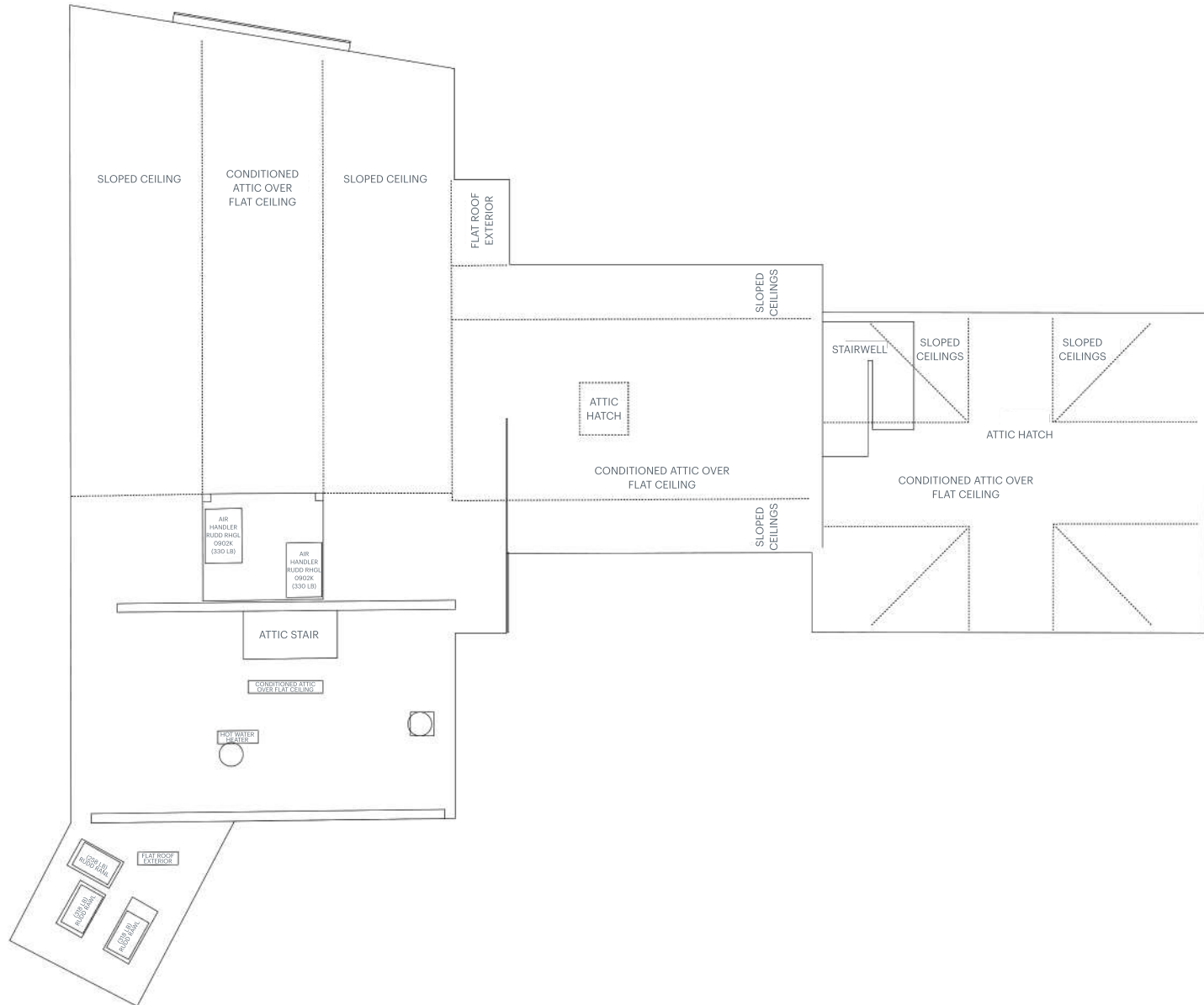
FIRST FLOOR



SECOND FLOOR

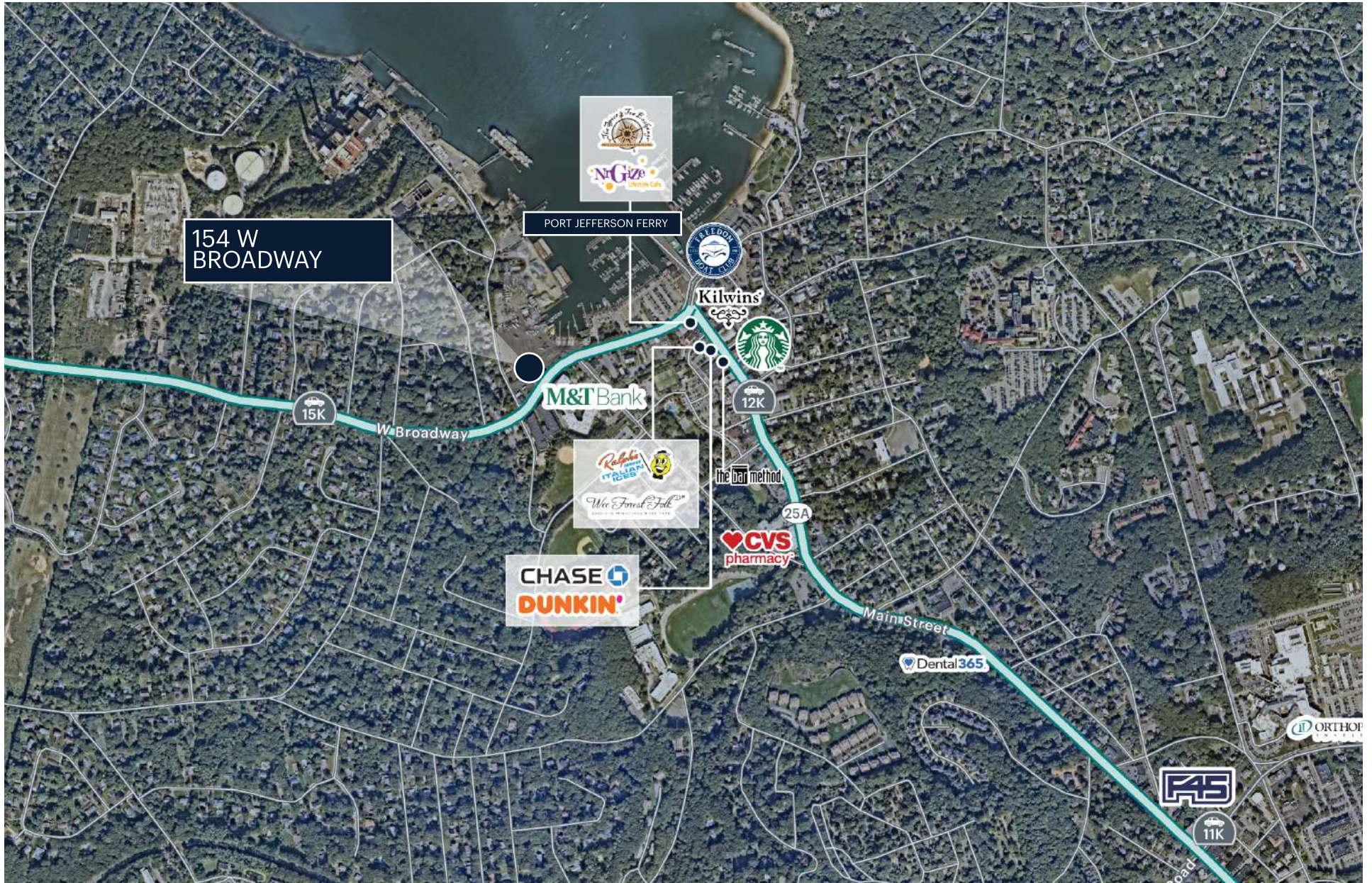


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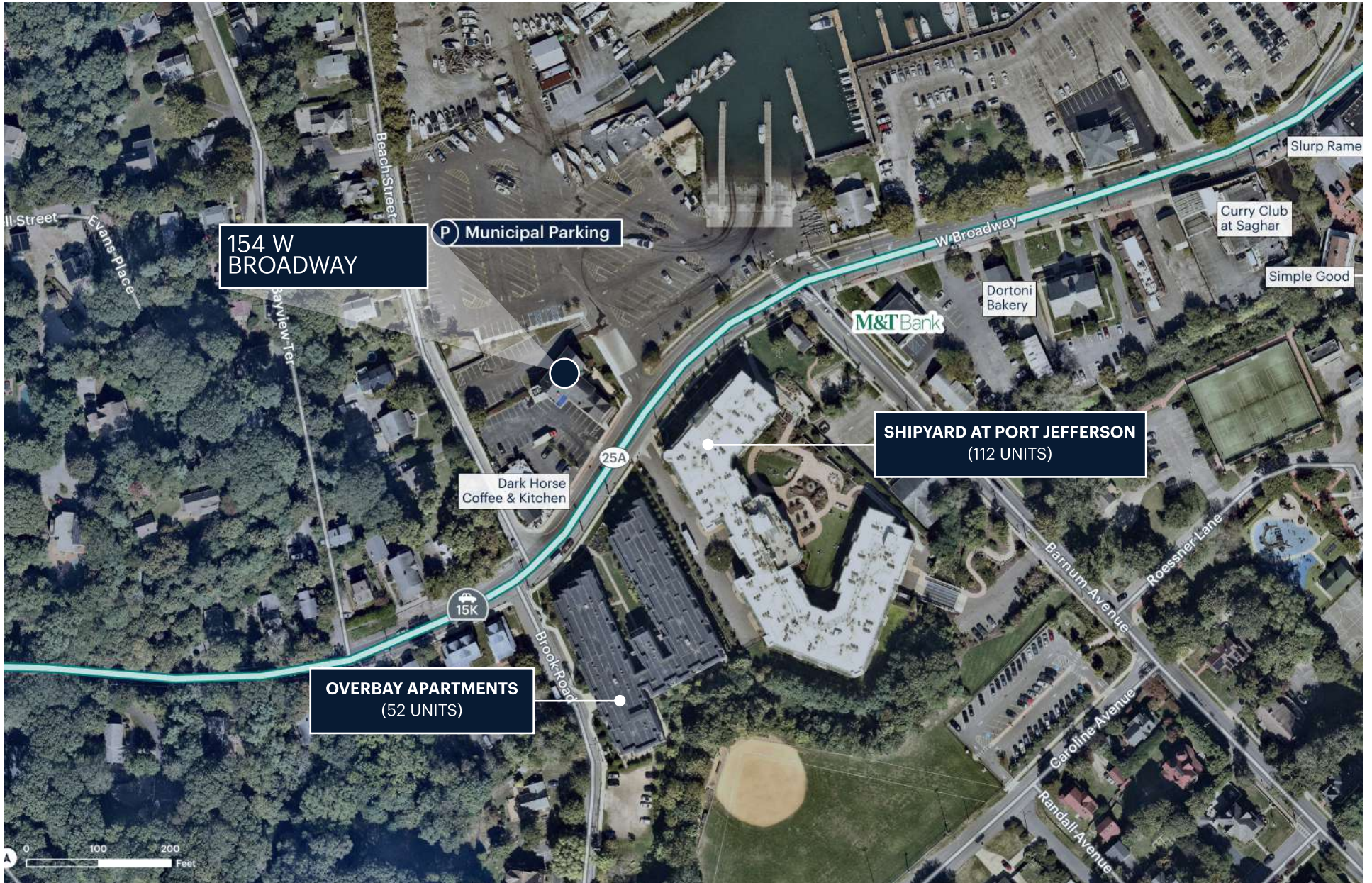


**154 W BROADWAY
FOR SALE**

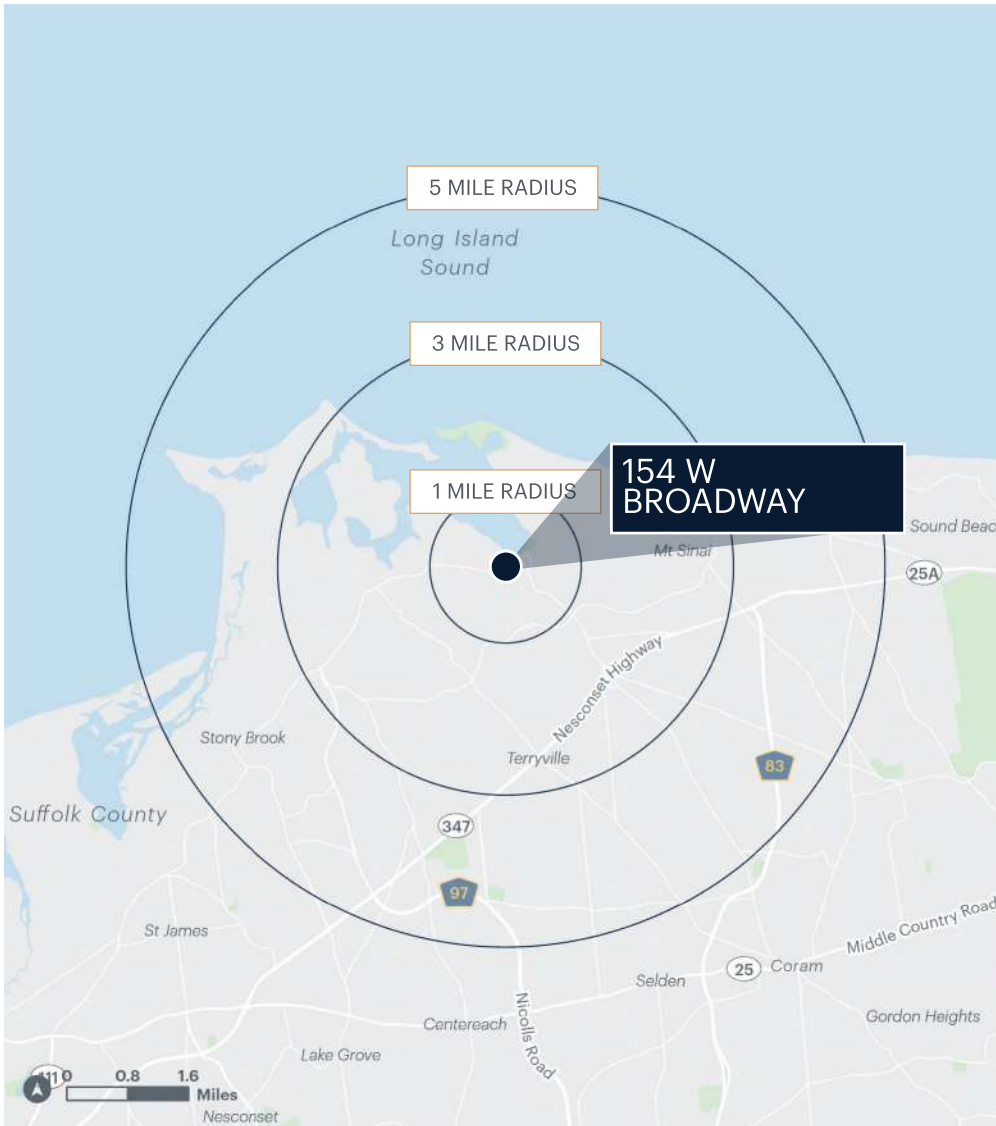
MARKET AERIAL



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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