



Port Commons - Port Washington, NY

961 - 1029 Port Washington Boulevard

1,495 SF & 4,266 SF (Divisible) | Second Generation Restaurant Available

RIPCO
REAL ESTATE

Availabilities





PAUL D SCHREIBER
SENIOR HIGH SCHOOL

CARRIE PALMER WEBER
MIDDLE SCHOOL

4,266 SF (Divisible)
2nd Generation
Restaurant

1,495 SF
*Can be made
available



The Dance Arts Centre

BACK TO ROCK

OrangeTheory

17 FT

Sunny Nail Spa

Vintage Grapes

Saint Honore
Pastry Shop

HAND STONE

Yelo

Little GYM

SMASH BURGER

CVS pharmacy
COMING SOON

METRO
PHYSICIAN &
AQUATIC THERAPY

Wellground

Robbins

KUMON

Common Grounds

Port Tutoring

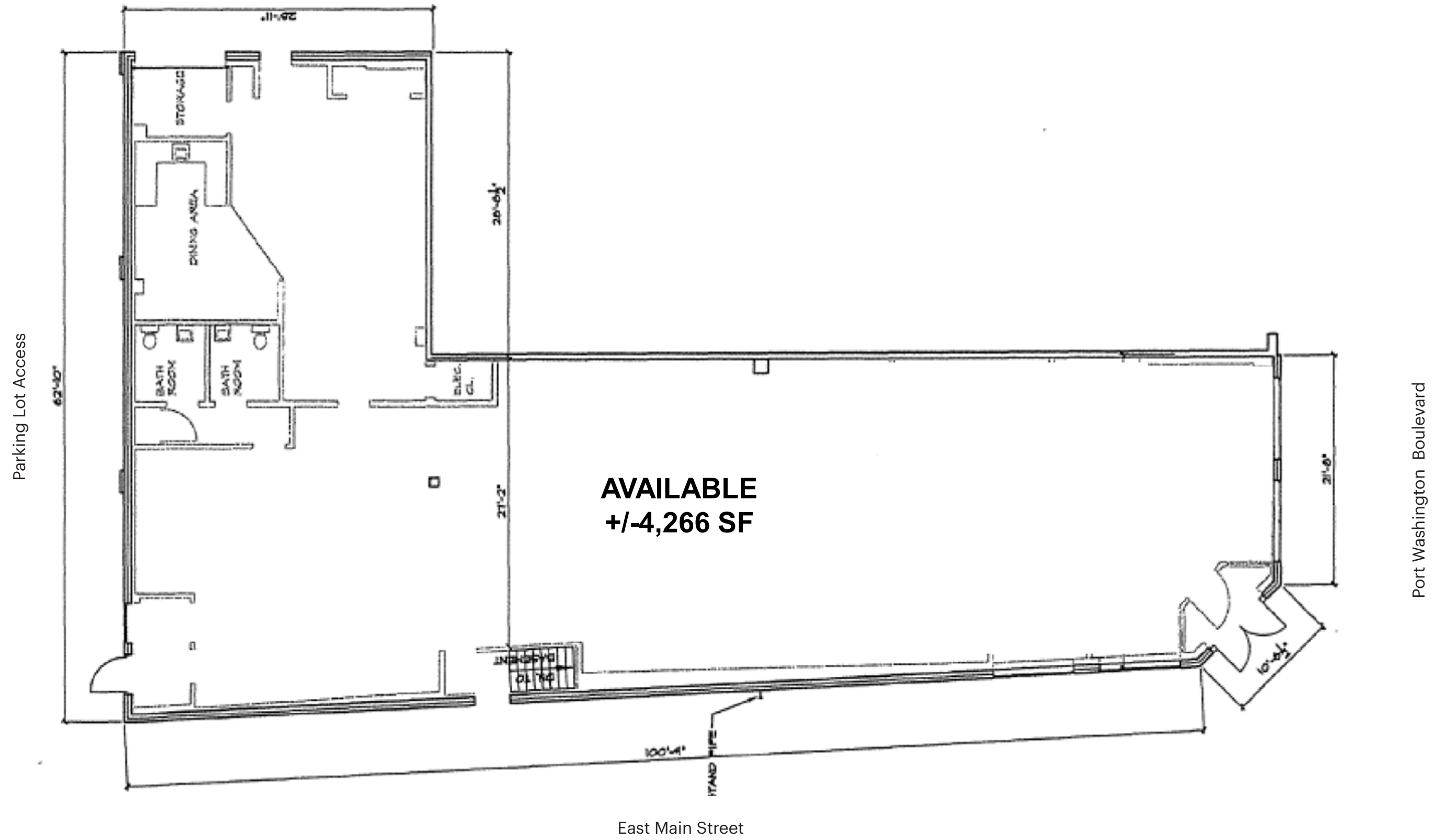
Yoga Life

A-Force Brazilian
Jiu Jitsu Academy

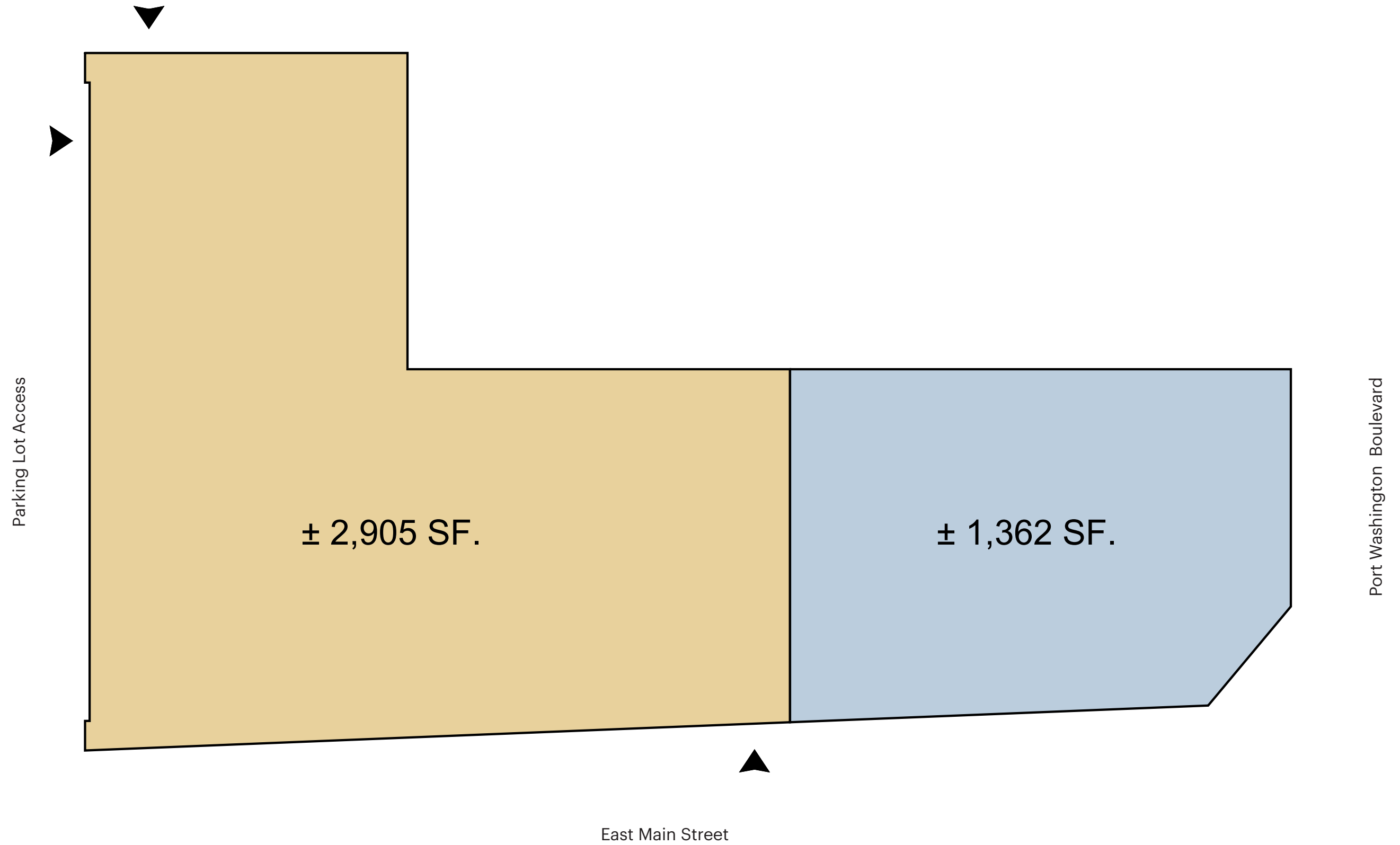
Downtown Port Washington



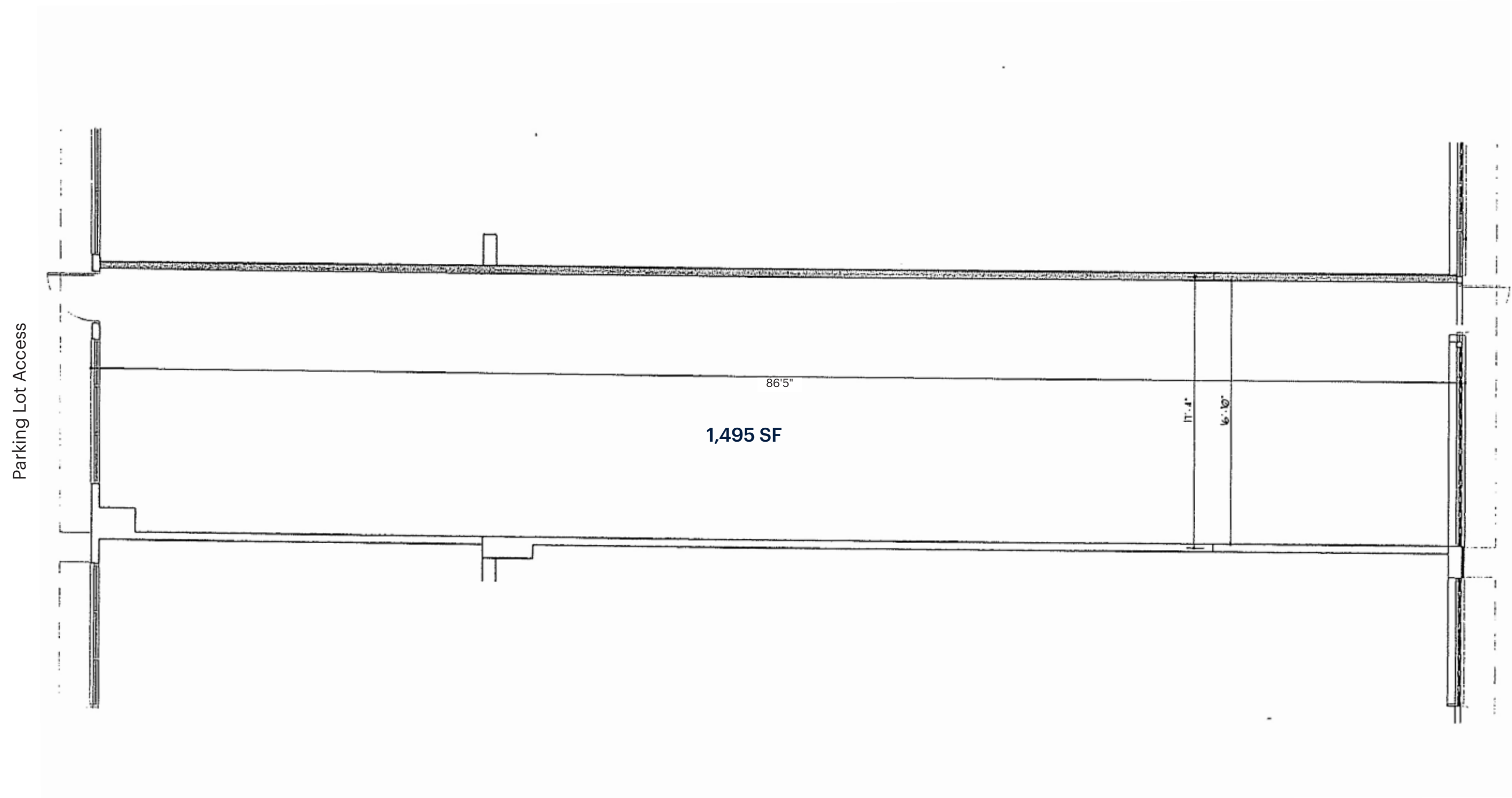
Prime Restaurant End Cap



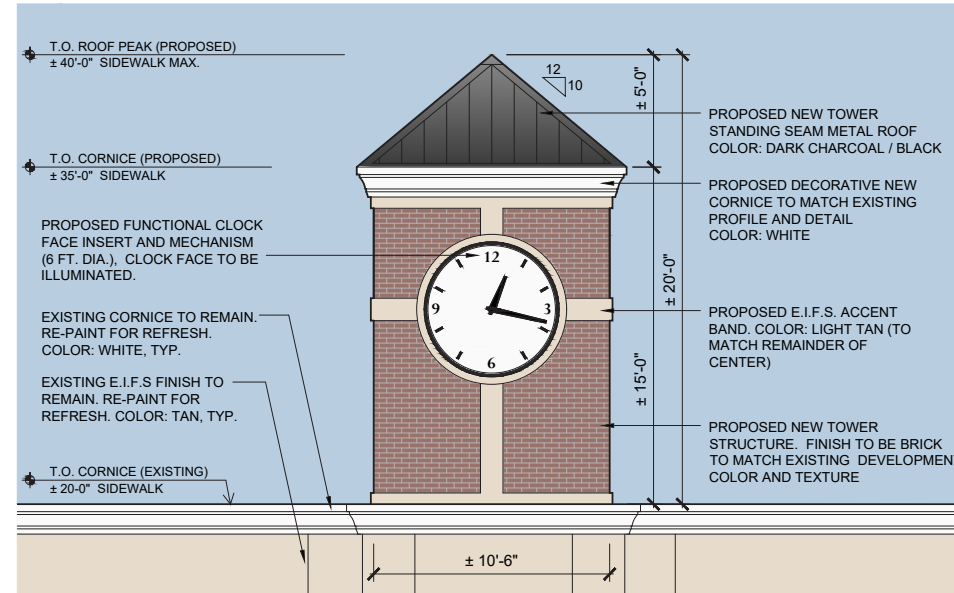
Division Plan - Option 2



Floor Plan - 1,495 SF



Proposed Elevation



CLOCK TOWER: FACE VIEW

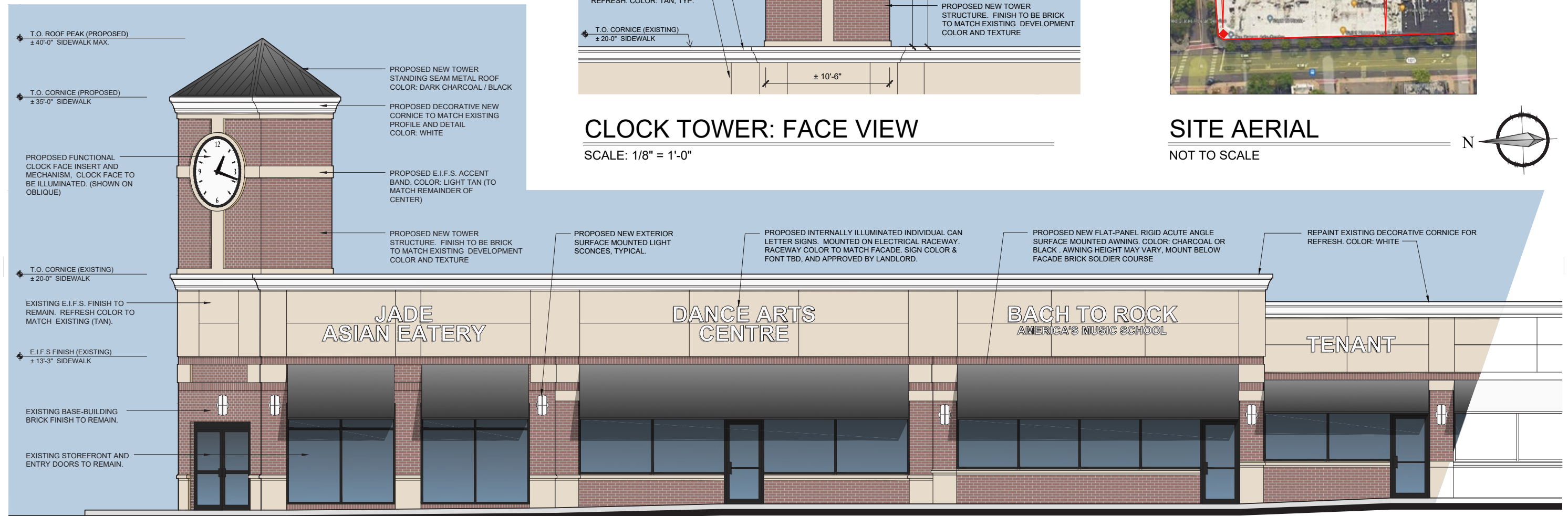
SCALE: 1/8" = 1'-0"

PROPOSED TOWER AREA OF FACADE REFRESH



SITE AERIAL

NOT TO SCALE





About Port Washington

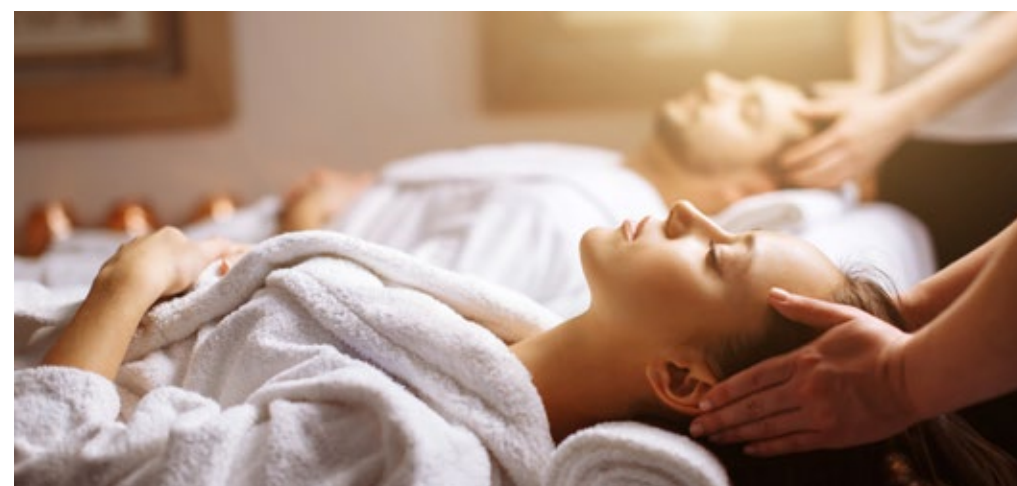
Port Washington is one of Long Island's most desirable North Shore communities, known for its strong demographics, scenic waterfront, and vibrant small-town character.

The area features a dense and affluent residential base with a mix of historic homes, new luxury developments, and waterfront properties that drive consistent local spending. It is served by the highly regarded Port Washington Union Free School District, widely recognized for academic excellence, which further strengthens the area's appeal to families and long-term residents.

Easy access to Manhattan via the LIRR, as well as proximity to major roadways, makes the town attractive to both commuters and visitors.

The heart of the community is its charming Main Street corridor, a lively destination lined with boutiques, restaurants, cafés, and neighborhood services that benefit from steady foot traffic and strong local loyalty.

The town's picturesque harbor and marinas add to its appeal, attracting boating enthusiasts and seasonal visitors. With a built-in customer base, strong household incomes, and a well-established retail culture, Port Washington offers an exceptional environment for retail and restaurant operators seeking a stable, high-quality trade area.



1 MILE RADIUS

POPULATION

14,425

HOUSEHOLDS

5,223

AVERAGE HOUSEHOLD INCOME

\$275,600

MEDIAN HOUSEHOLD INCOME

\$195,203

COLLEGE GRADUATES (Bachelor's +)

71.78%

TOTAL BUSINESSES

840

TOTAL EMPLOYEES

6,468

DAYTIME POPULATION (w/ 16 yr +)

13,643

3 MILE RADIUS

POPULATION

69,662

HOUSEHOLDS

24,424

AVERAGE HOUSEHOLD INCOME

\$279,102

MEDIAN HOUSEHOLD INCOME

\$178,358

COLLEGE GRADUATES (Bachelor's +)

70.67%

TOTAL BUSINESSES

3,504

TOTAL EMPLOYEES

34,439

DAYTIME POPULATION (w/ 16 yr +)

71,217

5 MILE RADIUS

POPULATION

181,975

HOUSEHOLDS

63,635

AVERAGE HOUSEHOLD INCOME

\$243,219

MEDIAN HOUSEHOLD INCOME

\$155,753

COLLEGE GRADUATES (Bachelor's +)

64.53%

TOTAL BUSINESSES

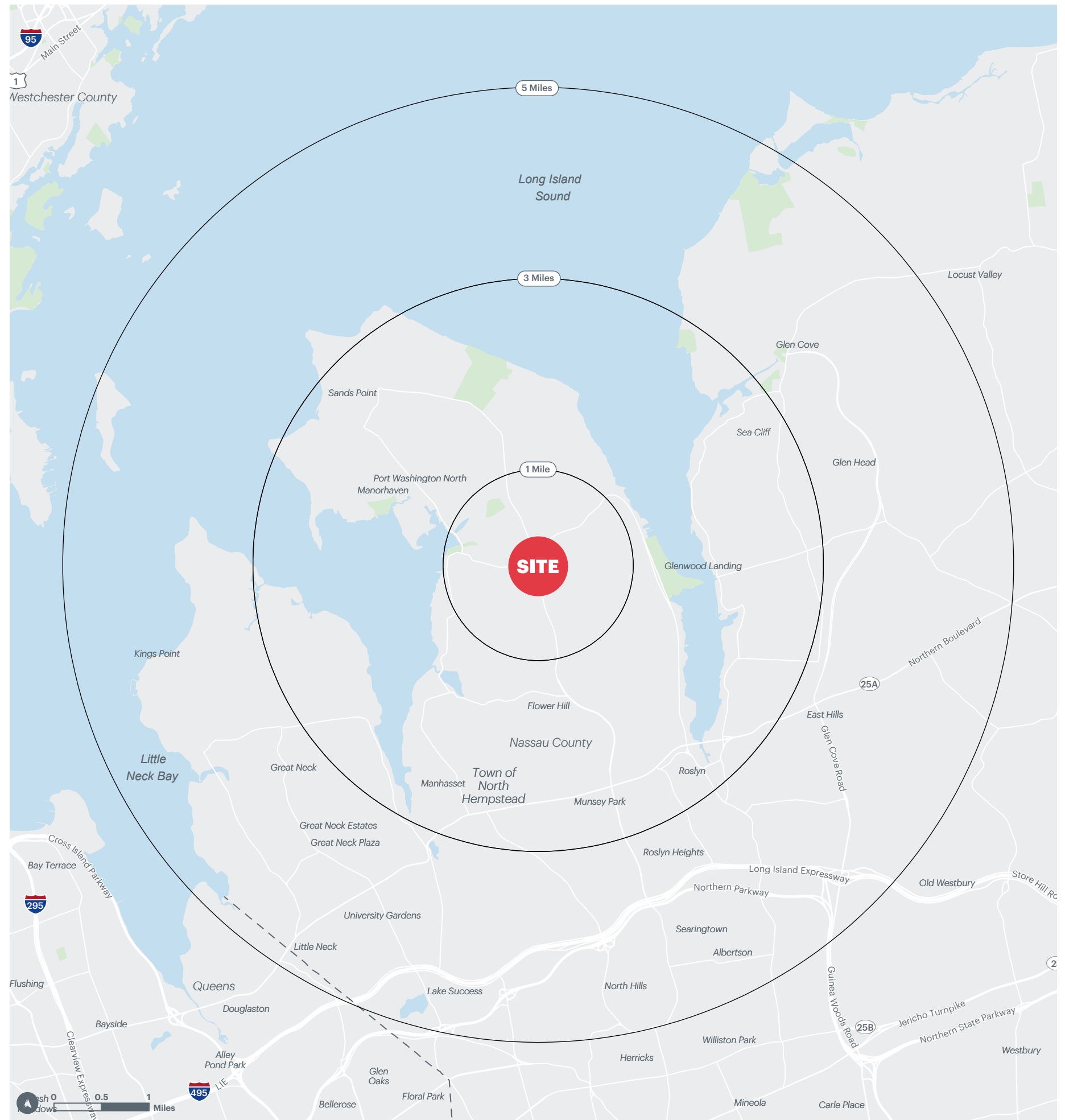
9,928

TOTAL EMPLOYEES

112,990

DAYTIME POPULATION (w/ 16 yr +)

208,524





CONTACT EXCLUSIVE AGENTS

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