

PORT WASHINGTON OFFICE SPACE

2 Harbor Park Drive
Port Washington, NY 11050

Tom Attivissimo, CCIM
Chief Executive Officer
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GREINER-MALTZ
REAL ESTATE

PROPERTY FEATURES

NUMBER OF TENANTS ON 2ND LEVEL	1
NET RENTABLE AREA (SF)	24,394
LAND ACRES	2.94
YEAR BUILT	1982
NUMBER OF STORIES	2
PARKING	Ample







NOTES:

- Elevations are shown as X mm and refer to NAVD 88 vertical datum.
- Non-visible easements, recorded or unrecorded are not shown.
- Underground foundations or substructures not visible are not shown.

Alphonse Jere, Jr.
Professional Land Surveyor

5 CIRCLEDALE LANE
HOLBROOK, NEW YORK 11741
718-486-5408 631-585-5317







Executive Office



Conference Room



Accessible by Elevator or Stairs

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,430	77,344	246,958
2010 Population	5,783	77,759	252,832
2022 Population	6,018	80,281	263,535
2027 Population	5,994	79,804	262,761
2022 African American	56	1,221	7,906
2022 American Indian	13	200	961
2022 Asian	1,057	15,528	58,587
2022 Hispanic	517	7,168	35,987
2022 Other Race	185	2,783	17,300
2022 White	4,268	54,963	157,656
2022 Multiracial	438	5,570	21,058
2022-2027: Population: Growth Rate	-0.40 %	-0.60 %	-0.30 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	86	905	4,114
\$15,000-\$24,999	61	872	3,590
\$25,000-\$34,999	42	620	3,290
\$35,000-\$49,999	95	1,062	5,127
\$50,000-\$74,999	183	2,160	9,300
\$75,000-\$99,999	112	1,851	9,069
\$100,000-\$149,999	311	3,957	15,294
\$150,000-\$199,999	234	3,543	12,506
\$200,000 or greater	913	12,282	30,001
Median HH Income	\$174,242	\$177,763	\$134,597
Average HH Income	\$258,341	\$252,377	\$198,037

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,922	27,305	92,019
2010 Total Households	1,991	27,241	90,425
2022 Total Households	2,036	27,251	92,301
2027 Total Households	2,019	26,999	91,788
2022 Average Household Size	2.90	2.92	2.80
2000 Owner Occupied Housing	1,561	22,793	69,020
2000 Renter Occupied Housing	300	3,833	20,245
2022 Owner Occupied Housing	1,637	23,123	69,712
2022 Renter Occupied Housing	399	4,127	22,589
2022 Vacant Housing	158	1,634	6,023
2022 Total Housing	2,194	28,885	98,324
2027 Owner Occupied Housing	1,638	23,039	69,684
2027 Renter Occupied Housing	380	3,960	22,104
2027 Vacant Housing	154	1,765	6,488
2027 Total Housing	2,173	28,764	98,276
2022-2027: Households: Growth Rate	-0.85 %	-0.95 %	-0.55 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	258	3,506	13,752
2022 Population Age 35-39	355	4,177	15,587
2022 Population Age 40-44	356	4,206	15,213
2022 Population Age 45-49	397	4,941	15,903
2022 Population Age 50-54	431	5,725	17,630
2022 Population Age 55-59	457	6,231	19,246
2022 Population Age 60-64	453	6,206	19,112
2022 Population Age 65-69	366	5,342	16,954
2022 Population Age 70-74	345	4,750	14,759
2022 Population Age 75-79	228	3,434	11,302
2022 Population Age 80-84	170	2,470	8,112
2022 Population Age 85+	217	2,762	10,161
2022 Population Age 18+	4,625	62,514	210,205
2022 Median Age	46	47	45

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$144,526	\$151,583	\$120,583
Average Household Income 25-34	\$220,928	\$215,834	\$169,325
Median Household Income 35-44	\$200,001	\$200,001	\$163,891
Average Household Income 35-44	\$300,969	\$294,469	\$224,605
Median Household Income 45-54	\$200,001	\$200,001	\$191,899
Average Household Income 45-54	\$331,956	\$324,694	\$256,601
Median Household Income 55-64	\$200,001	\$200,001	\$175,835
Average Household Income 55-64	\$312,302	\$304,143	\$241,426
Median Household Income 65-74	\$124,040	\$136,525	\$108,653
Average Household Income 65-74	\$205,920	\$213,056	\$170,765
Average Household Income 75+	\$131,895	\$142,294	\$118,454

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	251	3,853	14,265
2027 Population Age 35-39	376	4,716	16,507
2027 Population Age 40-44	459	5,251	17,572
2027 Population Age 45-49	402	4,624	16,055
2027 Population Age 50-54	409	5,039	16,085
2027 Population Age 55-59	416	5,635	17,318
2027 Population Age 60-64	414	5,723	17,798
2027 Population Age 65-69	408	5,532	17,175
2027 Population Age 70-74	319	4,880	15,411
2027 Population Age 75-79	308	4,091	13,117
2027 Population Age 80-84	189	2,817	9,483
2027 Population Age 85+	219	2,973	10,571
2027 Population Age 18+	4,689	63,028	211,806
2027 Median Age	46	47	46

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$150,909	\$160,320	\$134,848
Average Household Income 25-34	\$239,591	\$237,324	\$192,614
Median Household Income 35-44	\$200,001	\$200,001	\$184,557
Average Household Income 35-44	\$325,182	\$326,650	\$260,448
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$350,089	\$350,107	\$280,530
Median Household Income 55-64	\$200,001	\$200,001	\$193,568
Average Household Income 55-64	\$341,245	\$334,776	\$269,806
Median Household Income 65-74	\$142,599	\$162,385	\$131,495
Average Household Income 65-74	\$233,207	\$250,302	\$204,078
Average Household Income 75+	\$162,191	\$177,671	\$150,321

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For More Information, Please Contact:



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