



PEBB ENTERPRISES

SOUNDVIEW MARKETPLACE

10 SHORE ROAD | PORT WASHINGTON, NY 11050
MULTIPLE RETAIL OPPORTUNITIES AVAILABLE



HIGHLIGHTS

- Positioned along scenic Shore Drive in Port Washington, Long Island, the shops at Soundview Marketplace offer multiple retail opportunities of varying size.
- This shopping center in Long Island's affluent North Shore, is anchored by national co-tenant brands (including Target, TJ Maxx and Walgreens) and faces beautiful Manhasset Bay.
- Studded with marinas, parks, yacht clubs and golf courses, Port Washington is home to a diverse mix of higher-income residents with an active and discerning lifestyle. With proximity to affluent surrounding towns, excellent walkability to the waterfront, and easy vehicular access, this North Shore location is second to none.

AREA DEMOGRAPHICS

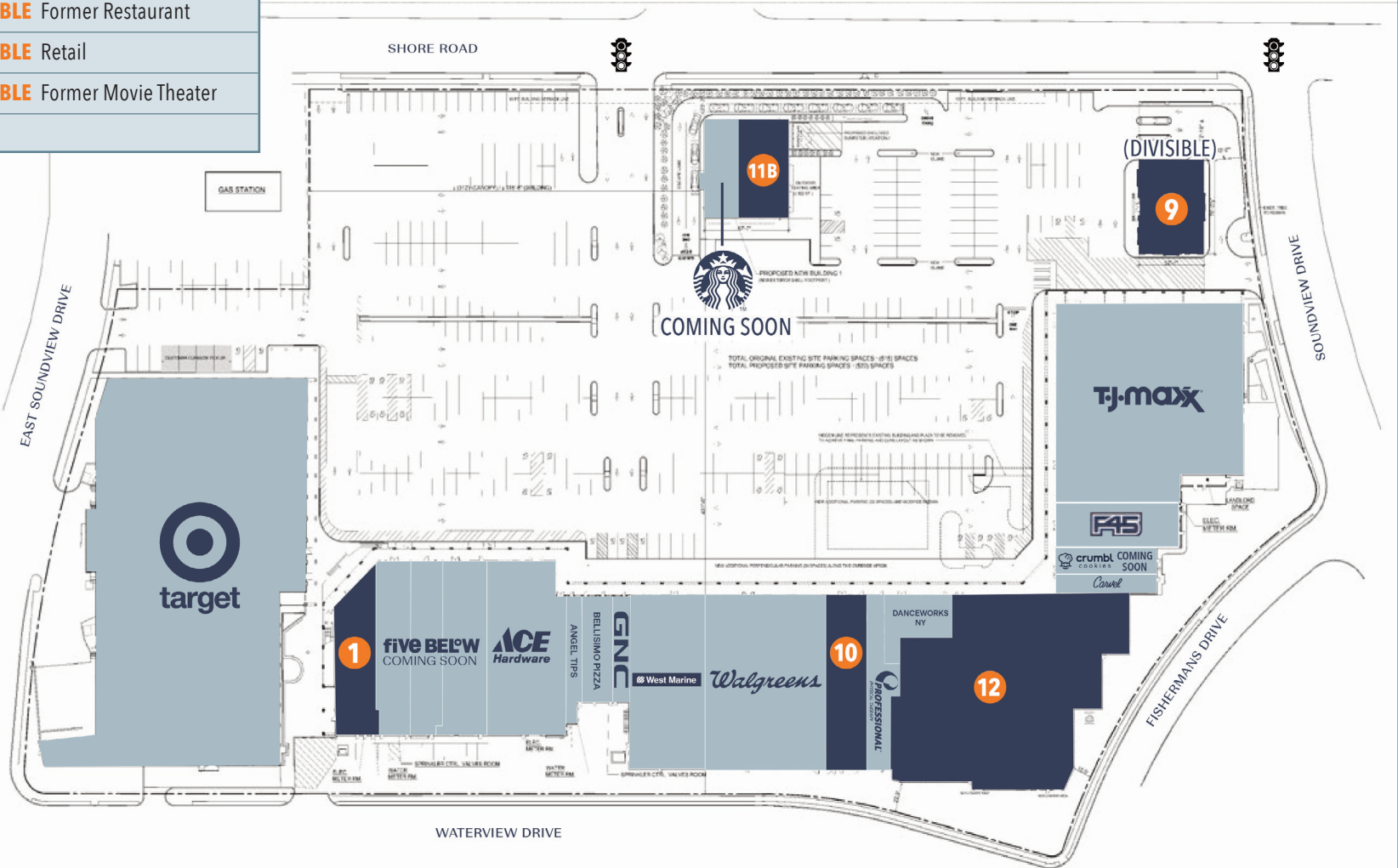
- **Population 3mi/5mi:** 48,279/148,537
- **Households 3mi/5mi:** 16,404/52,765
- **Average Household Income 3mi/5mi:** \$255,239/\$215,584

Jenny Schuemann | VP of Leasing, Senior Director
561.939.1801 | 954.790.1514 (cell) | jschuemann@pebbent.com

SOUNDVIEW MARKETPLACE | 10 SHORE ROAD | PORT WASHINGTON, NY 11050

Current Square Footage & Availability

1	4,303 SF	AVAILABLE Retail
9	3,727 SF	AVAILABLE Former Bank w/Drive-Thru
10	3,996 SF	AVAILABLE Former Restaurant
11B	3,000 SF	AVAILABLE Retail
12	22,098 SF	AVAILABLE Former Movie Theater
TOTAL	37,124 SF	



SOUNDVIEW MARKETPLACE | 10 SHORE ROAD | PORT WASHINGTON, NY 11050



SOUNDVIEW MARKETPLACE | 10 SHORE ROAD | PORT WASHINGTON, NY 11050



SUMMARY PROFILE

2010-2020 Census

2021 Estimates with 2026 Projections

Lat/Lon: 40.8407/-73.7052

Calculated using Weighted Block Centroid from Block Groups

10 Shore Road Port Washington, NY 11050	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2021 Estimated Population	16,653	48,279	148,537
2026 Projected Population	16,756	48,502	148,928
2020 Census Population	16,160	48,637	148,746
2010 Census Population	15,843	46,394	142,425
Projected Annual Growth 2021 to 2026	0.1%	-	-
Historical Annual Growth 2010 to 2021	0.5%	0.4%	0.4%
2021 Median Age	41.8	43.1	43.3
HOUSEHOLDS			
2021 Estimated Households	6,040	16,404	52,765
2026 Projected Households	6,141	16,660	53,586
2020 Census Households	5,867	16,483	52,771
2010 Census Households	5,913	16,234	52,080
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2021	0.2%	-	0.1%
RACE AND ETHNICITY			
2021 Estimated White	58.0%	67.2%	64.1%
2021 Estimated Black or African American	3.5%	2.8%	4.1%
2021 Estimated Asian or Pacific Islander	17.9%	14.0%	15.2%
2021 Estimated American Indian or Native Alaskan	1.0%	0.6%	0.4%
2021 Estimated Other Races	19.6%	15.4%	16.2%
2021 Estimated Hispanic	22.1%	15.4%	16.3%
INCOME			
2021 Estimated Average Household Income	\$199,568	\$255,239	\$215,584
2021 Estimated Median Household Income	\$117,497	\$154,127	\$137,172
2021 Estimated Per Capita Income	\$72,466	\$86,799	\$76,728
EDUCATION (AGE 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	4.3%	2.9%	4.0%
2021 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.8%	3.0%
2021 Estimated High School Graduate	15.4%	13.2%	15.9%
2021 Estimated Some College	12.9%	11.0%	10.8%
2021 Estimated Associates Degree Only	6.8%	5.6%	5.9%
2021 Estimated Bachelors Degree Only	28.7%	32.7%	30.4%
2021 Estimated Graduate Degree	28.6%	31.8%	30.0%
BUSINESS			
2021 Estimated Total Businesses	818	2,524	10,711
2021 Estimated Total Employees	6,728	23,941	109,170
2021 Estimated Employee Population per Business	8.2	9.5	10.2
2021 Estimated Residential Population per Business	20.4	19.1	13.9

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RS1
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.