

1000 PORT WASHINGTON BOULEVARD
PORT WASHINGTON
NASSAU COUNTY, NY 10031



EXCLUSIVE

1000 PORT WASHINGTON BLVD, PORT WASHINGTON, NASSAU, NY 11050
SINGLE-TENANT NN SALE LEASEBACK | 3,352 SF | DIME COMMUNITY BANK

ASKING PRICE: **\$2,500,000**

Built in 1969, 1000 Port Washington Blvd is a single-story retail bank branch occupied by Dime Community Bank that spans 3,352 SF with a rear parking lot. The property is located one block south of the high-density retail corridor on Main Street, across the street from the Port Washington Boulevard retail strip center, two blocks east of the Port Washington Train Station, and walking distance to the Middle-School and High-School. The neighborhood also has a high concentration of banks including Wells Fargo, Valley National Bank, Alma Bank, Chase Bank, and Citi Bank.

Port Washington, located on the North Shore of Long Island, is a dense suburb known for its scenic beauty and vibrant boating community. Visitors and residents alike can enjoy the serene views of Manhasset Bay, which is central to the area's identity.



PROPERTY INFORMATION

NEIGHBORHOOD	Port Washington / Nassau County
CROSS STREETS	Corner of Maple Street & Port Washington Boulevard
SECTION-BLOCK-LOT	5-126-220
LOT DIMENSIONS	100' x 101'
STORIES	Single-Story
GROSS SF	3,352 SF
YEAR BUILT	1969
ZONING DISTRICT	Business B (B-B)
PARKING	Yes / Rear Parking Lot

PRICING METRICS

ASKING PRICE	\$2, 500,000
PPSF	\$746
CAP RATE	4.75%

INCOME & EXPENSES

INCOME	PROFORMA
DIME COMMUNITY BANK @ \$40/SF	\$134,100
EFFECTIVE GROSS INCOME	\$134,100

EXPENSES	
REAL ESTATE TAXES (2025/2026)	Tenant
INSURANCE	\$7,000
WATER & SEWER	Tenant
PAYROLL	Tenant
MANAGEMENT FEE (2%)	\$3,000
FUEL	Tenant
ELECTRICITY	Tenant
REPAIRS, MAINTENANCE & MISC.	\$5,000
TOTAL EXPENSES	\$15,000

NET OPERATING INCOME	\$119,100
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TENANT INFORMATION

- Dime Community Bank will enter a ten-year lease @ \$40/SF with 2.5% annual increases and (2) five-year renewal options.

ANNUAL TAX OVERVIEW: \$32,004

- \$17,734.88 (General Taxes) + \$14,269.12 (School Taxes)

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DIME BANK LEASE ABSTRACT

1000 Port Washington Blvd		SF	3,352 SF		
		Starting Rent/SF	\$40.00		
		Renewal Options	(2) Five Year		
		Annual Increase	2.50%		
		Tax Reimbursements	100%		
Year	Annual Rent	Rent/SF	Expenses	Net Income	Net Return
Year 1	\$134,080	\$40.00	\$15,000	\$119,080	4.76%
Year 2	\$137,432	\$41.00	\$15,000	\$122,432	4.90%
Year 3	\$140,868	\$42.03	\$15,000	\$125,868	5.03%
Year 4	\$144,389	\$43.08	\$15,000	\$129,389	5.18%
Year 5	\$147,999	\$44.15	\$15,000	\$132,999	5.32%
Year 6	\$151,699	\$45.26	\$20,000	\$131,699	5.27%
Year 7	\$155,492	\$46.39	\$20,000	\$135,492	5.42%
Year 8	\$159,379	\$47.55	\$20,000	\$139,379	5.58%
Year 9	\$163,363	\$48.74	\$20,000	\$143,363	5.73%
Year 10	\$167,448	\$49.95	\$20,000	\$147,448	5.90%
Year 11 (Renewal 1)	\$171,634	\$51.20	\$25,000	\$146,634	5.87%
Year 12	\$175,925	\$52.48	\$25,000	\$150,925	6.04%
Year 13	\$180,323	\$53.80	\$25,000	\$155,323	6.21%
Year 14	\$184,831	\$55.14	\$25,000	\$159,831	6.39%
Year 15	\$189,452	\$56.52	\$25,000	\$164,452	6.58%
Year 16 (Renewal 2)	\$194,188	\$57.93	\$30,000	\$164,188	6.57%
Year 17	\$199,043	\$59.38	\$30,000	\$169,043	6.76%
Year 18	\$204,019	\$60.86	\$30,000	\$174,019	6.96%
Year 19	\$209,119	\$62.39	\$30,000	\$179,119	7.16%
Year 20	\$214,347	\$63.95	\$30,000	\$184,347	7.37%

TENANT OVERVIEW - DIME COMMUNITY BANK [A TRUSTED COMMUNITY BANK FOR 150 YEARS]

Founded in 1864, Dime Community Bank is a full-service, FDIC-insured commercial bank headquartered in Hauppauge, New York. Established in 1864 as the Dime Savings Bank of Williamsburg, it has evolved into a prominent financial institution serving the New York metropolitan area. As of 2025, Dime operates over 60 branches across Brooklyn, Queens, the Bronx, Manhattan, Nassau, and Suffolk counties with a workforce that exceeds 800 employees.

In February 2021, Dime merged with BNB Bank (Bridge Bancorp Inc.) in an all-stock deal, creating a combined entity with more than \$14.35 billion (12/2024) in assets and over \$9 billion in deposits. The merged institution retained the Dime Community Bank name and is traded on NASDAQ under the ticker symbol DCOM with a Kroll Bond Rating Agency rating of BBB+, Fitch rating of B+, and Moody's rating of A3.

Dime offers a comprehensive suite of financial products and services tailored to individuals, businesses, and municipalities. These include personal and business checking and savings accounts, commercial lending, Small Business Administration (SBA) loans, merchant services, and cash management solutions. The bank also provides specialized services through its subsidiaries, such as title insurance, financial planning, and investment consultation.

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DIME BANK PHOTOS

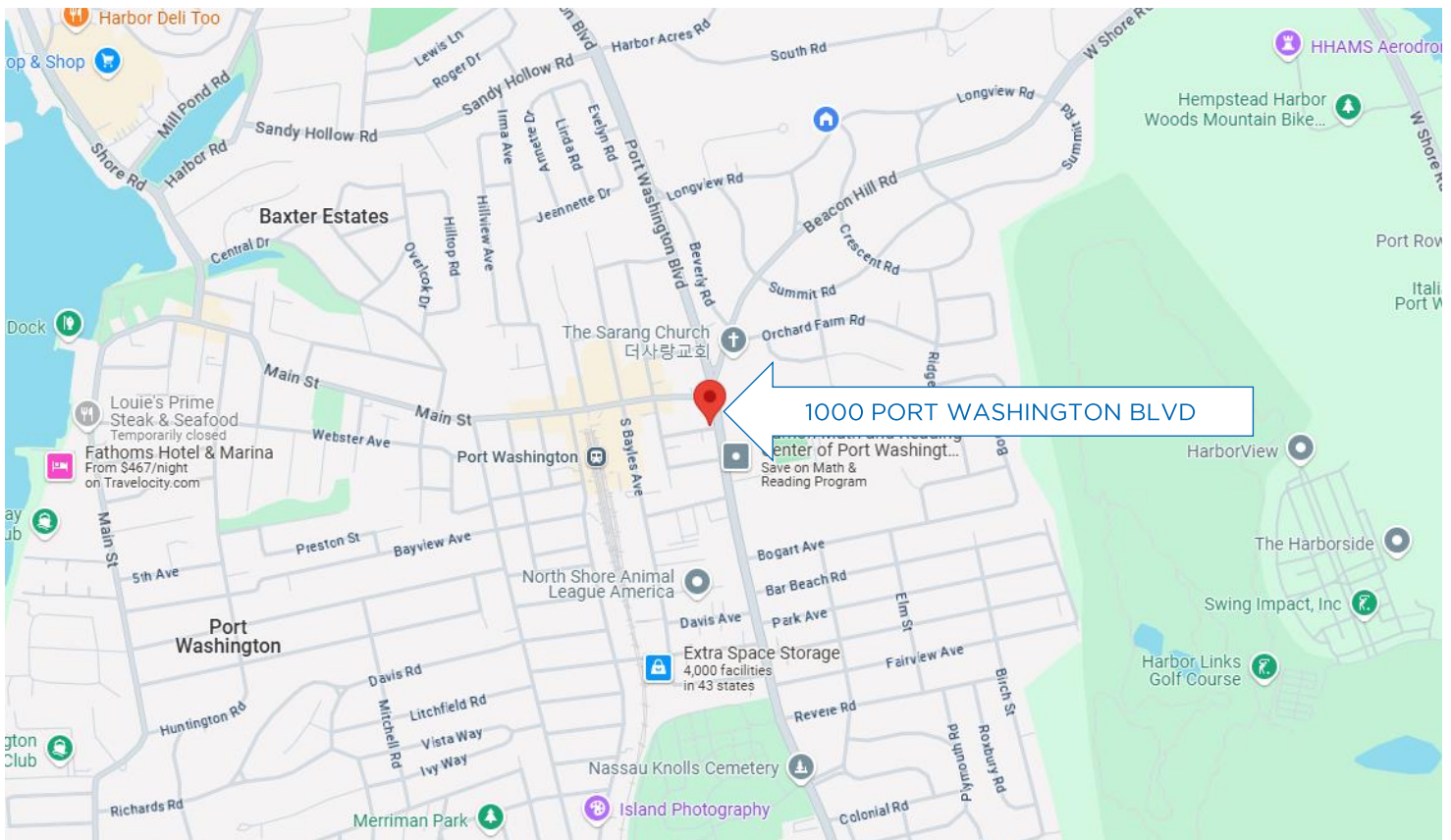
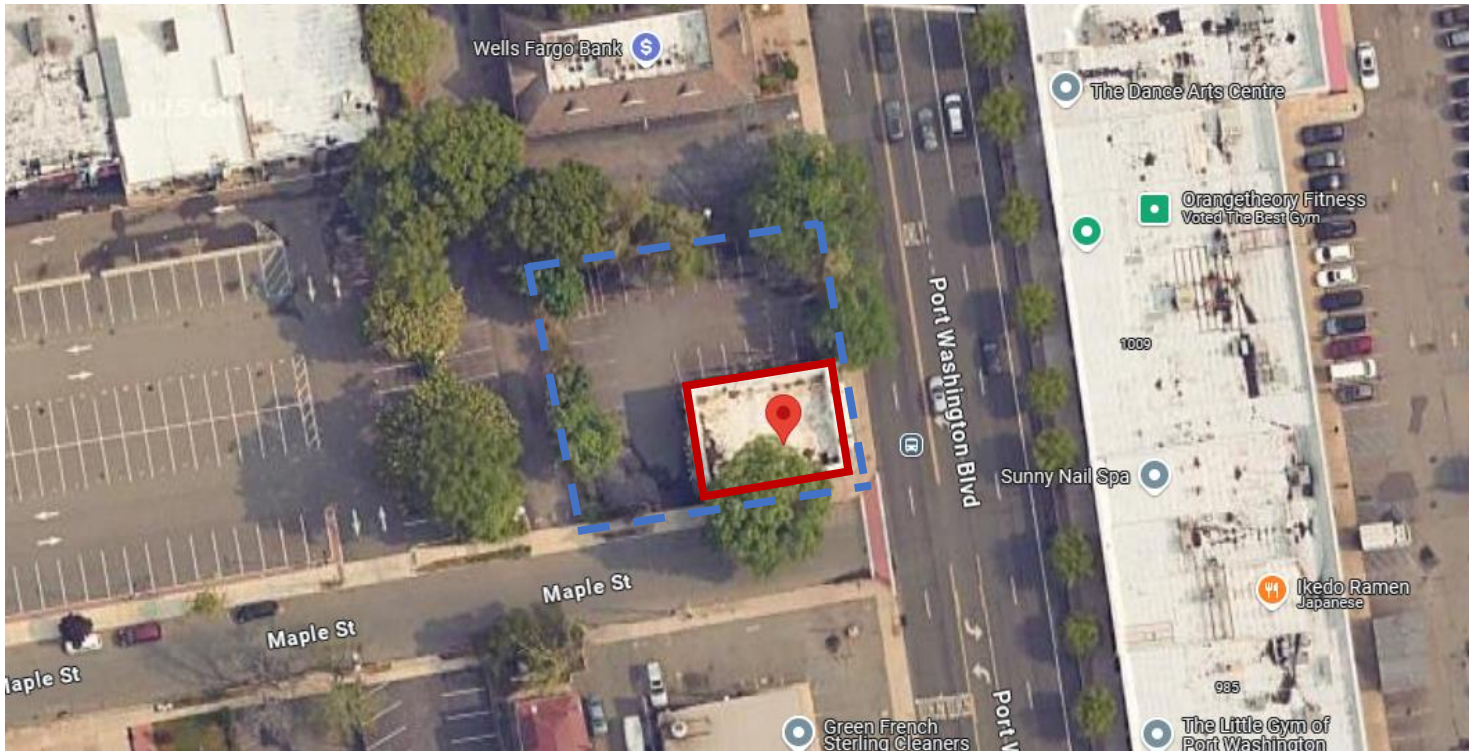


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NEIGHBORHOOD MAPS



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