

PRIME MANHASSET RETAIL

1410 NORTHERN BLVD. - MANHASSET, NY 11030



SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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RENDERINGS OF PROPOSED DIVISIONS



*RENDERING OF PROPOSED



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PROPERTY INFORMATION

SPACE AVAILABLE: $\pm 20,000$ SF

DIVISIBLE:

PROPOSED DIVISIONS BELOW, ALL DIVISIONS CONSIDERED

Available Tenant A: $\pm 11,279$ SF

Available Tenant B: $\pm 4,506$ SF

Available Tenant C: $\pm 2,400$ SF (RESTAURANT)

FLOOR: GROUND

AVAILABILITY: ARRANGED

PARKING: ± 150 SPACES

FRONTAGE: $\pm 126'$ (AS BUILT)

HIGHLIGHTS:

- LOCATED IN GROCERY-ANCHORED MANHASSET CENTER, STRONG CO-TENANCY
- HIGH VISIBILITY PROPERTY, EXCELLENT BRANDING OPPORTUNITY
- EXCEPTIONAL DEMOGRAPHICS IN A HIGH-BARRIER-TO-ENTRY MARKET
- SPACE CURRENTLY OCCUPIED BY STAPLES

AREA RETAILERS:



TALBOTS 

NORDSTROM
rack

IHOP

PET SUPPLIES
PLUS.

CONTACT EXCLUSIVE BROKERS FOR MORE INFORMATION

JESSICA VILMENAY
Lic. Associate RE Broker
jessica@schuckmanrealty.com

KENNETH SCHUCKMAN
Lic. RE Broker
ken@schuckmanrealty.com



RENDERING OF PROPOSED

DEMOGRAPHICS:	.25 MILES	.5 MILES	.75 MILES
POPULATION	11,486	120,608	377,549
HOUSEHOLDS	3,870	43,103	135,669
AVG. HOUSEHOLD INCOME	\$275,224	\$215,487	\$179,679

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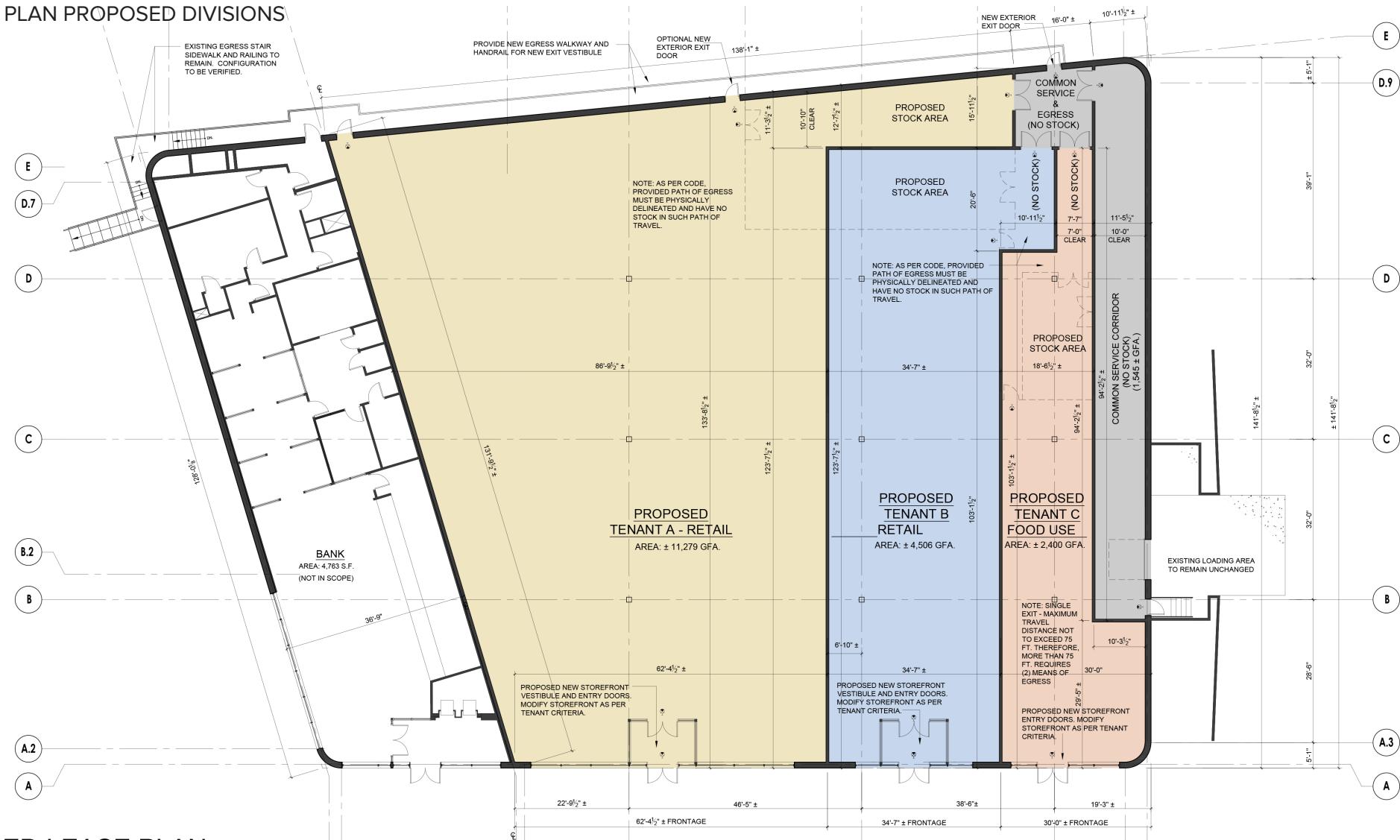
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LEASING PLAN PROPOSED DIVISIONS\



PROPOSED LEASE PLAN

SCALE 1" 20'-0"

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Available Tenant A: $\pm 11,279$ SF

Available Tenant B: $\pm 4,506$ SF Available Tenant B: $\pm 2,400$ SF
(Restaurant)



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AERIAL VIEW



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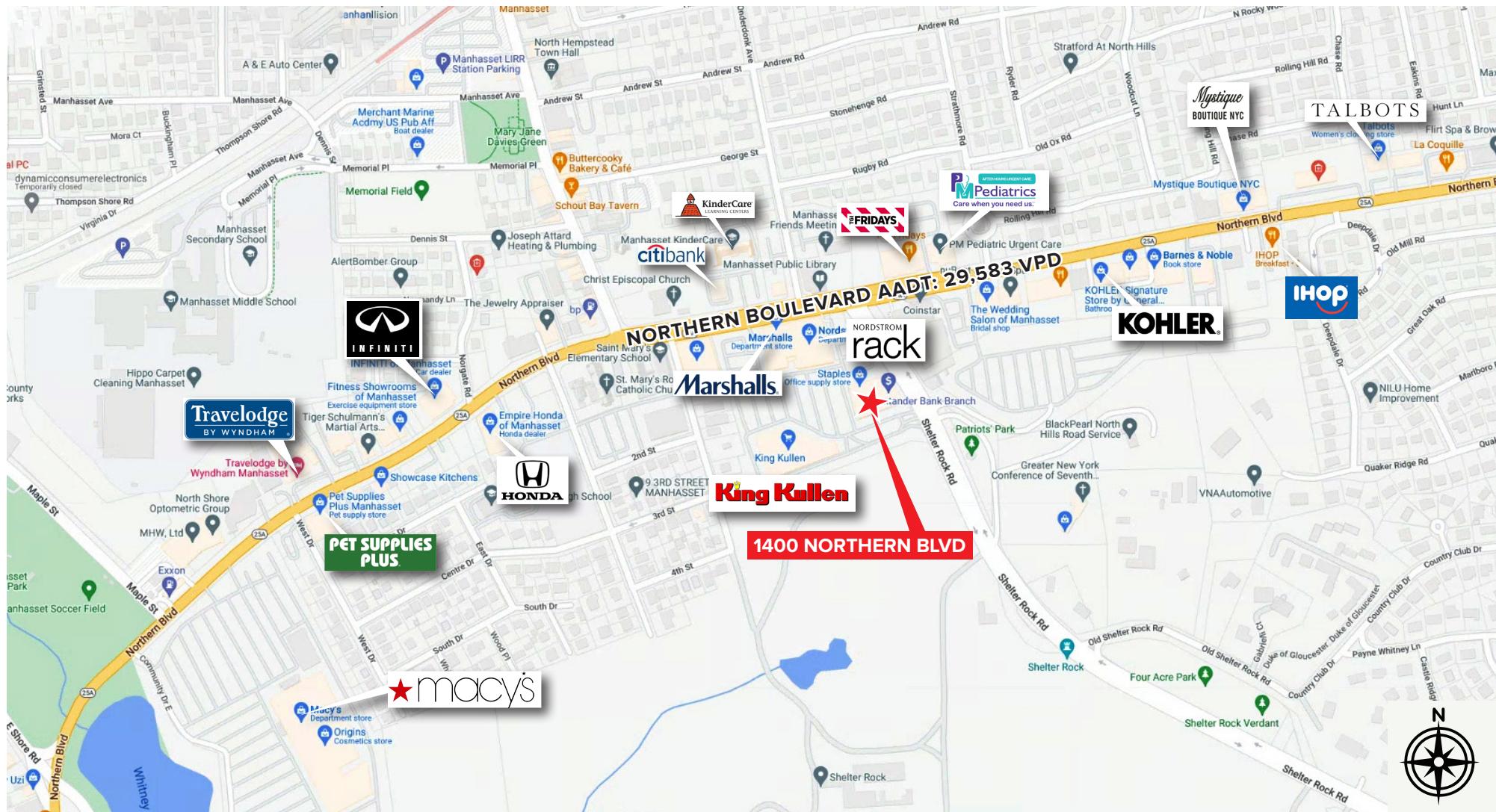
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AREA RETAIL



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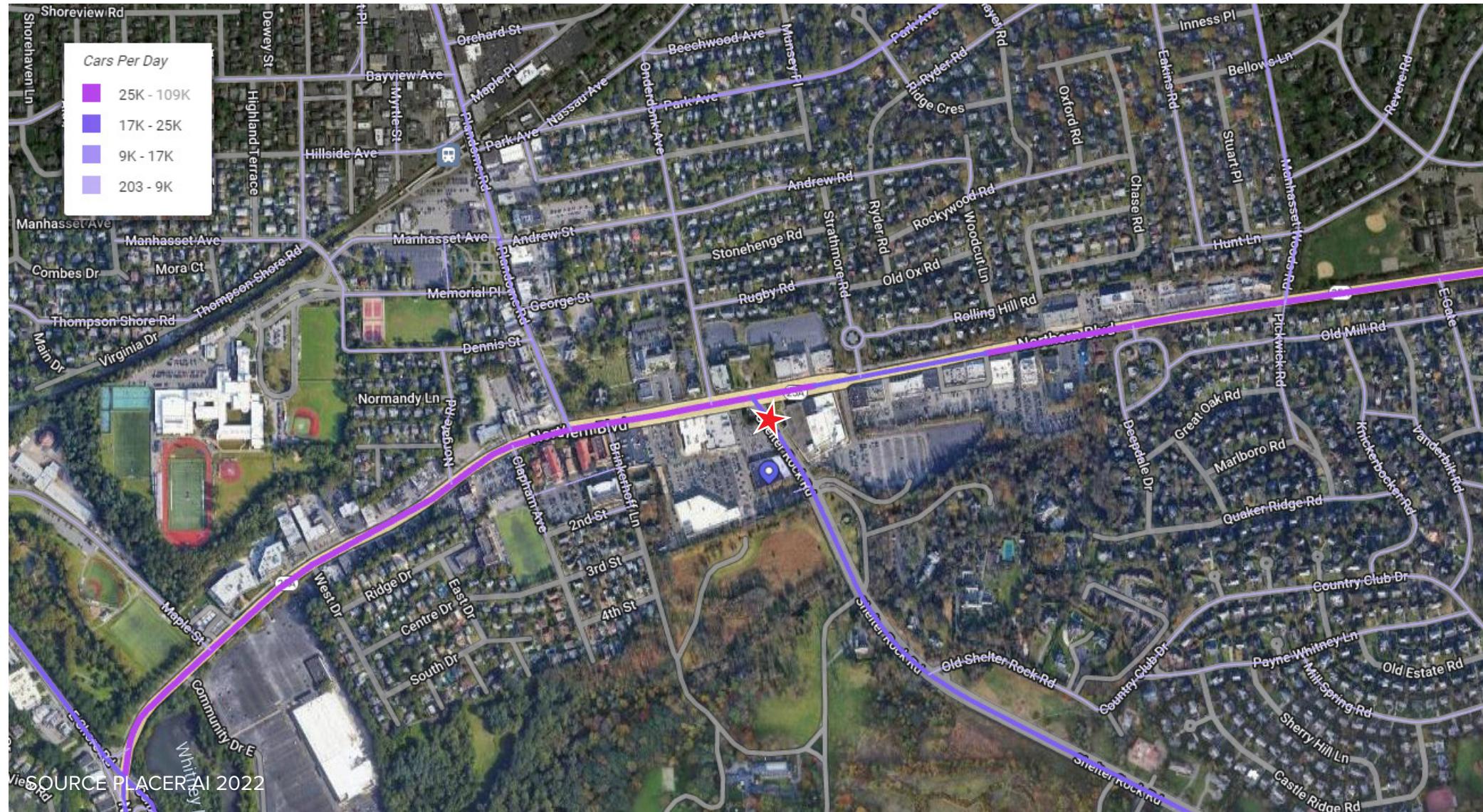
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TRAFFIC VOLUME MAP



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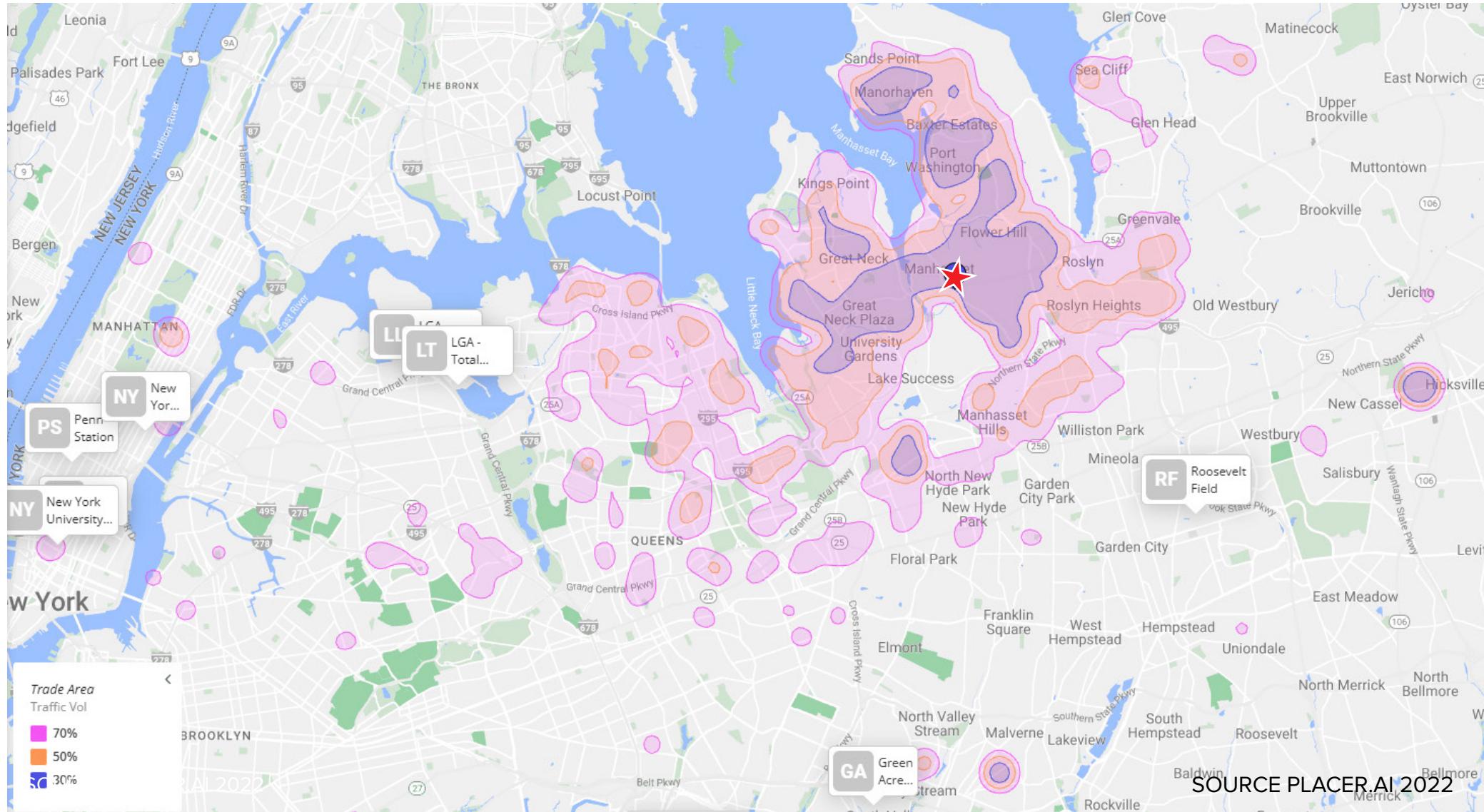
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TRADE AREA BY TRAFFIC VOLUME



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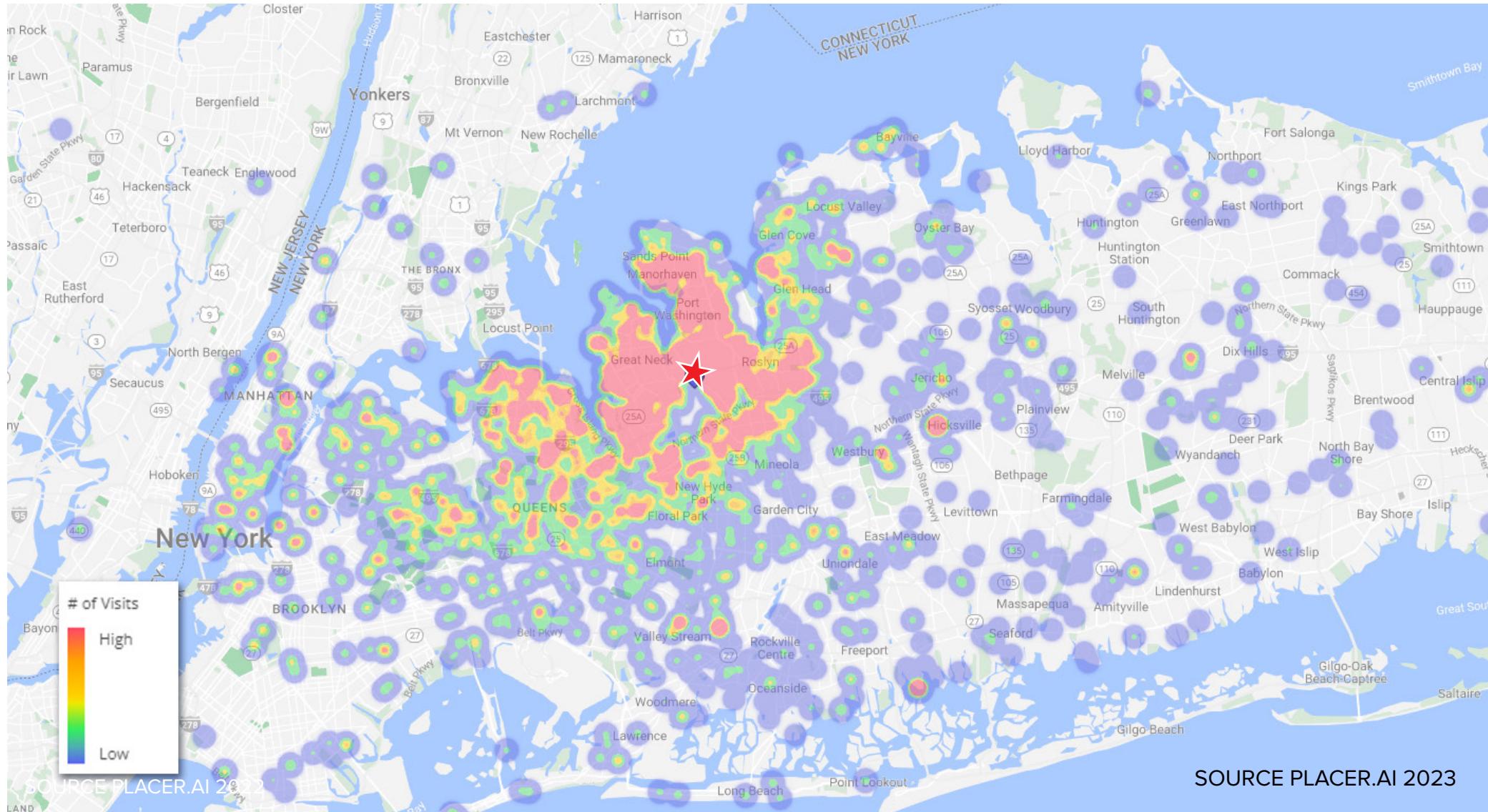
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TRADE AREA BY NUMBER OF VISITS



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