



## 2ND GENERATION RESTAURANT/RETAIL SPACE

# OAKDALE, NY

1272 - 1280 MONTAUK HIGHWAY

### SIZE

1,600 SF

### ASKING RENT

Upon Request

### FRONTAGE

30 FT

### CO-TENANTS

Kelly New Nails & Spa, Oz the Salon

### NEIGHBORS

Dunkin', 7-Eleven, Ichiban Sushi, Mannino's Restaurant, Roseland School of Dance

### COMMENTS

2nd Gen Restaurant Space

Located across the street from the Oakdale LIRR Station

1/4 mile from Oakdale Bohemia Middle School

Ample front parking lot

## CONTACT EXCLUSIVE AGENTS

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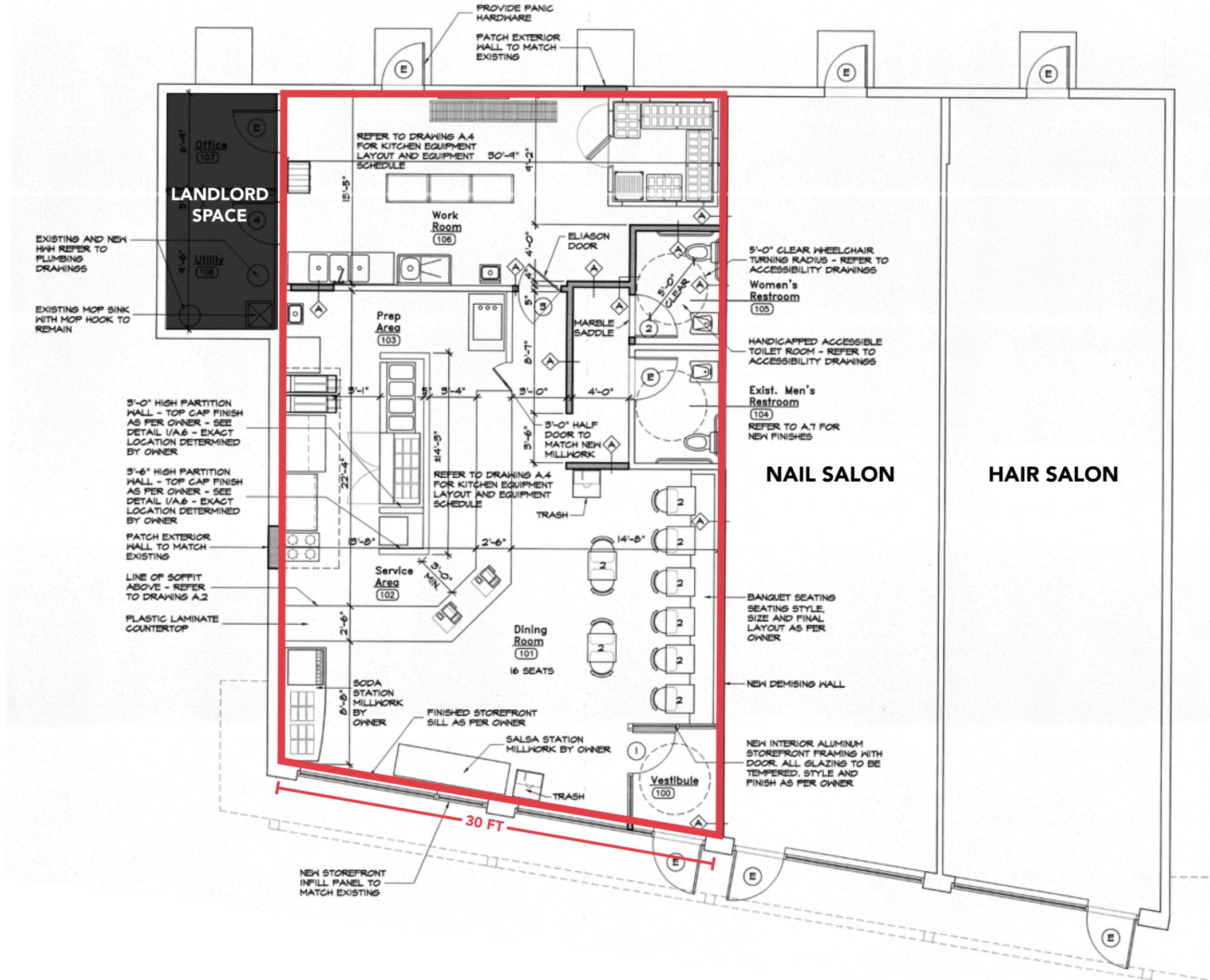
**RIPCO**  
REAL ESTATE

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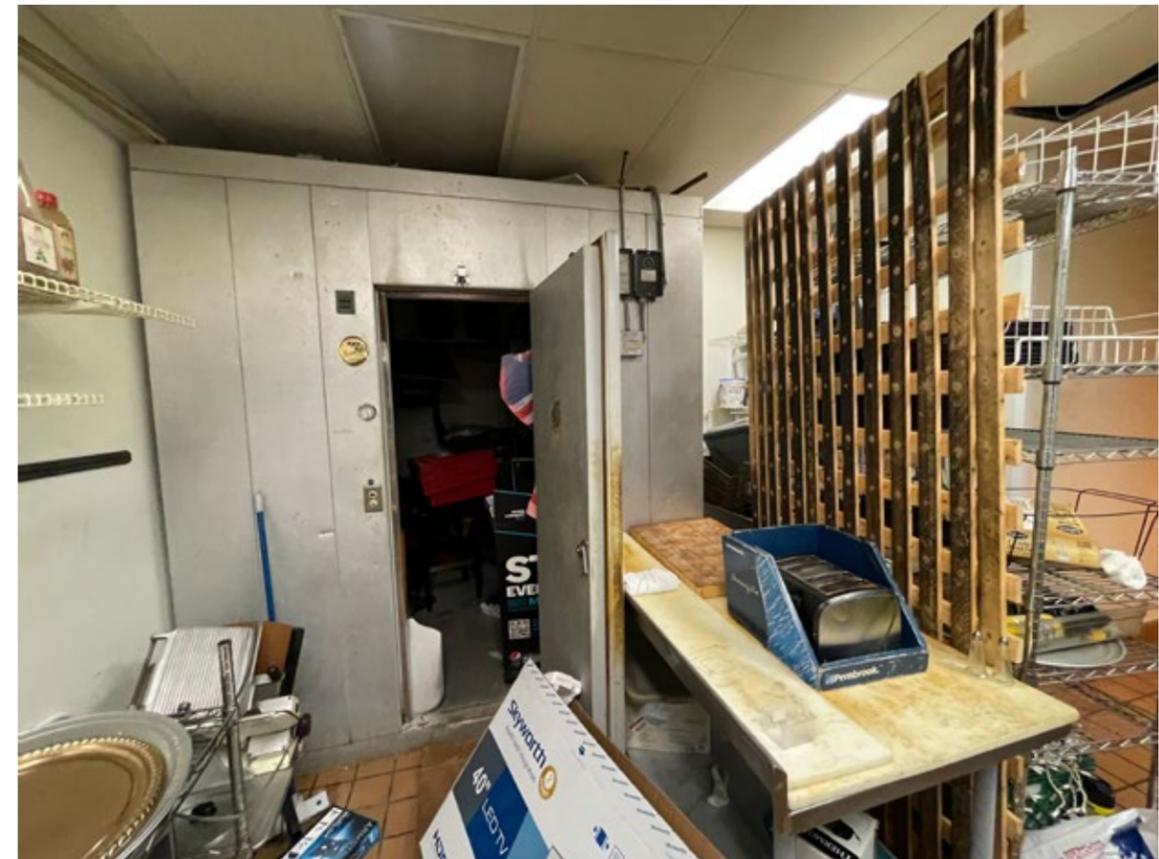
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# SITE PLAN - 1,600 SF - SECOND GENERATION RESTAURANT SPACE

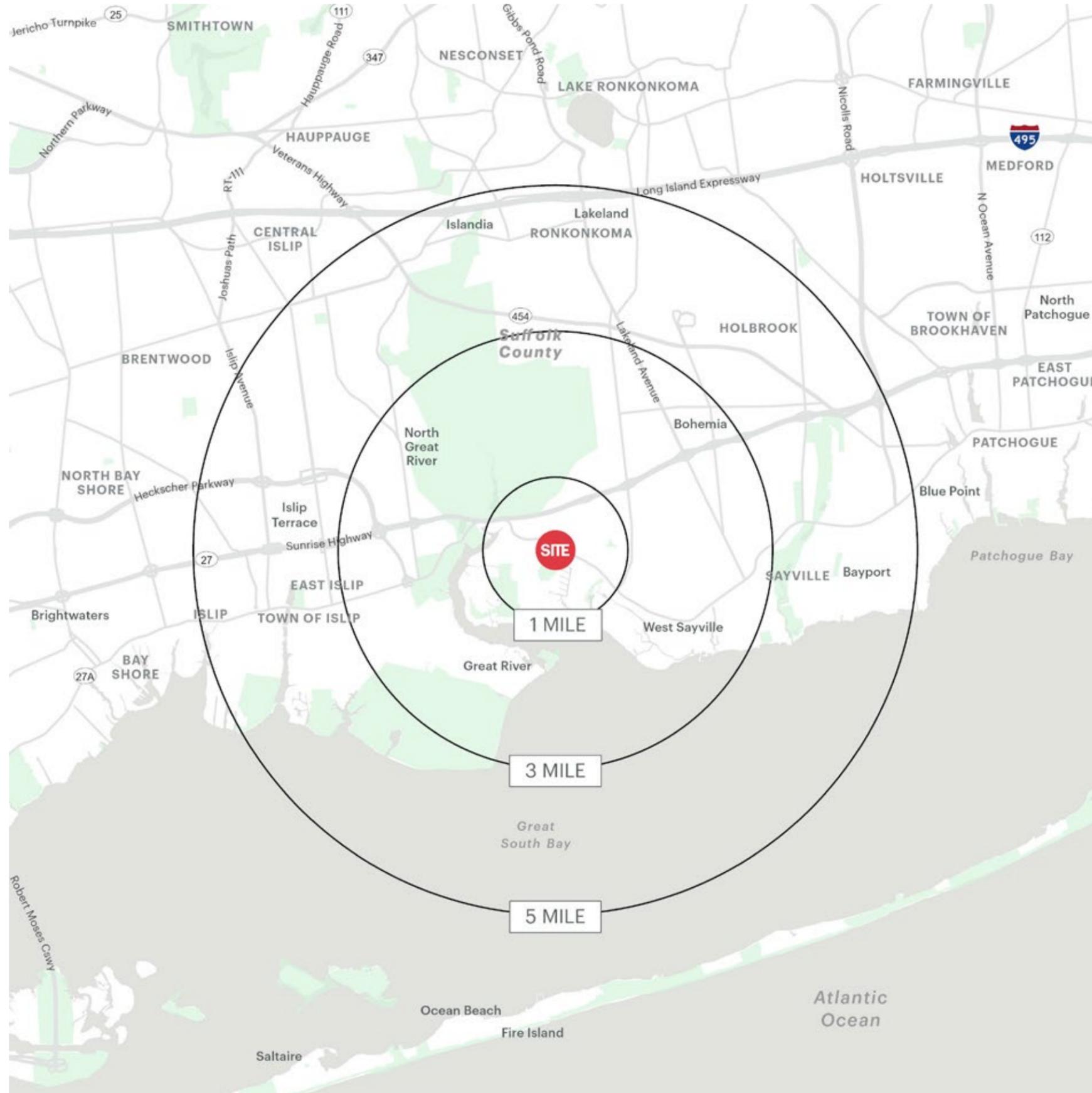


## INTERIOR PHOTOS





# AREA DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
7,097  
**HOUSEHOLDS**  
2,832  
**AVERAGE HOUSEHOLD INCOME**  
\$138,477  
**MEDIAN HOUSEHOLD INCOME**  
\$110,472

**COLLEGE GRADUATES (BACHELOR'S +)**  
2,387 - 45.0%  
**TOTAL BUSINESSES**  
240  
**TOTAL EMPLOYEES**  
2,900  
**DAYTIME POPULATION (W/ 16 YR +)**  
6,442

## 3 MILE RADIUS

**POPULATION**  
51,336  
**HOUSEHOLDS**  
18,309  
**AVERAGE HOUSEHOLD INCOME**  
\$146,475  
**MEDIAN HOUSEHOLD INCOME**  
\$115,253

**COLLEGE GRADUATES (BACHELOR'S +)**  
15,596 - 41.0%  
**TOTAL BUSINESSES**  
2,259  
**TOTAL EMPLOYEES**  
24,258  
**DAYTIME POPULATION (W/ 16 YR +)**  
49,546

## 5 MILE RADIUS

**POPULATION**  
144,651  
**HOUSEHOLDS**  
48,366  
**AVERAGE HOUSEHOLD INCOME**  
\$137,199  
**MEDIAN HOUSEHOLD INCOME**  
\$108,721

**COLLEGE GRADUATES (BACHELOR'S +)**  
37,312 - 36.0%  
**TOTAL BUSINESSES**  
7,212  
**TOTAL EMPLOYEES**  
71,676  
**DAYTIME POPULATION (W/ 16 YR +)**  
143,199

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