



RESTAURANT SPACE

NEW HYDE PARK, NY

271-02 UNION TURNPIKE

SIZE

2,000 SF + Basement

CO-TENANTS

Buffalo Wild Wings Go, Guac Shop, Bango Bowls, Bia Vietnamese Restaurant, Optical, Ben Art Realty

NEIGHBORS

LA Fitness - 30,000 Members

Lake Success Shopping Center - Target, Macy's Backstage, Barnes & Noble, Shake Shack, Sephora, Victoria's Secret, Ace Hardware, The Children's Place, Iavarone Brothers

COMMENTS

End-Cap 2nd Gen Restaurant Space with Walk-In Box in Place

126 Person Occupancy

40+ parking stalls in private rear lot

Ideally situated at the western edge of the north shore of Nassau County and on the eastern edge of Queens, the trade area includes a combination of incredible density, high income population and the highest concentration of office/medical space anywhere on Long Island

Located blocks from Cohen Children's Medical Center and Long Island Jewish Medical Center

CONTACT EXCLUSIVE AGENTS

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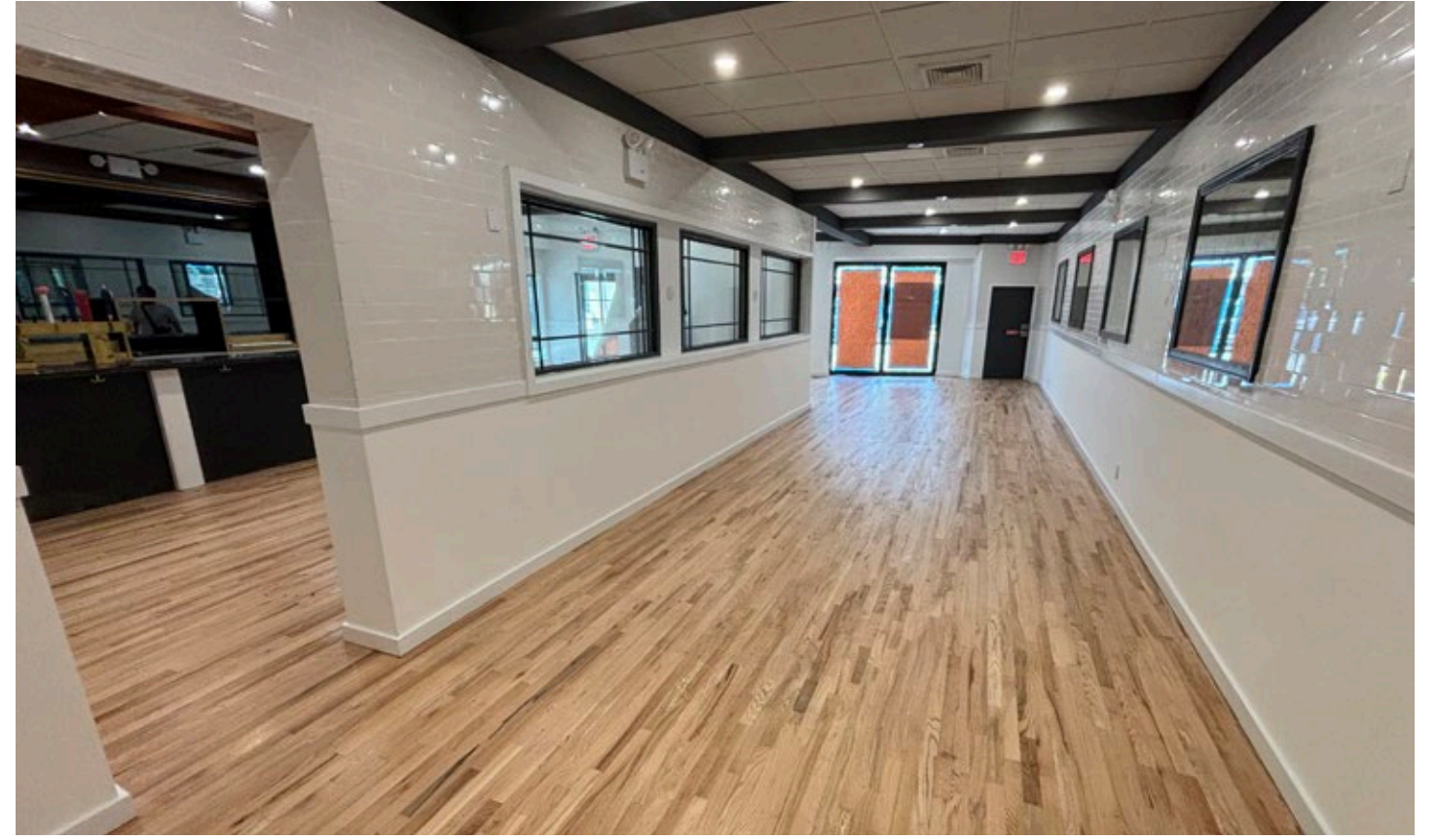
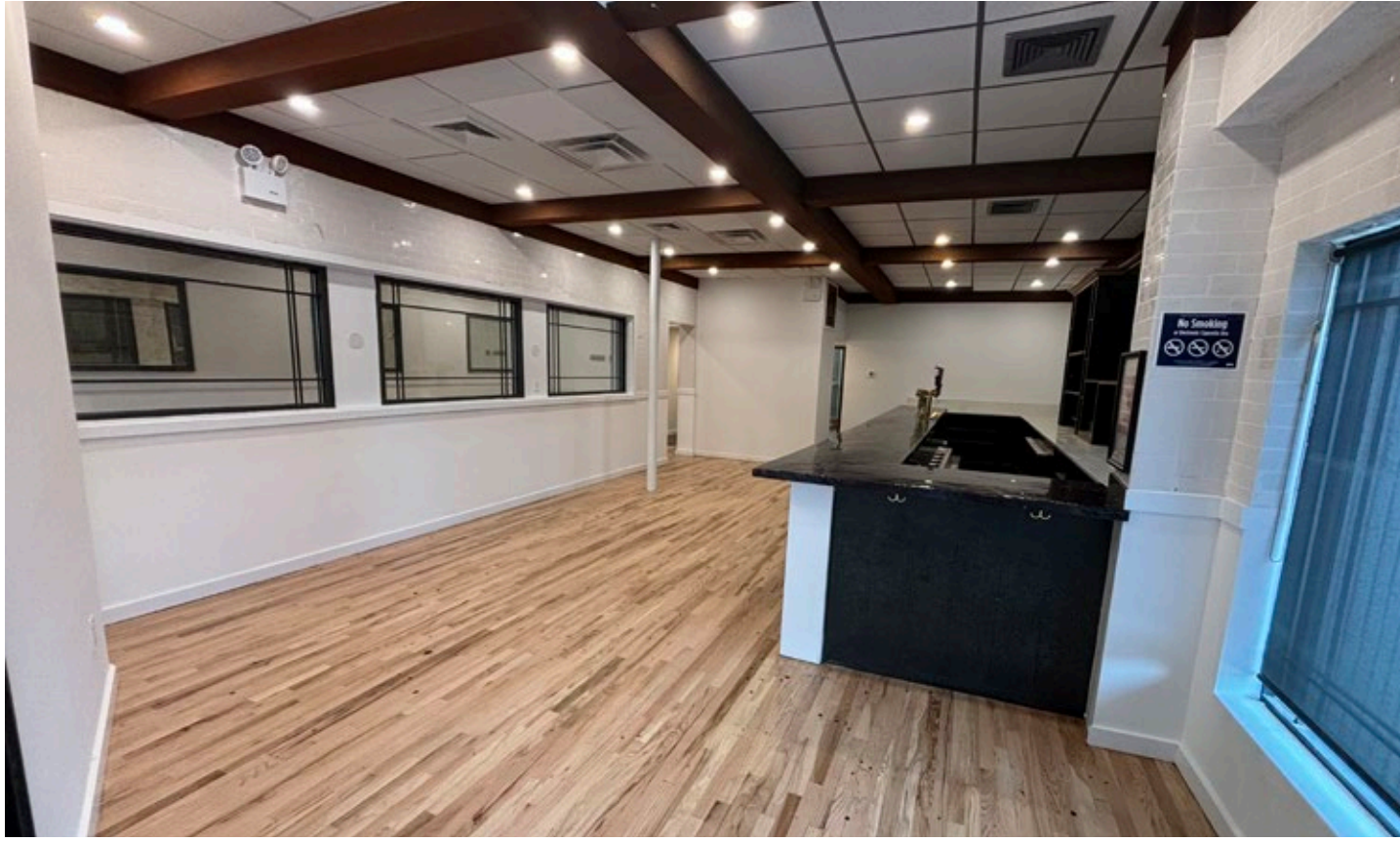
RIPCO
REAL ESTATE

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR PHOTOS

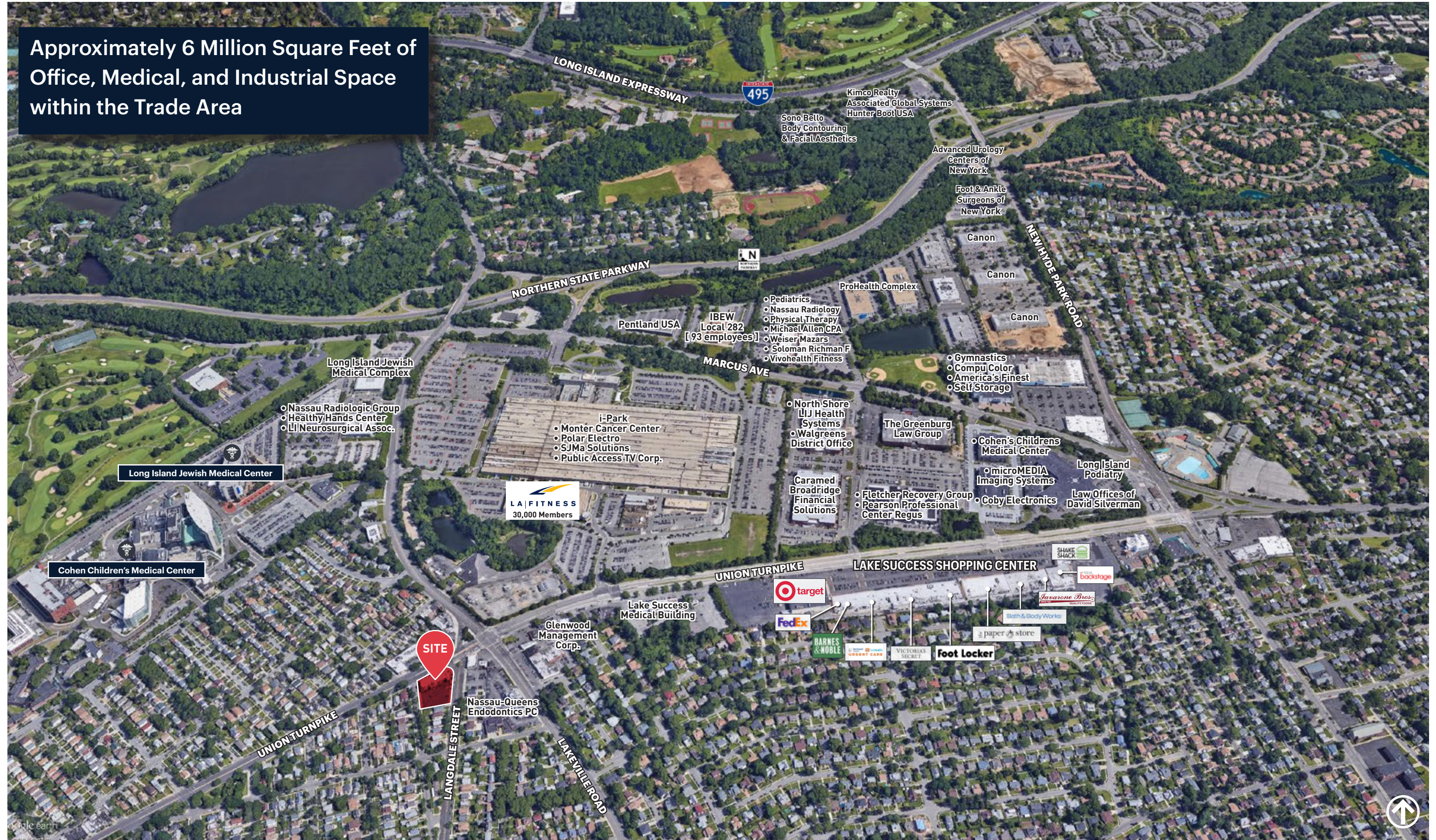


AERIAL



DAYTIME POPULATION

Approximately 6 Million Square Feet of Office, Medical, and Industrial Space within the Trade Area

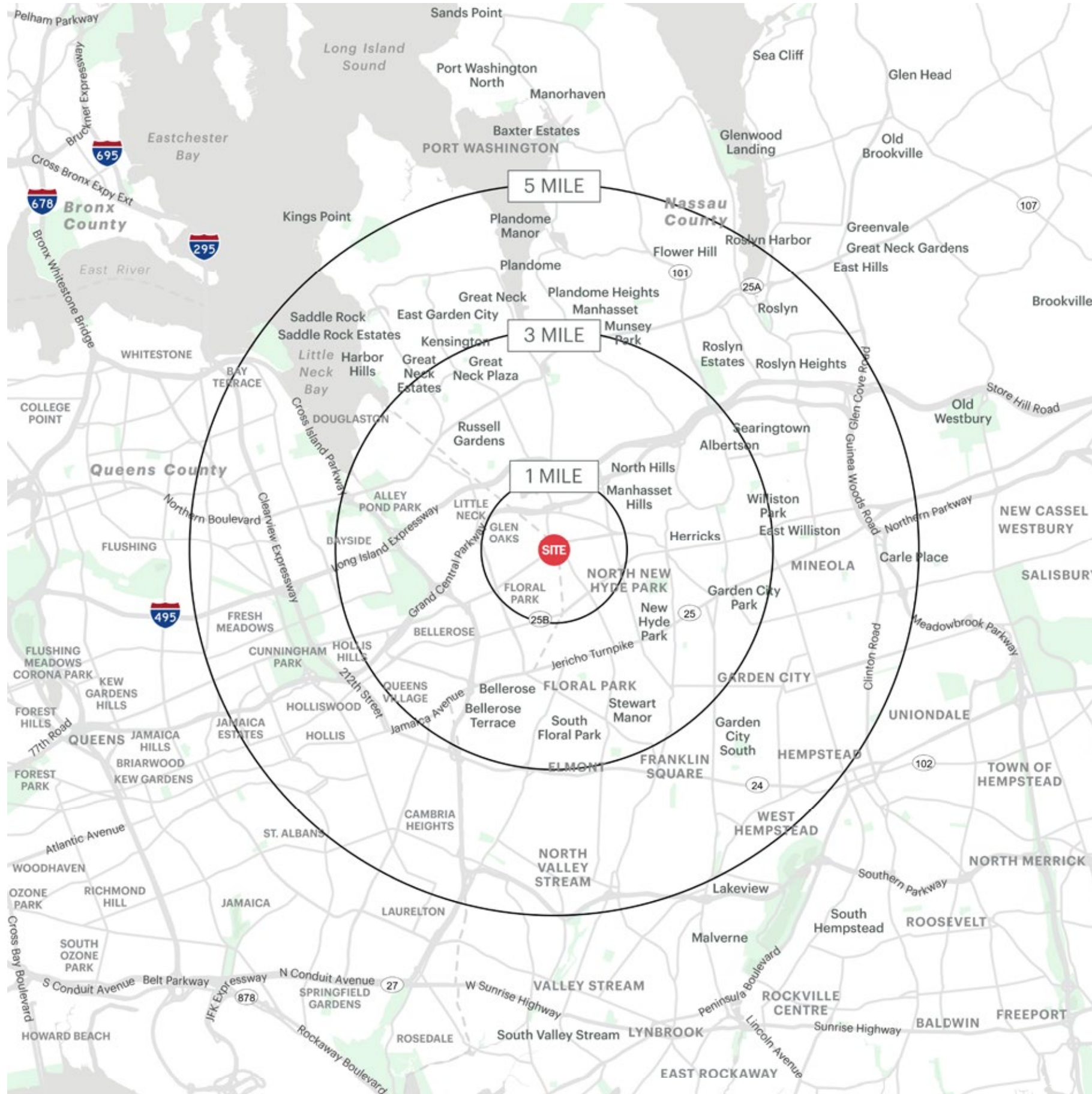


MARKET AERIAL



271-02 UNION TURNPIKE NEW HYDE PARK, NEW YORK

AREA DEMOGRAPHICS



271-02 UNION TURNPIKE NEW HYDE PARK, NEW YORK

1 MILE RADIUS

POPULATION

25,621

HOUSEHOLDS

9,806

AVERAGE HOUSEHOLD INCOME

\$149,218

MEDIAN HOUSEHOLD INCOME

\$105,453

COLLEGE GRADUATES (Bachelor's +)

11,925 - 59.0%

TOTAL BUSINESSES

1,445

TOTAL EMPLOYEES

46,840

DAYTIME POPULATION (w/ 16 yr +)

61,075

3 MILE RADIUS

POPULATION

235,553

HOUSEHOLDS

83,058

AVERAGE HOUSEHOLD INCOME

\$161,530

MEDIAN HOUSEHOLD INCOME

\$112,486

COLLEGE GRADUATES (Bachelor's +)

95,403 - 54.0%

TOTAL BUSINESSES

9,476

TOTAL EMPLOYEES

142,095

DAYTIME POPULATION (w/ 16 yr +)

264,320

5 MILE RADIUS

POPULATION

681,218

HOUSEHOLDS

232,815

AVERAGE HOUSEHOLD INCOME

\$154,201

MEDIAN HOUSEHOLD INCOME

\$106,984

COLLEGE GRADUATES (Bachelor's +)

243,314 - 49.0%

TOTAL BUSINESSES

24,509

TOTAL EMPLOYEES

301,853

DAYTIME POPULATION (w/ 16 yr +)

656,326

AREA DEMOGRAPHICS

