

FOR LEASE

271-11 Union Turnpike
New Hyde Park, NY 11040

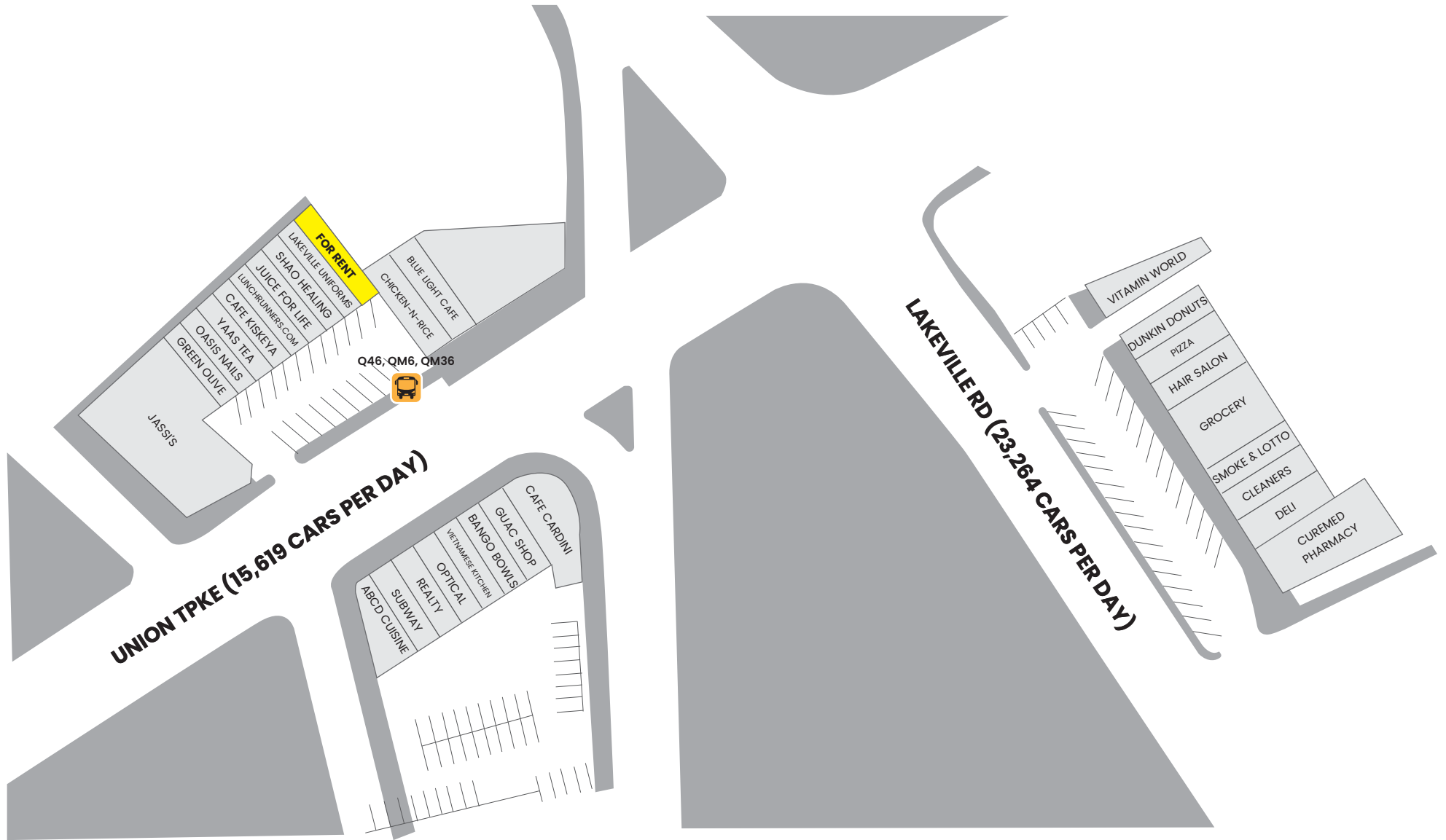


MITCH WEISS

+1-917-576-0073 

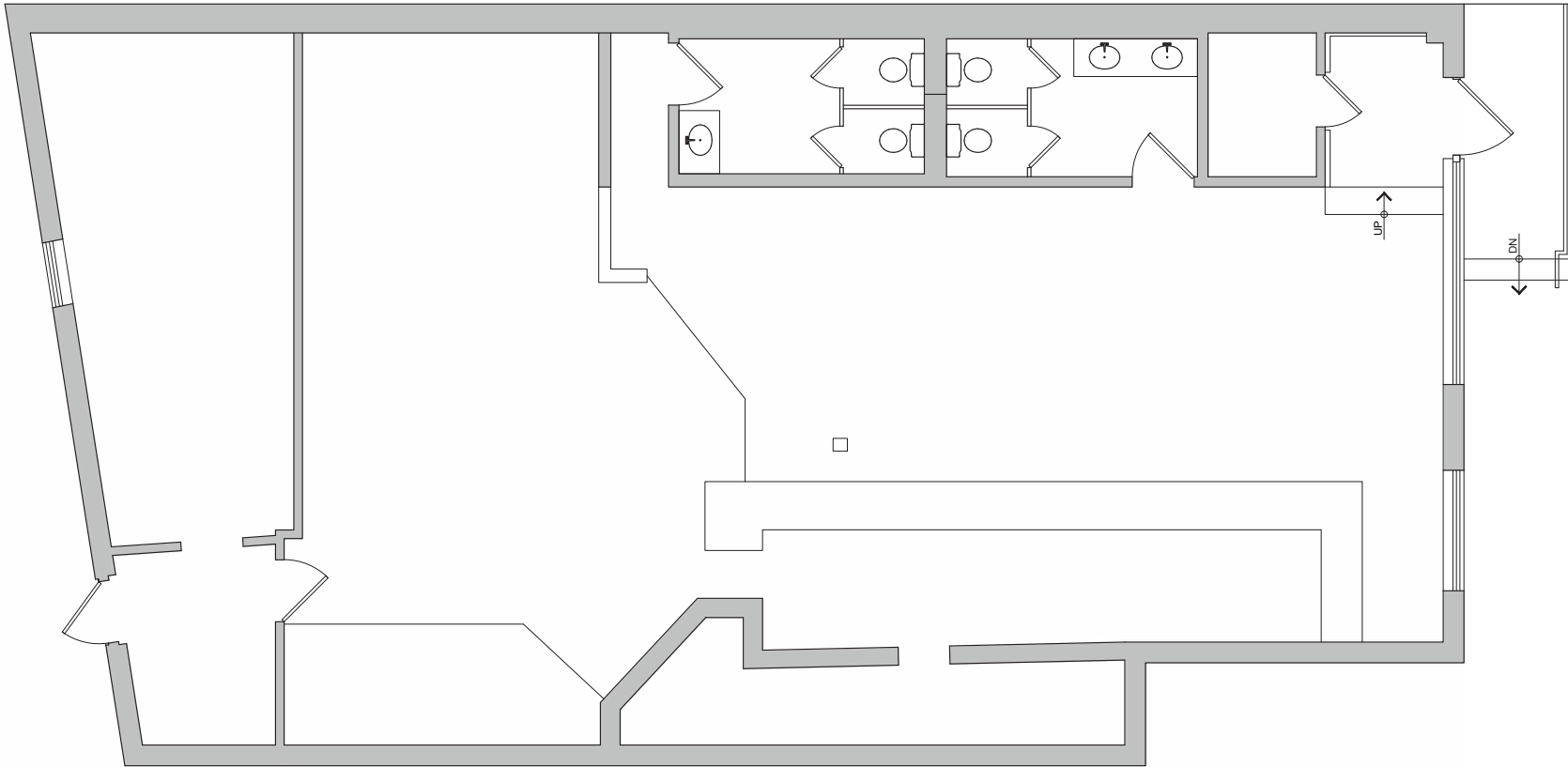
mitch@merchantsres.com 

- Size: 2,200 s.f. (approx.)
- Front: 28 l.f. (approx.)
- Walking distance to a 24 hour built-in Population of L.I.J. Hospital with 587 beds
- Walking distance to L.A. Fitness with 30,000 members
- Around the corner from i Park, one of Nassau County's largest office campuses composed of over 1 Million square feet of offices
- On-site and street parking
- Bus stops in front of the store Q46 QM6 QM36
- 15,619 cars pass this site everyday
- 23,264 cars on Lakeville Road 200' away from site (total of 38,883 cars)
- Neighboring tenants include: Subway, Bango Bowls, GUAC shop, Dunkin Donuts, Juice for life, Vitamin World
- 2" gas line, anseel system & venting exist
- Day population within trade area: **264,125**



FLOOR PLAN

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UNION TURNPIKE

DEMOGRAPHICS

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2023 SUMMARY	1 MILE	2 MILES	3 MILES
Population	25,378	100,508	235,444
Households	9,782	35,560	83,057
Families	6,049	24,520	58,623
Avg HH Size	2.53	2.78	2.80
Median Age	50.7	47.1	45.5
Median HH Income	\$105,337	\$114,774	\$112,569
Avg HH Income	\$149,253	\$159,010	\$161,790

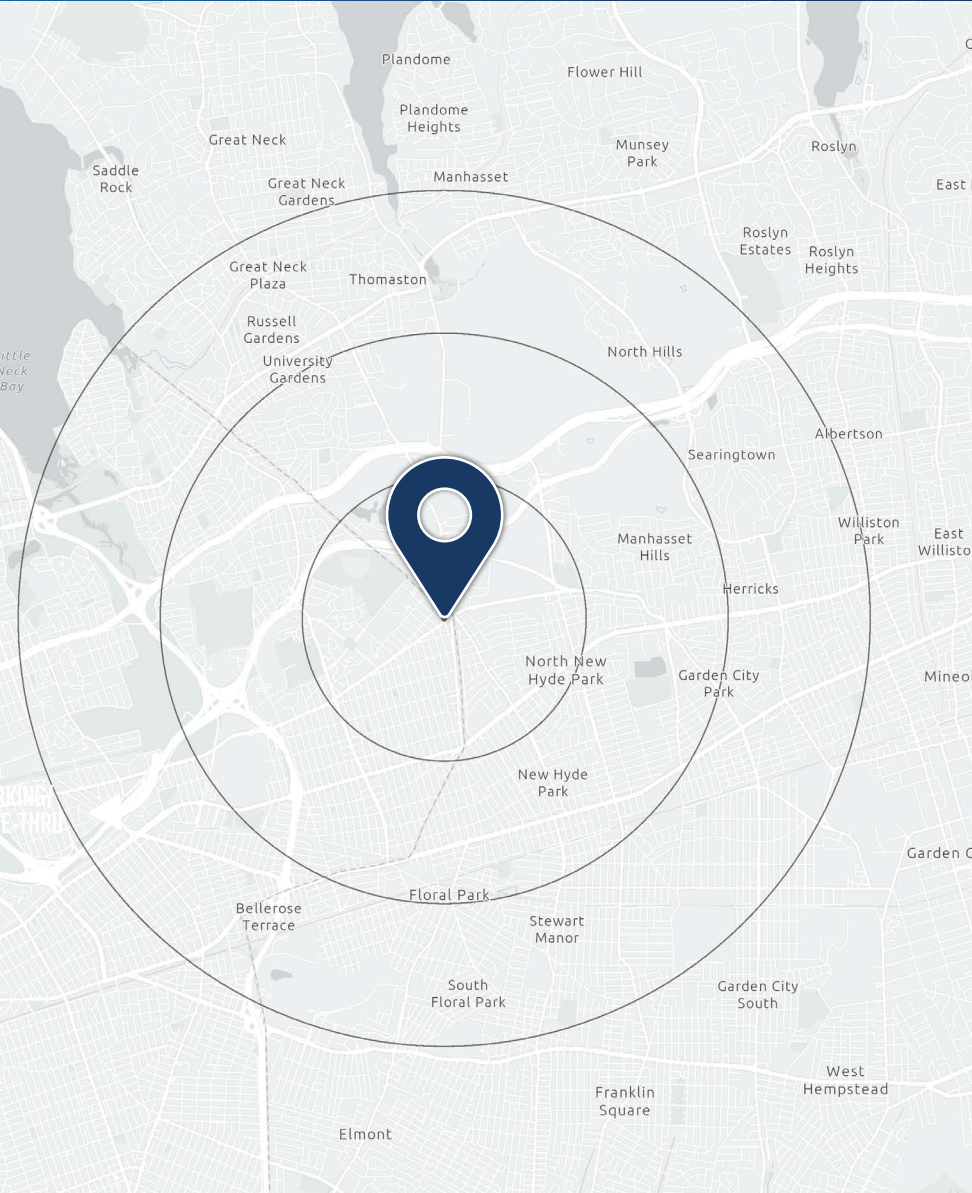
 **9,447**
TOTAL BUSINESSES

 **264,125**
DAY POPULATION


\$112,569
MEDIAN HH INCOME


\$57,169
PER CAPITA INCOME


\$515,681
MEDIAN NET WOTH





MERCHANTS

REALTY SERVICES

MITCH WEISS

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