



**RETAIL SPACE**

**EAST MEADOW, NY**

**THE MEADOWS**

**1897-1899 FRONT STREET**

**SIZE**

1,050 SF

2,100 SF

2,381 SF

15,000 SF

Proposed Pads

900 SF

2,400 SF

2,500 SF

**ASKING RENT**

Upon Request

**CO-TENANTS**

Stew Leonard's, Marshalls, Shah's Halal, Beach Bum Tanning, Frantoni's Pizzeria, The Early Bird Cafe, Rena Marie Jewelers, The UPS Store, Alexa's Dance Academy, Club Pilates, Liberty Acupuncture & Wellness, Sugaring NYC, Five Below, Salon Suites, Garden Social Beer Garden, Lucky Foot Spa, Super Happy Wok, Pet Supplies Plus, Lidl, Dr Aronica, Burger City, The Smilist, Coming Soon - Tropical Smoothie Cafe, Go Health Urgent Care, Shake Shack, Catch Air, Kids United, Mogu Chinese Kitchen, Cardsmart, Local Infusion, Birdcode

**NEIGHBORS**

Uncle Giuseppe's, Orangetheory Fitness, Starbucks, Chipotle, AFC Urgent Care, Sobol, Qdoba, Island Poke, T-Mobile, Duck Donuts, Dunkin', Friendly's, Bowlero, WingZone, Subway, Margaritas Cafe, Mavis Discount Tire, Mattress Firm, AutoZone Auto Parts, Carmax, Arby's

**COMMENTS**

Strong shopping center with over 140,000 SF of retail

Multiple access points on Hempstead Turnpike, Front Street, and East Meadow Avenue

Tremendous visibility on Hempstead Turnpike and Front Street

**CONTACT EXCLUSIVE AGENTS**

**JEFFREY HOWARD**

jhoward@ripcony.com

516.933.8880

**JOANNE ARGENTI**

jargenti@ripcony.com

516.933.8880

**RIPCO**  
REAL ESTATE

1000 Woodbury Road  
Suite 100  
Woodbury, NY 11797  
516.933.8880

Please visit us at [ripcony.com](https://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.



## MARKET AERIAL

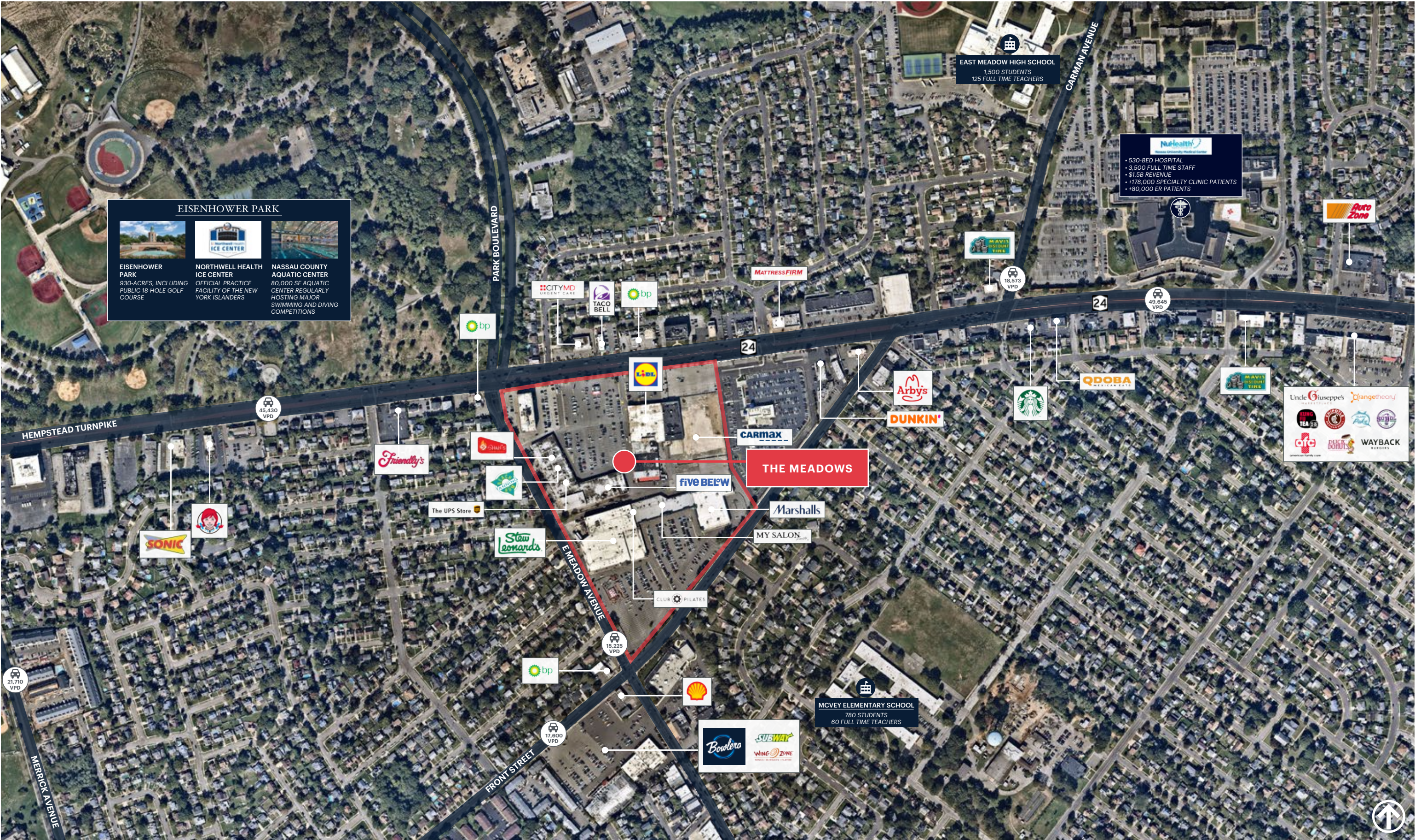




MARKET AERIAL









SITE PLAN

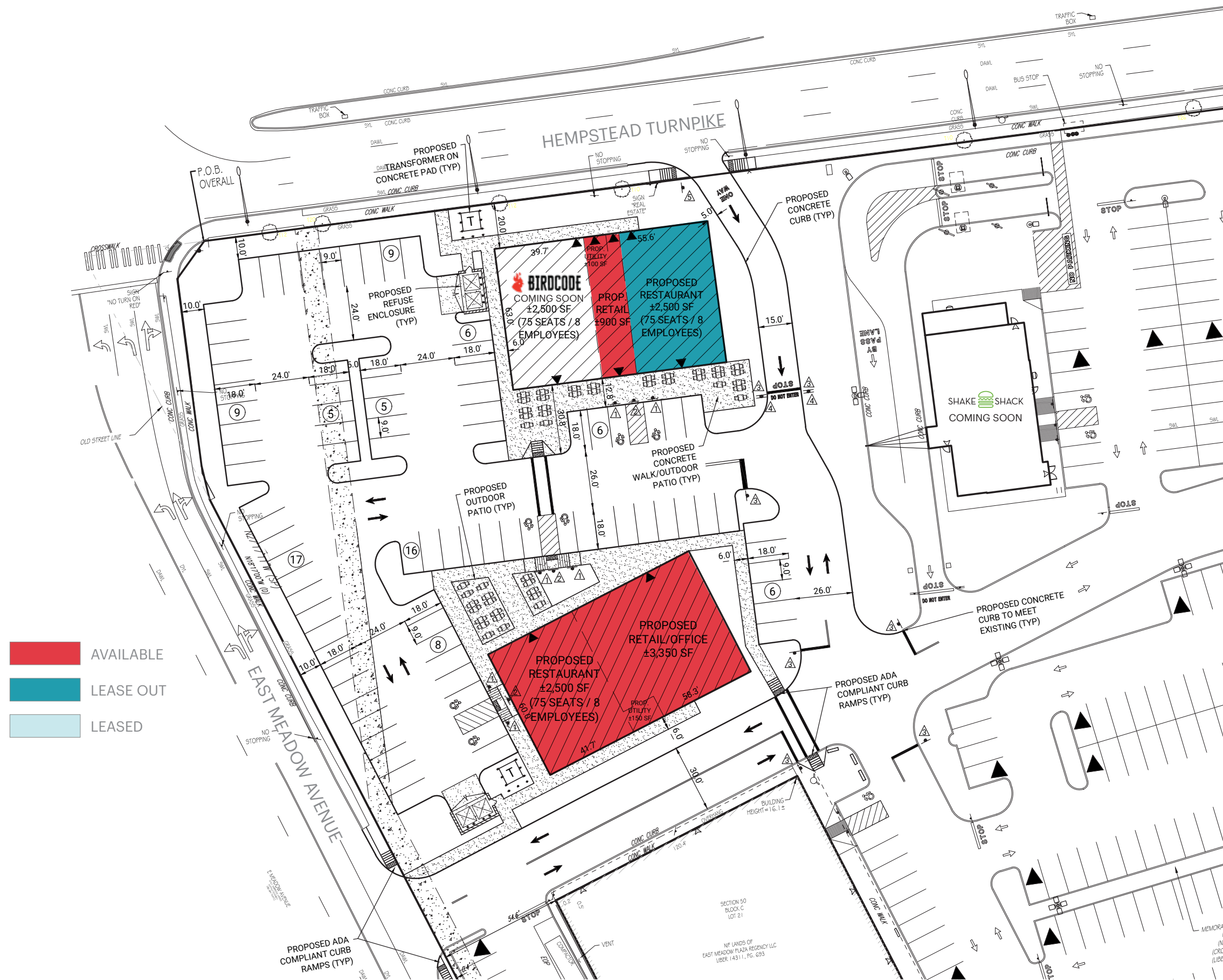


CO-TENANTS		SIZE
PROPOSED PAD F		900 SF
PROPOSED PAD H		2,500 SF
PROPOSED PAD I		2,400 SF
1910	AVAILABLE - DIVISIBLE	15,000 SF
1954	AVAILABLE	2,100 SF
1978	AVAILABLE	2,381 SF
1971	AVAILABLE	1,050 SF
PROPOSED PAD G		2,500 SF
PROPOSED PAD E - BIRDCODE		COMING SOON 2,500 SF
1981	LOCAL INFUSION	COMING SOON 2,030 SF
1920	SHAH'S HALAL	2,480 SF
1924	BEACH BUM	4,000 SF
1928	FRANTONI'S PIZZERIA	3,236 SF
1934A	RENA MARIE JEWELERS	660 SF
1934B	THE EARLY BIRD CAFE	1,950 SF
1936	THE UPS STORE	1,605 SF
1938	TROPICAL SMOOTHIE CAFE	COMING SOON 1,605 SF
1940	CATCH AIR - COMING SOON	15,660 SF
1941	CARD\$MART	1,300 SF
1948	ALEXA'S DANCE ACADEMY	4,000 SF
1949	CLUB PILATES	2,000 SF
1950	LIBERTY ACUPUNCTURE & WELLNESS	3,080 SF
1951	SUGARING NYC	1,450 SF
1952	THE SMILIST	2,120 SF

1953	ZEN SPA	1,550 SF
1955	MYDOC URGENT CARE (RELOCATION)	2,937 SF
1958	FIVE BELOW	10,248 SF
1959	SALON SUITES	6,410 SF
1960	MOGU - COMING SOON	2,750 SF
1962	CAMP NAILS	1,650 SF
1964	GARDEN SOCIAL BEER GARDEN	2,810 SF
1969	LUCKY FOOT SPA	1,050 SF
1970	DOLLAR DEAL	10,824 SF
1973	SUPER HAPPY WOK	1,050 SF
1975	KIDS UNITED - COMING SOON	2,030 SF
1976	PET SUPPLIES PLUS	5,119 SF
1980	LIDL	30,600 SF
1981	LOCAL INFUSION COMING SOON	2,030 SF
1983	CHIROPRACTOR	875 SF
1987	STEW LEONARD'S	79,560 SF
1989	MARSHALLS	34,437 SF
PAD	BURGER CITY INC	480 SF
PAD A	SHAKE SHACK COMING SOON	2,500 SF
PAD B	GO HEALTH COMING SOON	2,500 SF
PAD C	FUTURE BANK COMING SOON	2,500 SF

- AVAILABLE SF
- LEASED

## SITE PLAN - PROPOSED PAD REDEVELOPMENT



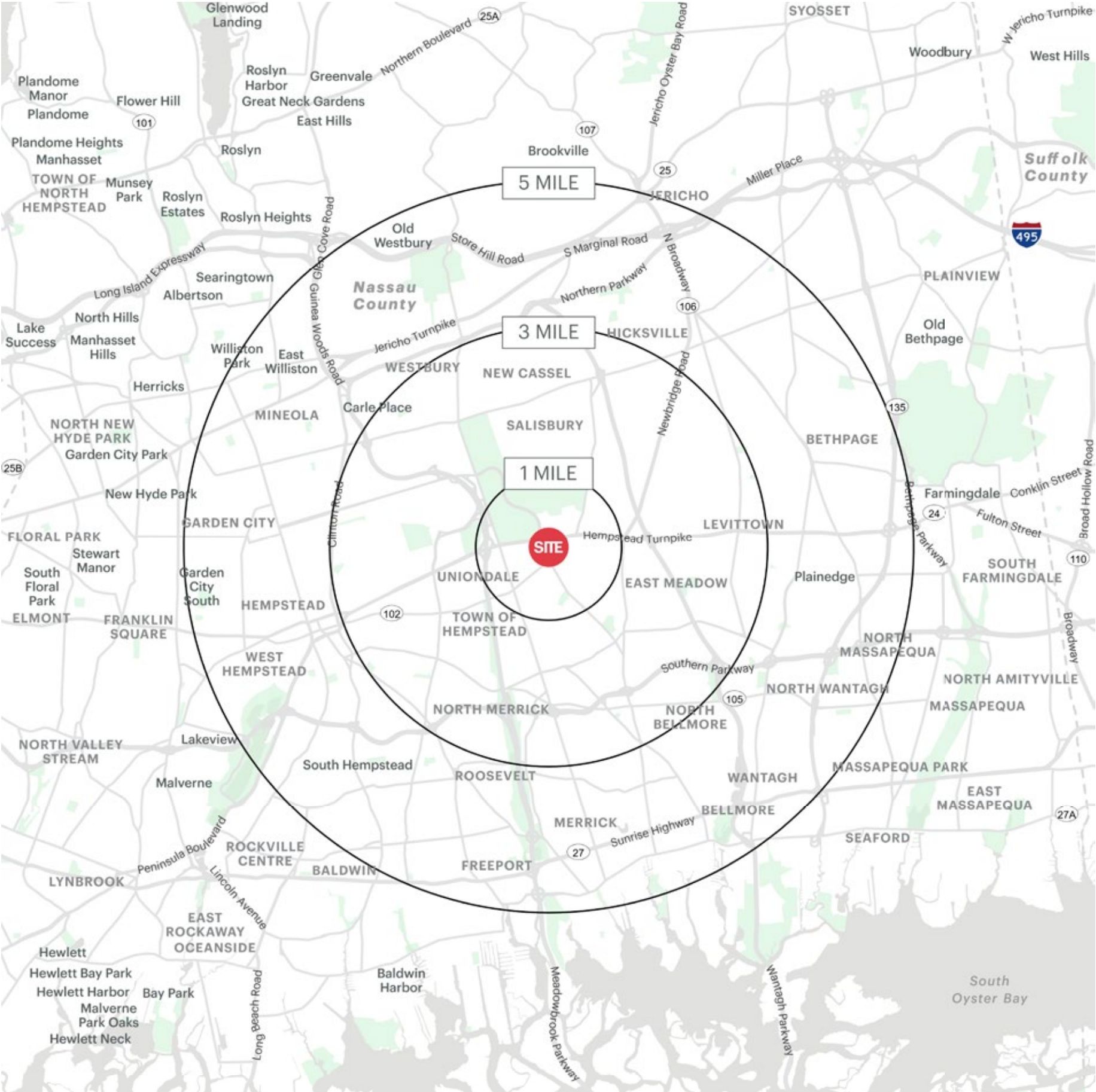


RENOVATION PROGRESS





AREA DEMOGRAPHICS



THE MEADOWS | 1897-1899 FRONT STREET EAST MEADOW, NEW YORK

1 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
18,575	6,110 - 43.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
6,076	792
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$161,394	7,387
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$120,512	16,706

3 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
209,790	56,529 - 39.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
61,462	7,579
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$165,389	86,384
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$126,828	190,514

5 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
523,329	159,434 - 43.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
161,054	22,950
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$177,179	237,966
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$132,980	491,562



AREA DEMOGRAPHICS

