

RESTAURANT SPACE

NEW HYDE PARK, NY

271-06 UNION TURNPIKE

SIZE

1,000 SF + Basement

CO-TENANTS

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

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, lavarone Brothers

COMMENTS

2nd Gen Restaurant Space

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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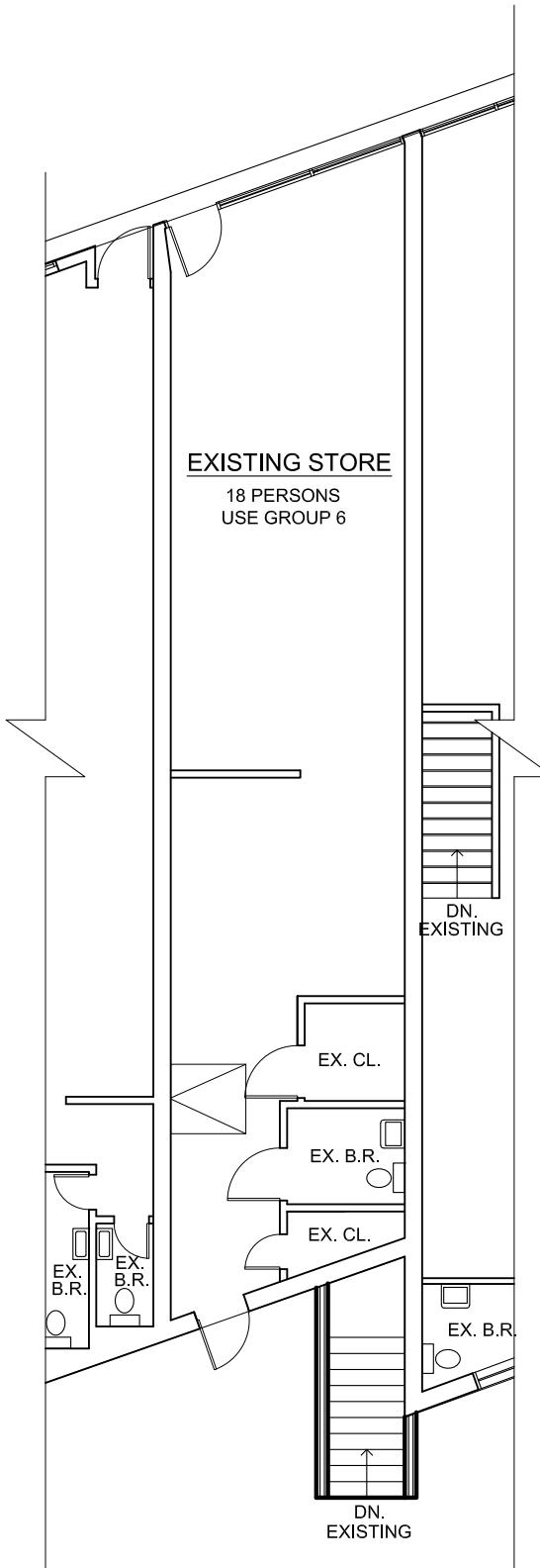
AERIAL



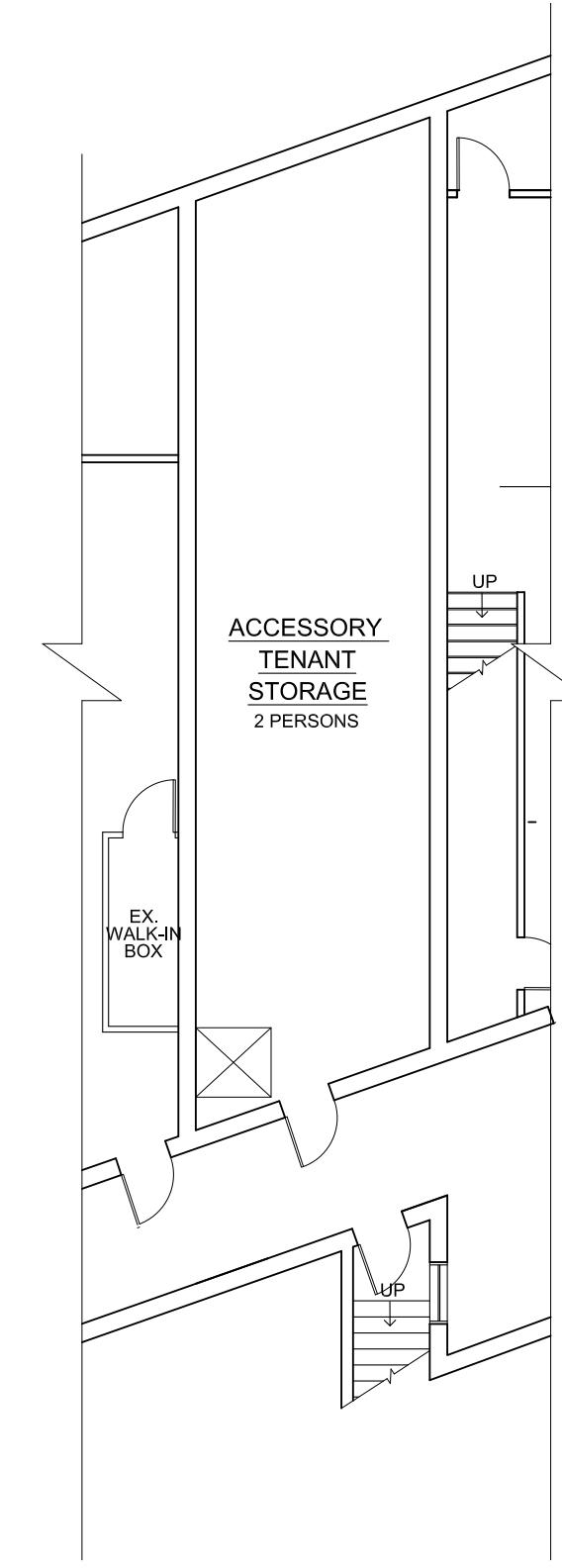
FLOOR PLANS

UNION TURNPIKE

FIRST FLOOR PLAN



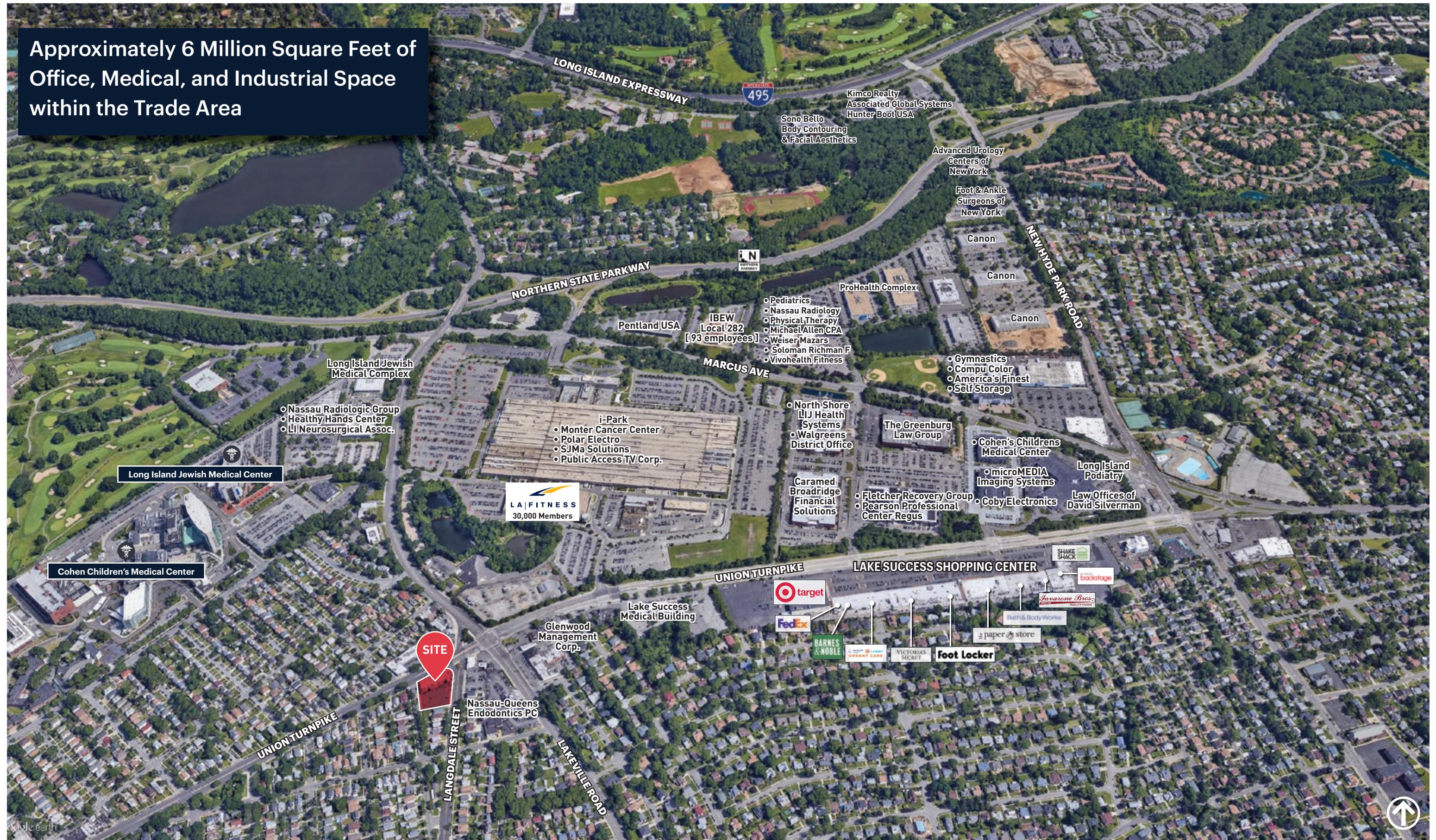
CELLAR FLOOR PLAN



PRIVATE REAR PARKING

DAYTIME POPULATION

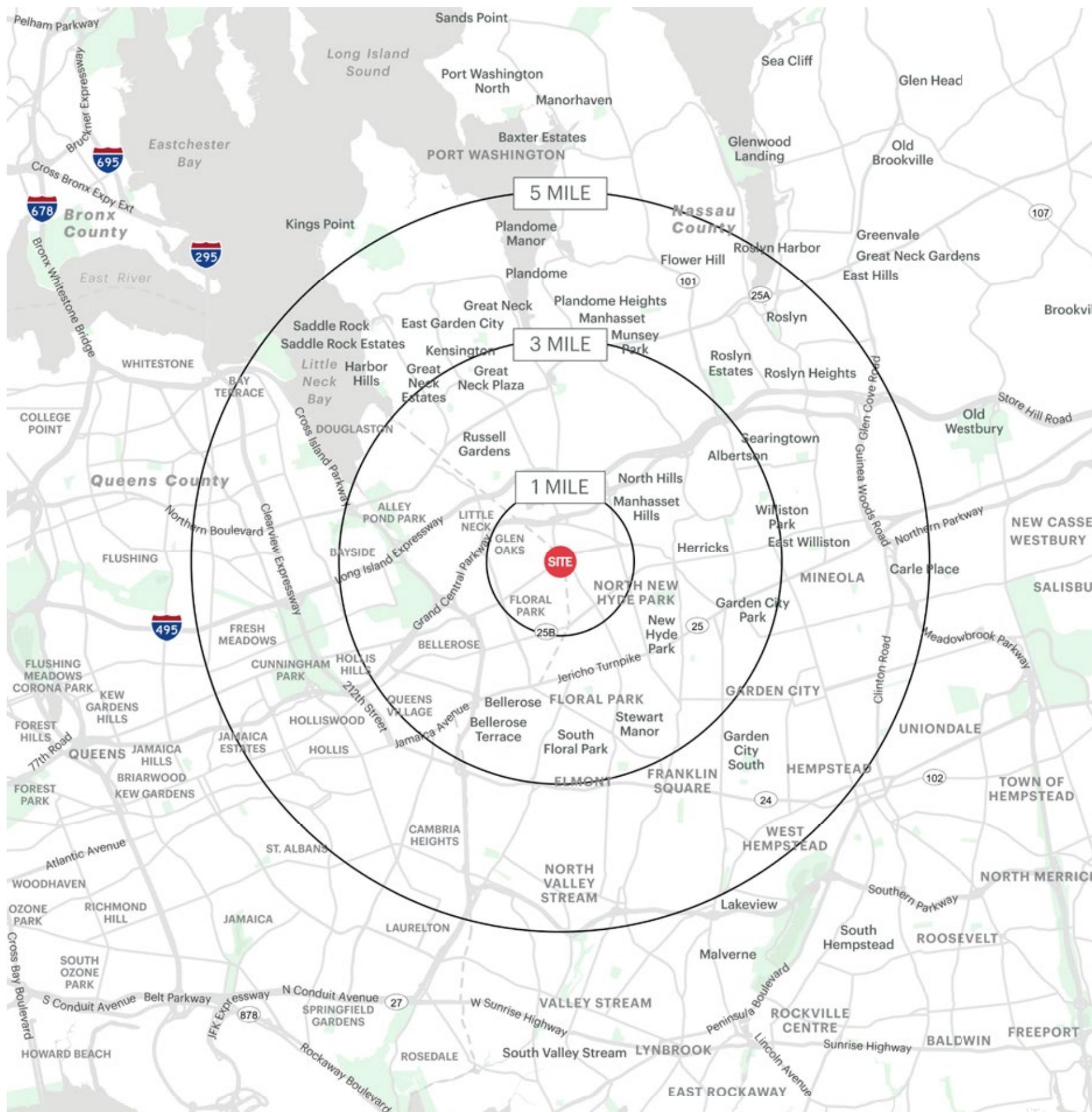
Approximately 6 Million Square Feet of Office, Medical, and Industrial Space within the Trade Area



MARKET AERIAL



AREA DEMOGRAPHICS



COLLEGE GRADUATES (Bachelor's +)

11,925 - 59.0%

TOTAL BUSINESSES

1,445

TOTAL EMPLOYEES

46,840

DAYTIME POPULATION (w/ 16 yr +)

61,075

COLLEGE GRADUATES (Bachelor's +)

95,403 - 54.0%

TOTAL BUSINESSES

9,476

TOTAL EMPLOYEES

142,095

DAYTIME POPULATION (w/ 16 yr +)

264,320

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

