

# 281-301 WARNER AVENUE

ROSLYN HEIGHTS, NEW YORK

Brand New Mixed Use Development at Roslyn Train Station



## Proposed Retail and Restaurant Space Available

Development to include 54 luxury apartments | Ideal uses include restaurants, spas, salons, boutiques, coffee, etc.

Average Household Income of \$248,876 within a 1-Mile Radius



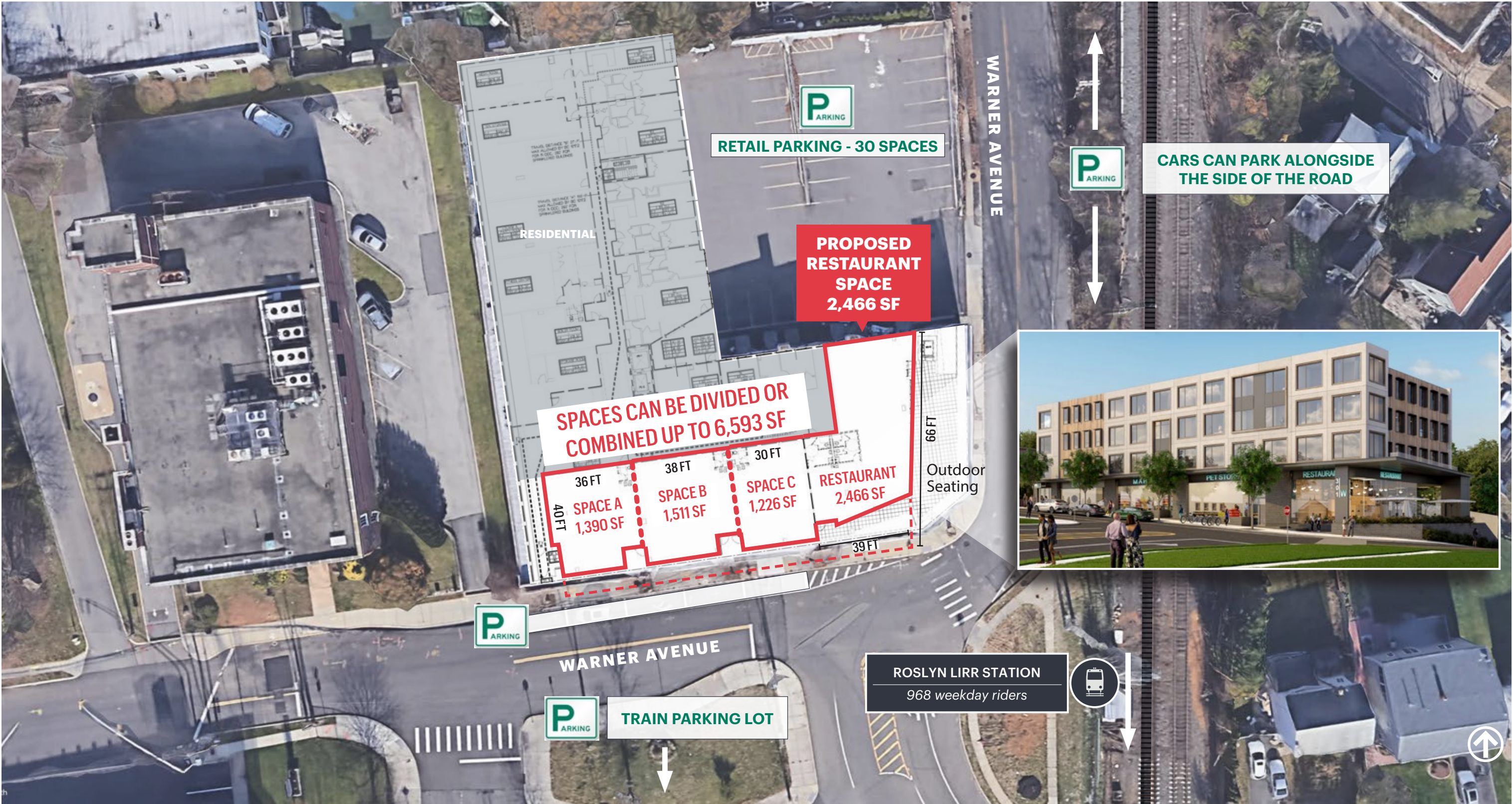
Renderings



- ARTIST RENDERINGS -



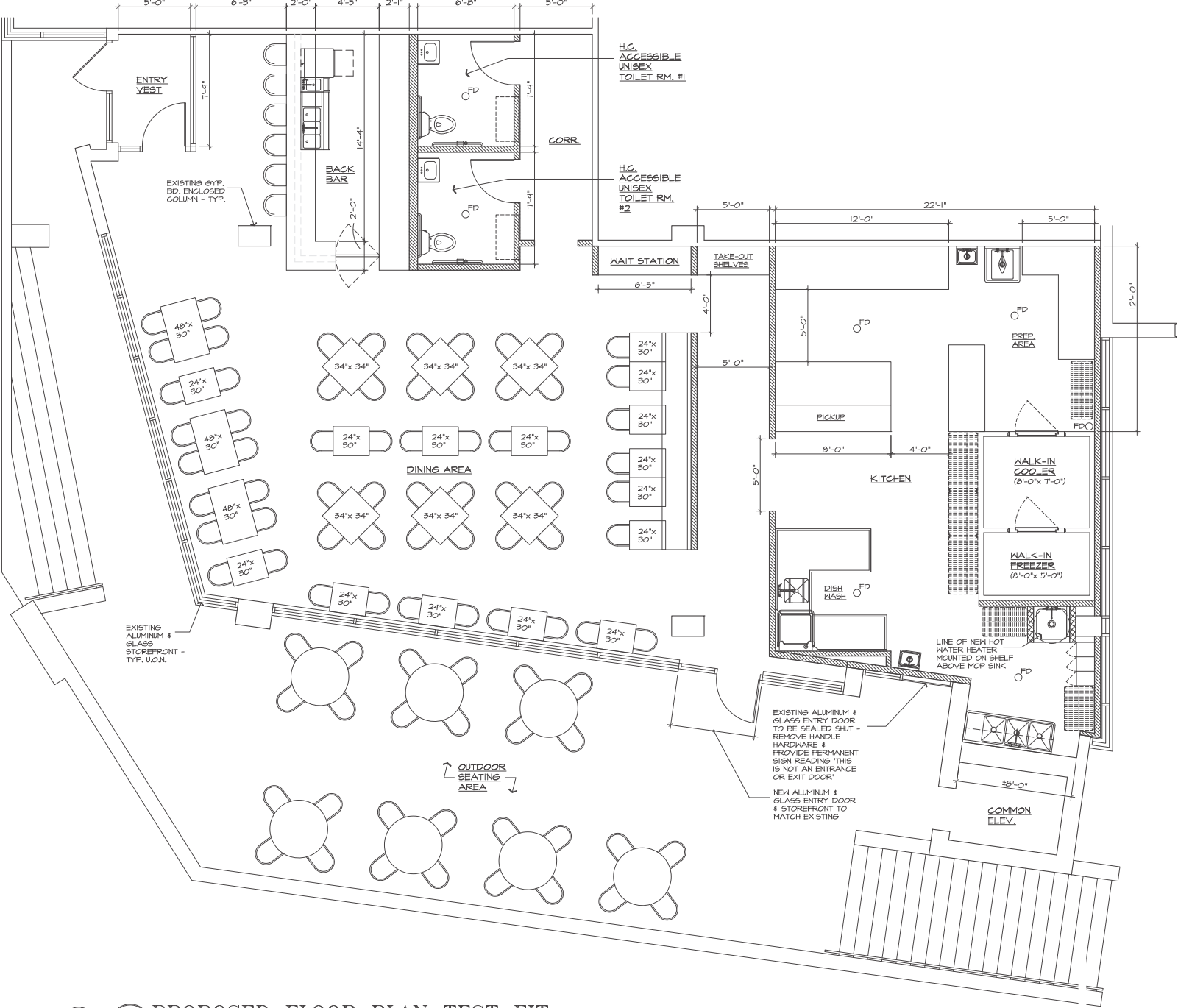
Site Plan





# Proposed Restaurant Test Fit - 2,466 SF Restaurant

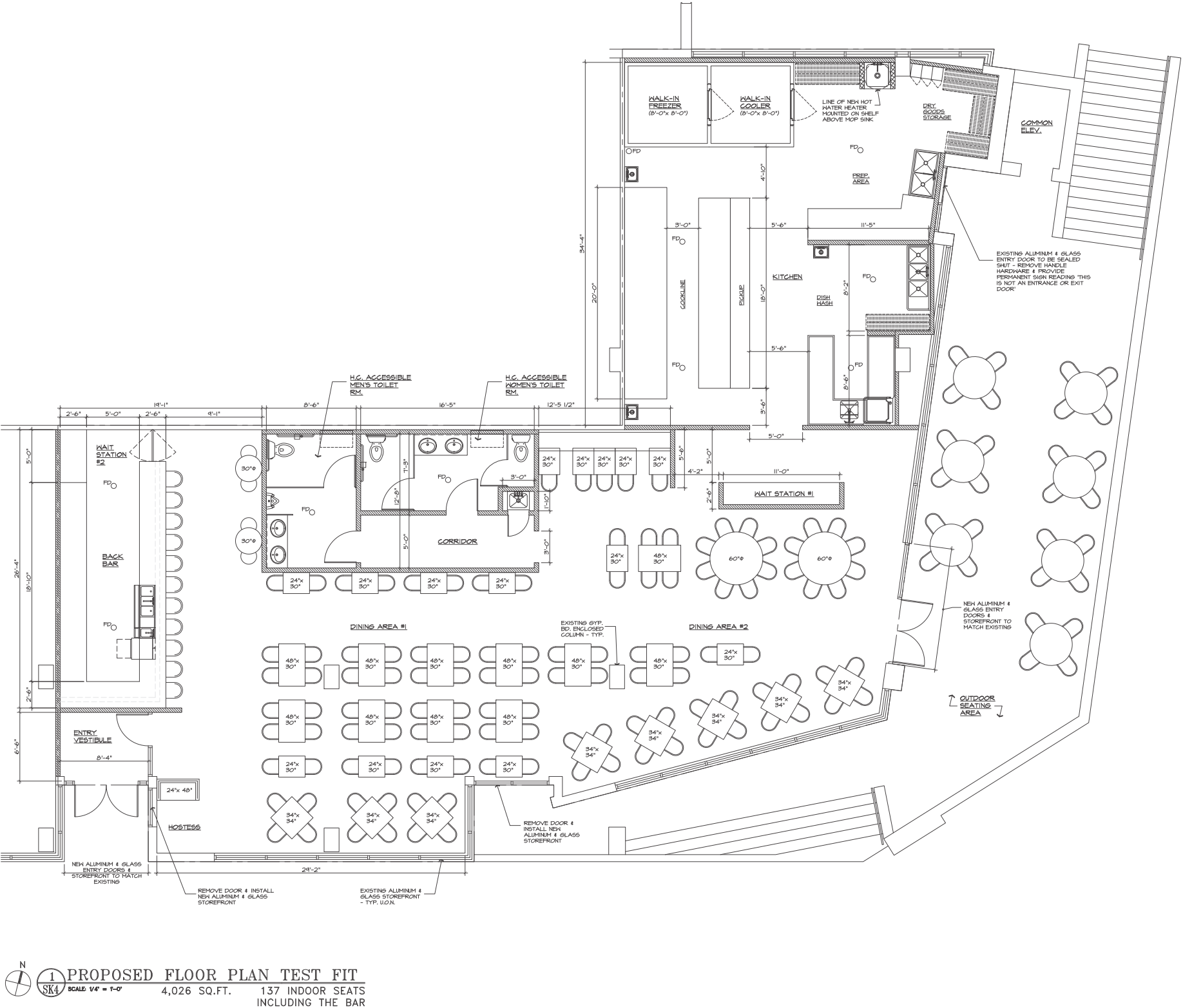
## 72 Seats Including Bar



1 PROPOSED FLOOR PLAN TEST FIT  
SK3 SCALE: 1/4" = 1'-0"  
72 SEATS  
INCLUDING THE BAR

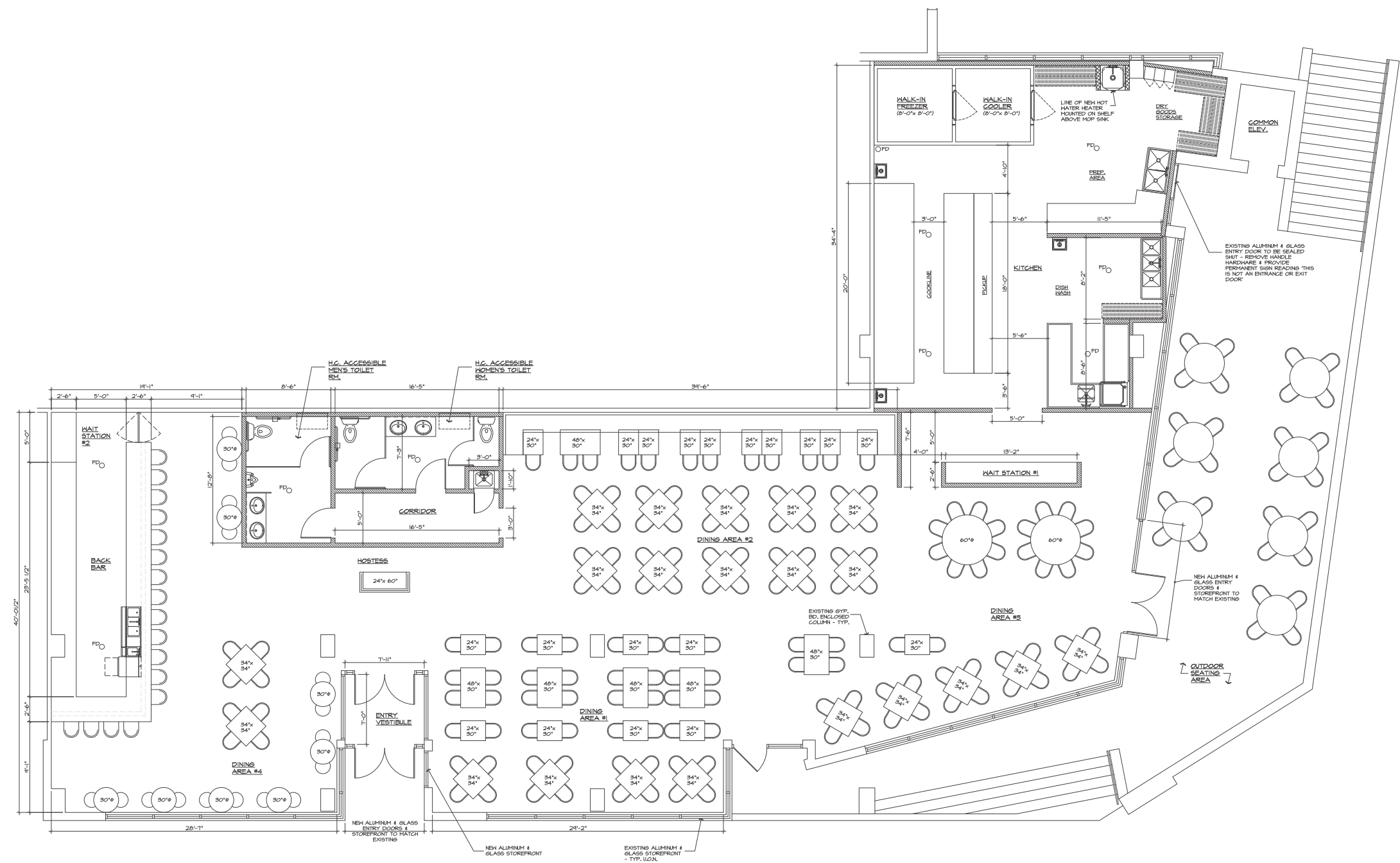
# Proposed Restaurant Test Fit - 4,026 SF Restaurant

## 137 Seats Including Bar



# Proposed Restaurant Test Fit - 5,203 SF Restaurant

## 177 Seats Including Bar

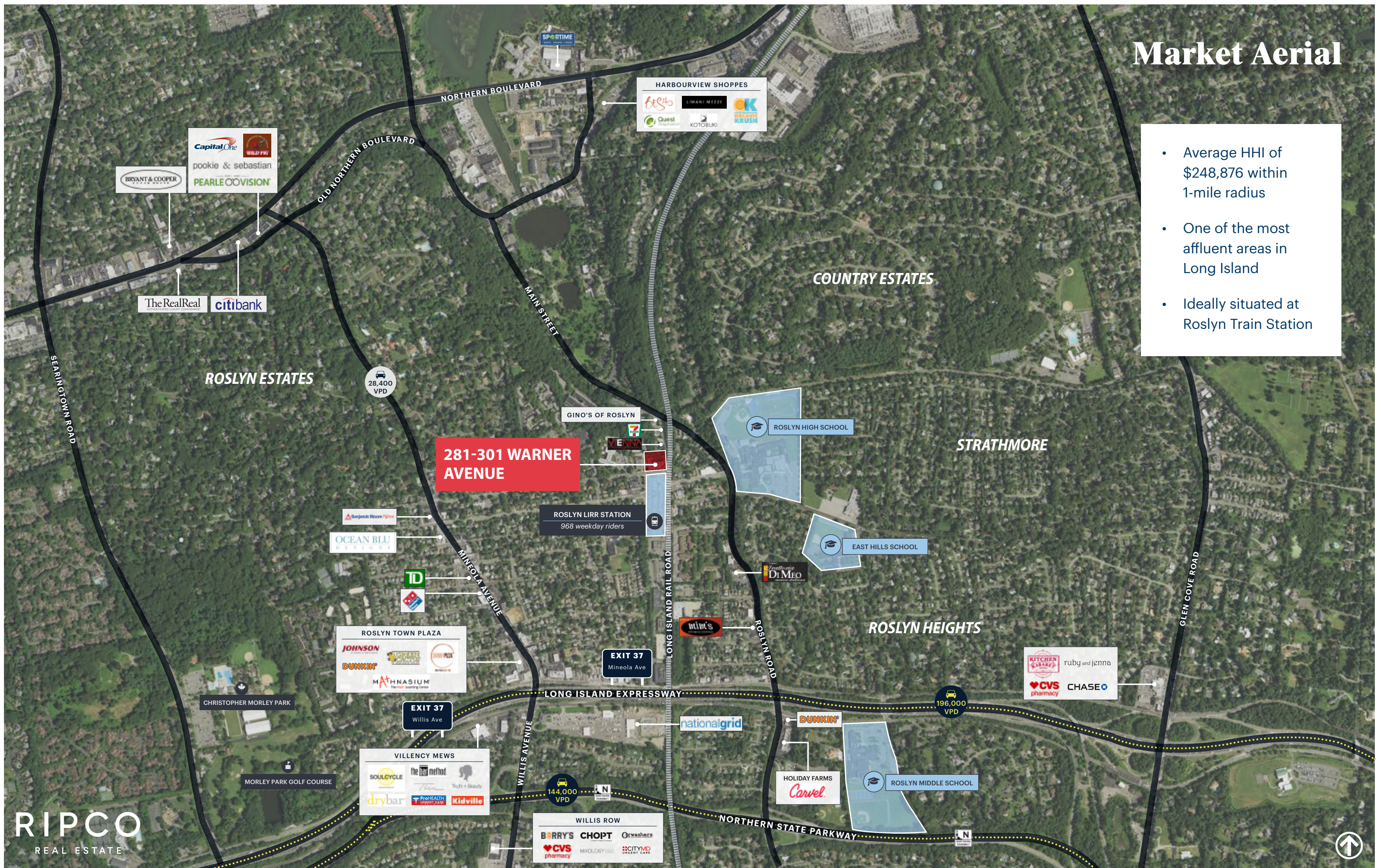


**1** PROPOSED FLOOR PLAN TEST FIT  
SCALE: 1/4" = 1'-0"  
177 SEATS  
INCLUDING THE BAR



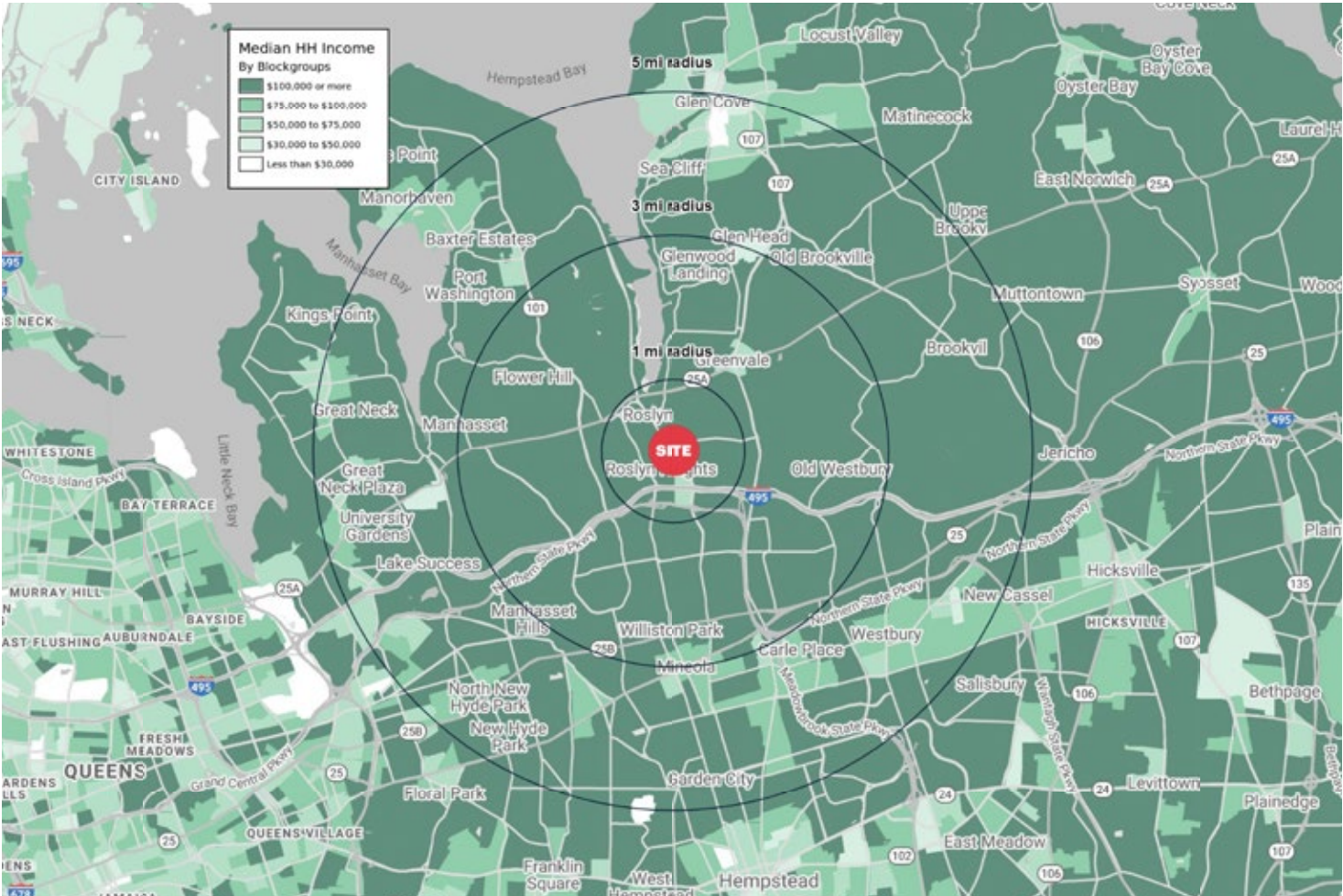
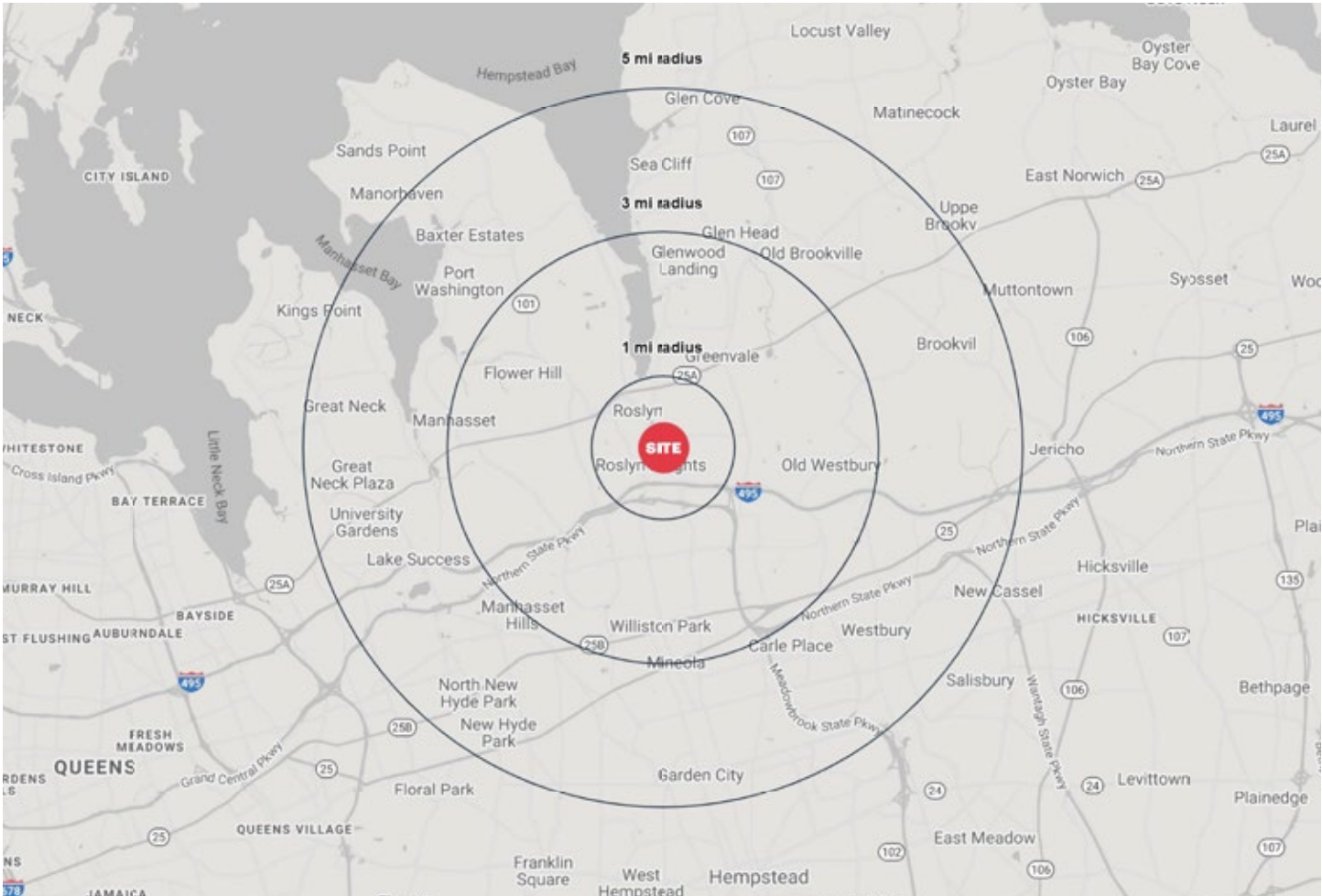
# Market Aerial

- Average HHI of \$248,876 within 1-mile radius
- One of the most affluent areas in Long Island
- Ideally situated at Roslyn Train Station





# Demographics



**1**  
mile radius

**Population**  
13,238  
**Households**  
4,561  
**Avg HH Income**  
\$248,876  
**Med HH Income**  
\$161,223  
**Daytime Population**  
13,217

**3**  
mile radius

**Population**  
88,186  
**Households**  
29,669  
**Avg HH Income**  
\$248,235  
**Med HH Income**  
\$166,475  
**Daytime Population**  
86,438

**5**  
mile radius

**Population**  
309,025  
**Households**  
104,822  
**Avg HH Income**  
\$196,301  
**Med HH Income**  
\$136,857  
**Daytime Population**  
356,515



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