

281-301 WARNER AVENUE

ROSLYN HEIGHTS, NEW YORK

Brand New Mixed Use Development at Roslyn Train Station



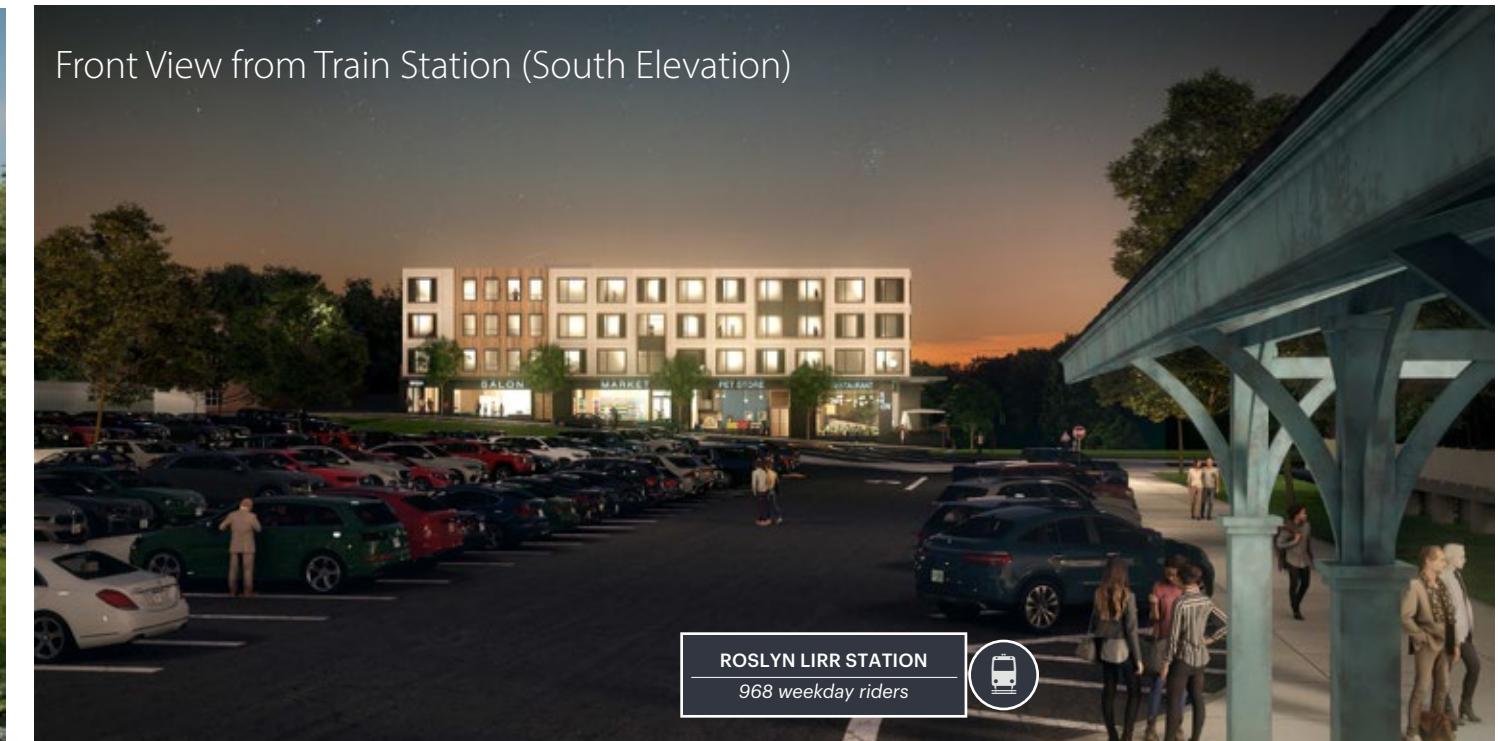
RIPCO
REAL ESTATE

-Artist Rendering -

Proposed Retail and Restaurant Space Available

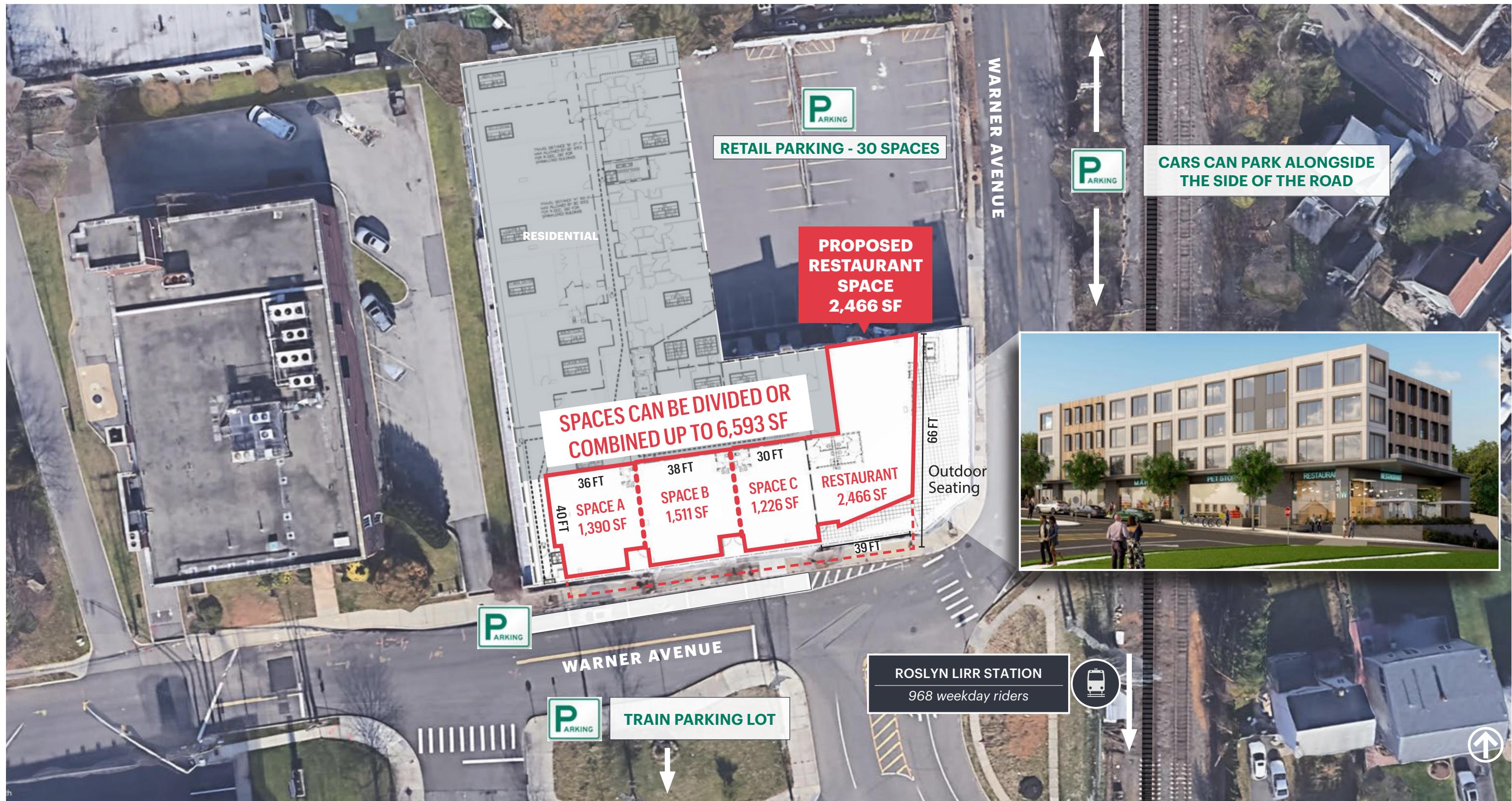
Development to include 54 luxury apartments | Ideal uses include restaurants, spas, salons, boutiques, coffee, etc.
Average Household Income of \$248,876 within a 1-Mile Radius

Renderings



- ARTIST RENDERINGS -

Site Plan

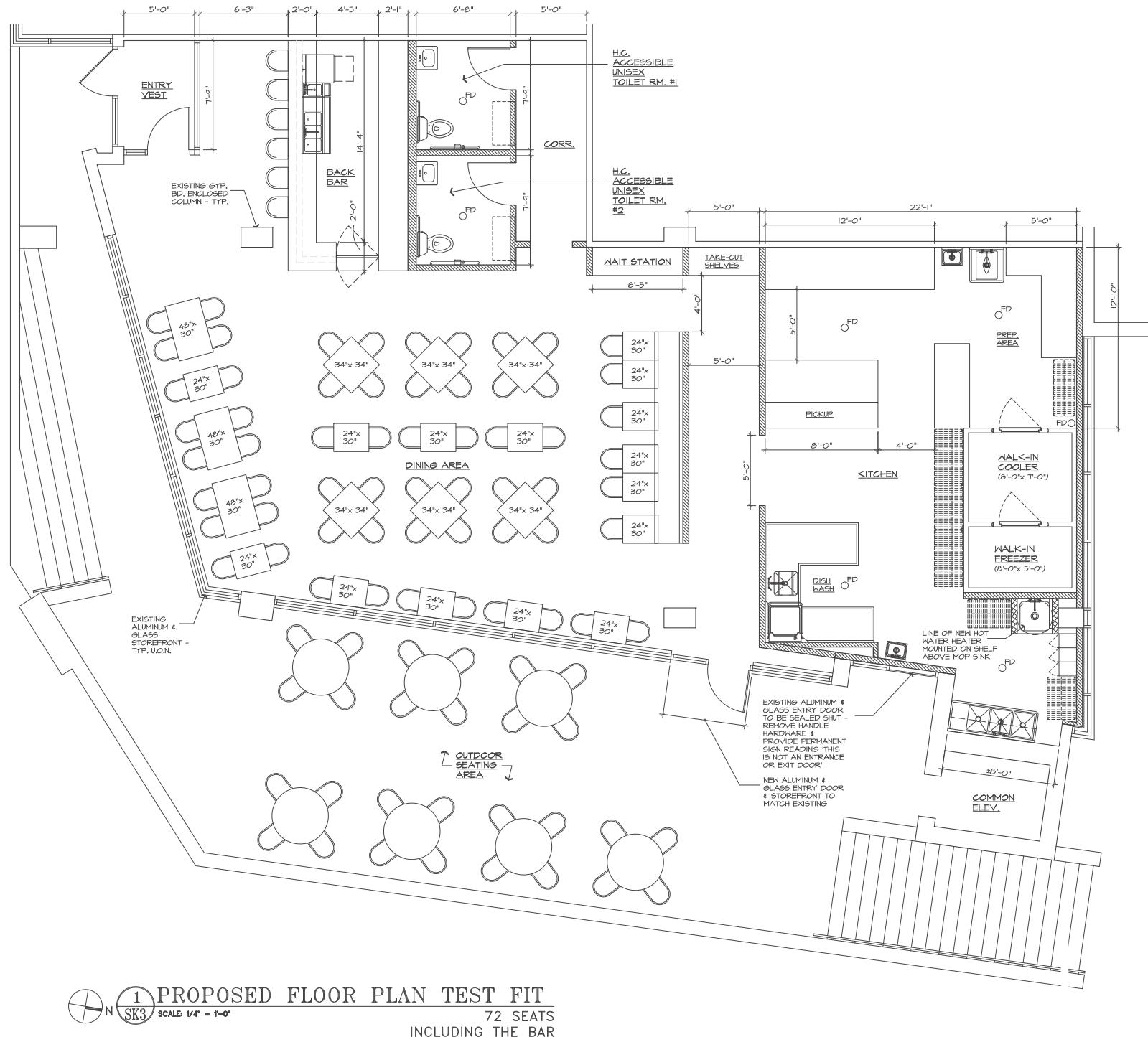


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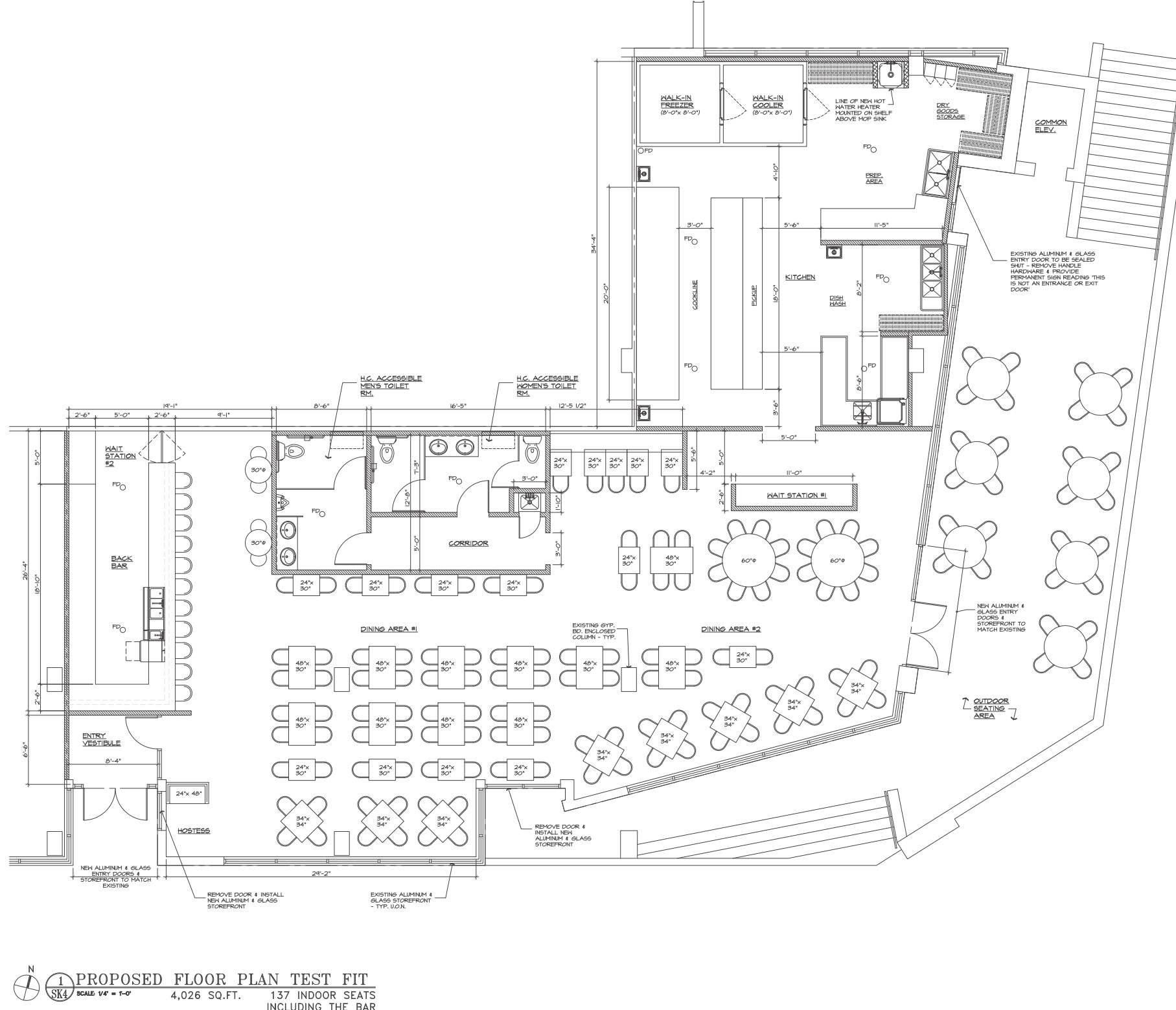
Proposed Restaurant Test Fit - 2,466 SF Restaurant

72 Seats Including Bar



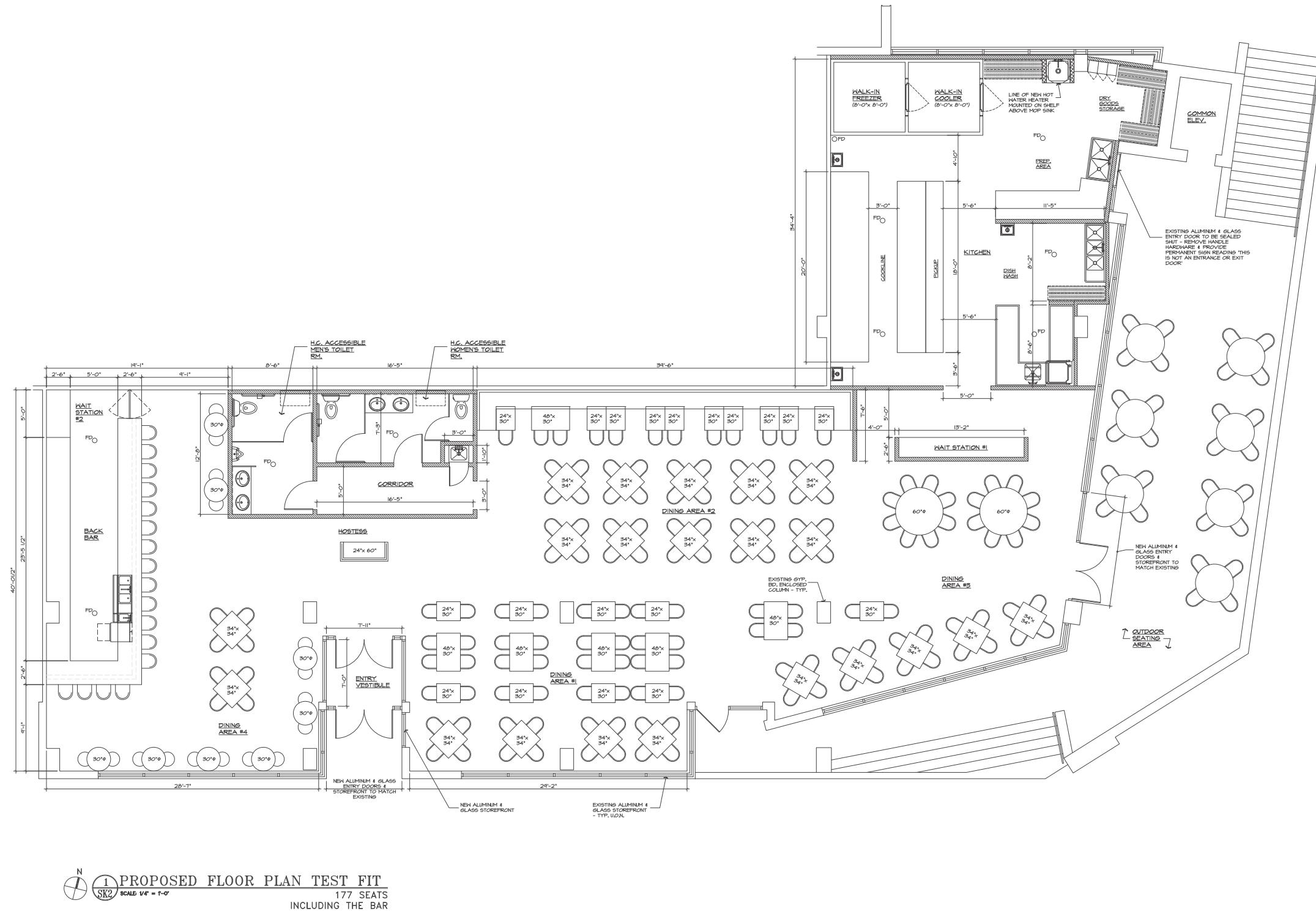
Proposed Restaurant Test Fit - 4,026 SF Restaurant

137 Seats Including Bar



Proposed Restaurant Test Fit - 5,203 SF Restaurant

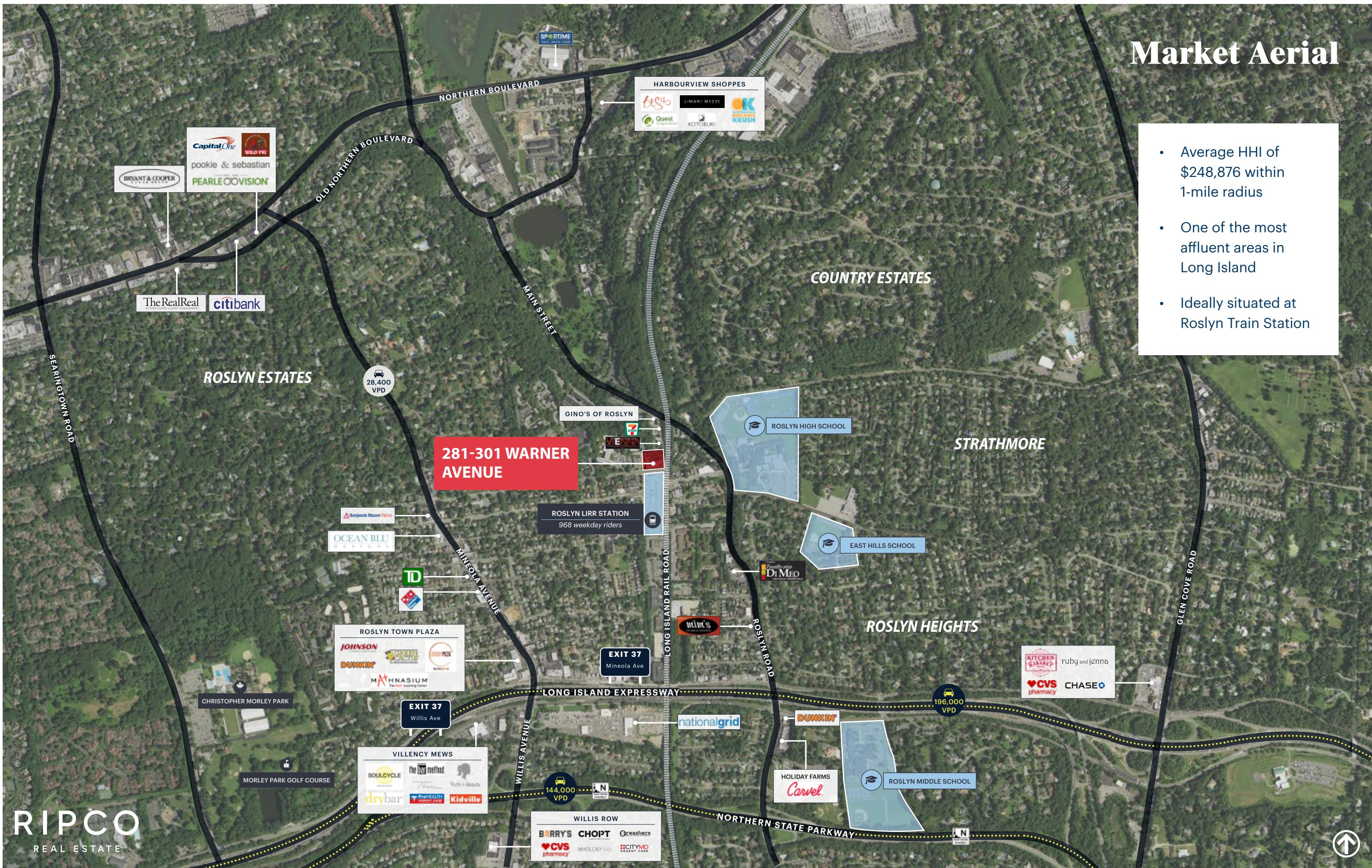
177 Seats Including Bar



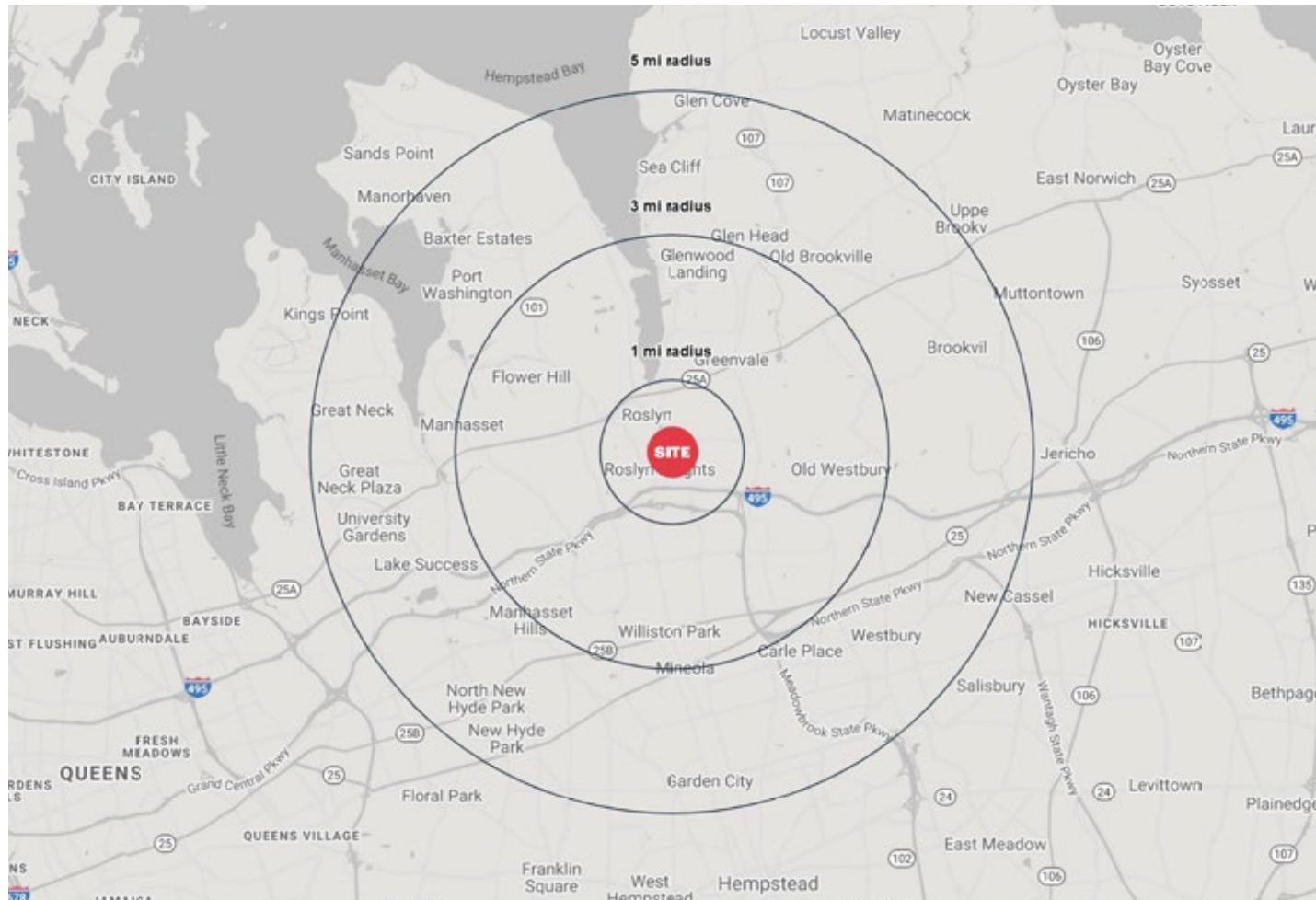
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Market Aerial



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

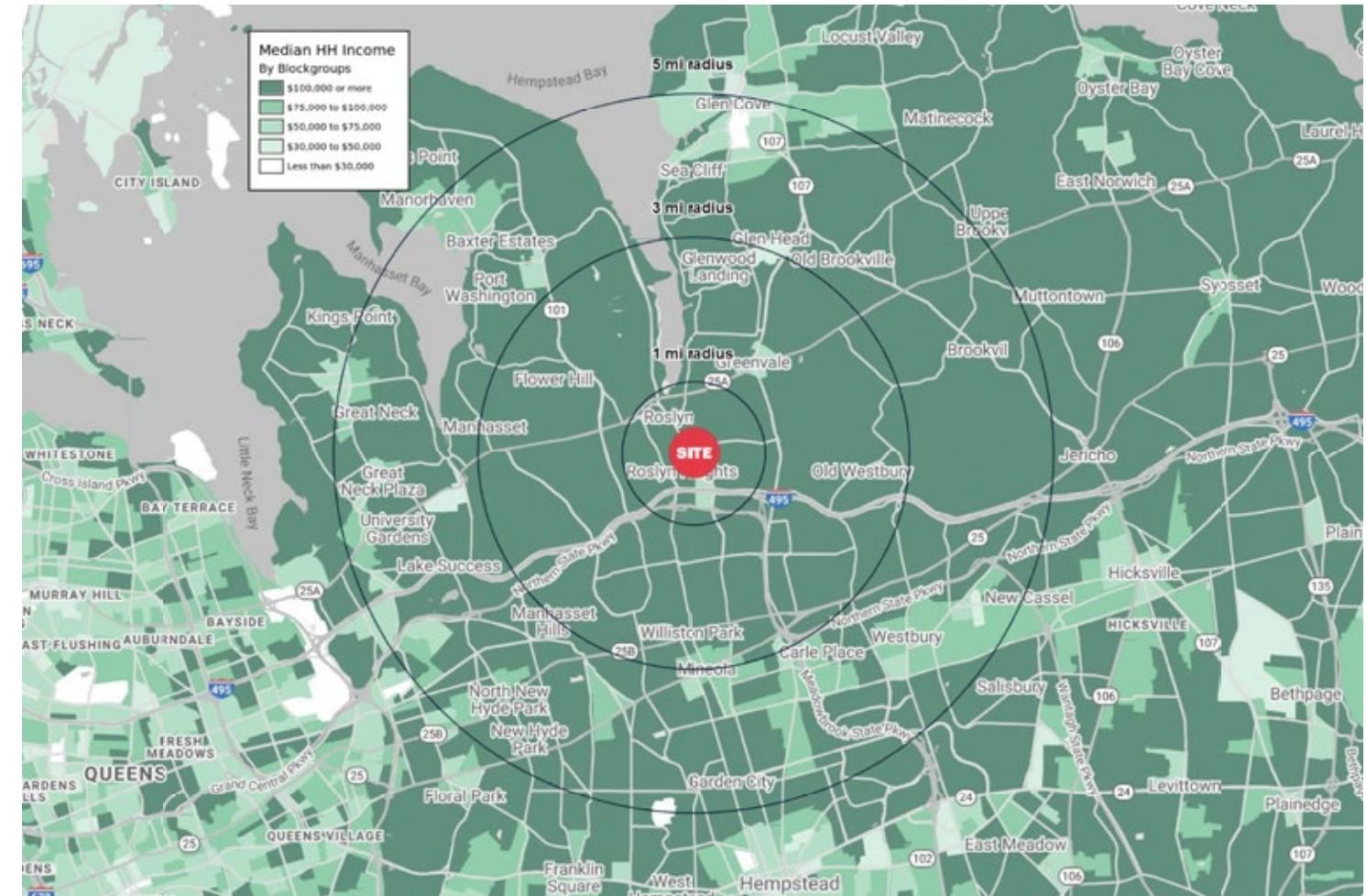
Med HH Income

\$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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