



RETAIL/RESTAURANT SPACE

WYANDANCH, NY

STATION PLAZA - WYANDANCH VILLAGE

10-40 STATION DRIVE

SIZE

Multiple Retail Spaces Available
1,133 SF - 3,857 SF

Building L - Community Facility Spaces Available
1,675 SF - 7,943 SF

ASKING RENT

Upon Request

CO-TENANTS

7-Eleven, Domino's Pizza, NYCB, Chase Bank

NEIGHBORS

McDonald's, Tire City, Sprint, Advance Auto Parts

COMMENTS

40 acre transit-oriented development with 300 fully occupied apartments and more in development

Ample parking and close proximity to MTA parking facility for 920 cars

Adjacent to LIRR and new train station over 4,500 commuters daily

Located on a major vehicle artery offering excellent visibility and access from LIE and the Southern State Parkway

Park with ice skating rink and plaza hosts public events and attracts pedestrian shoppers throughout the work week and weekends

Turnkey or Build-to-Suit opportunities available

CONTACT EXCLUSIVE AGENTS

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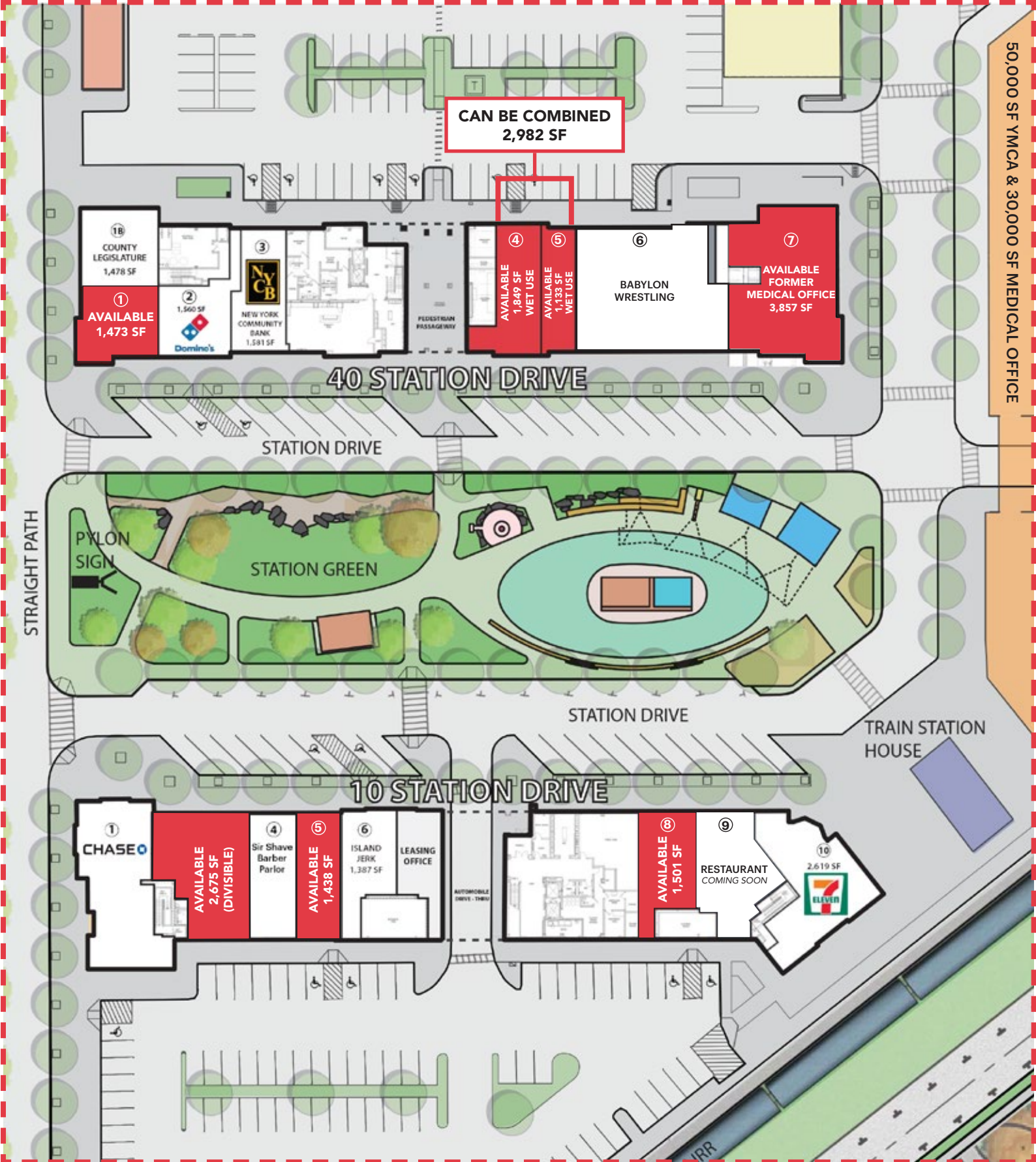
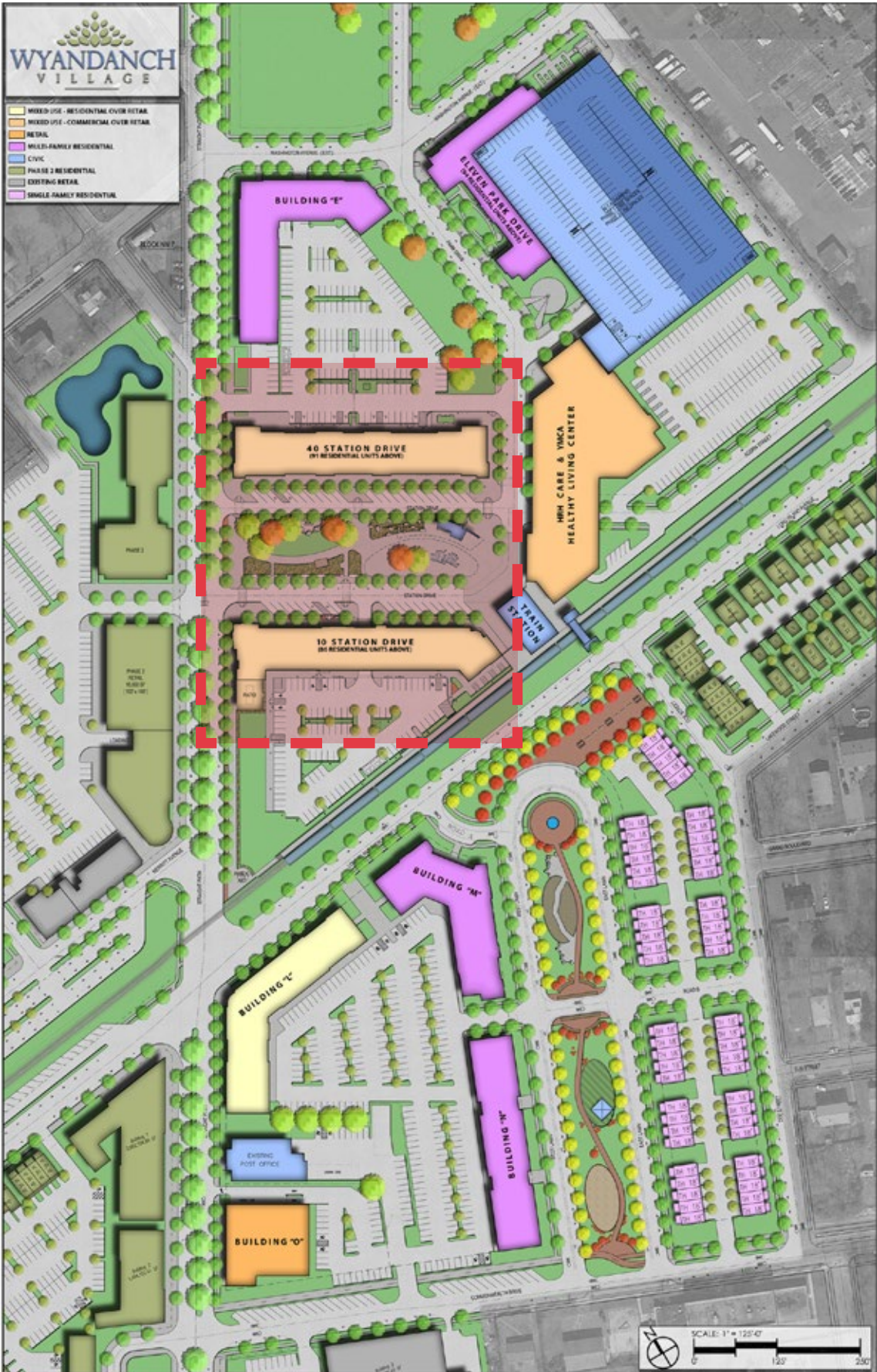
RIPCO
REAL ESTATE

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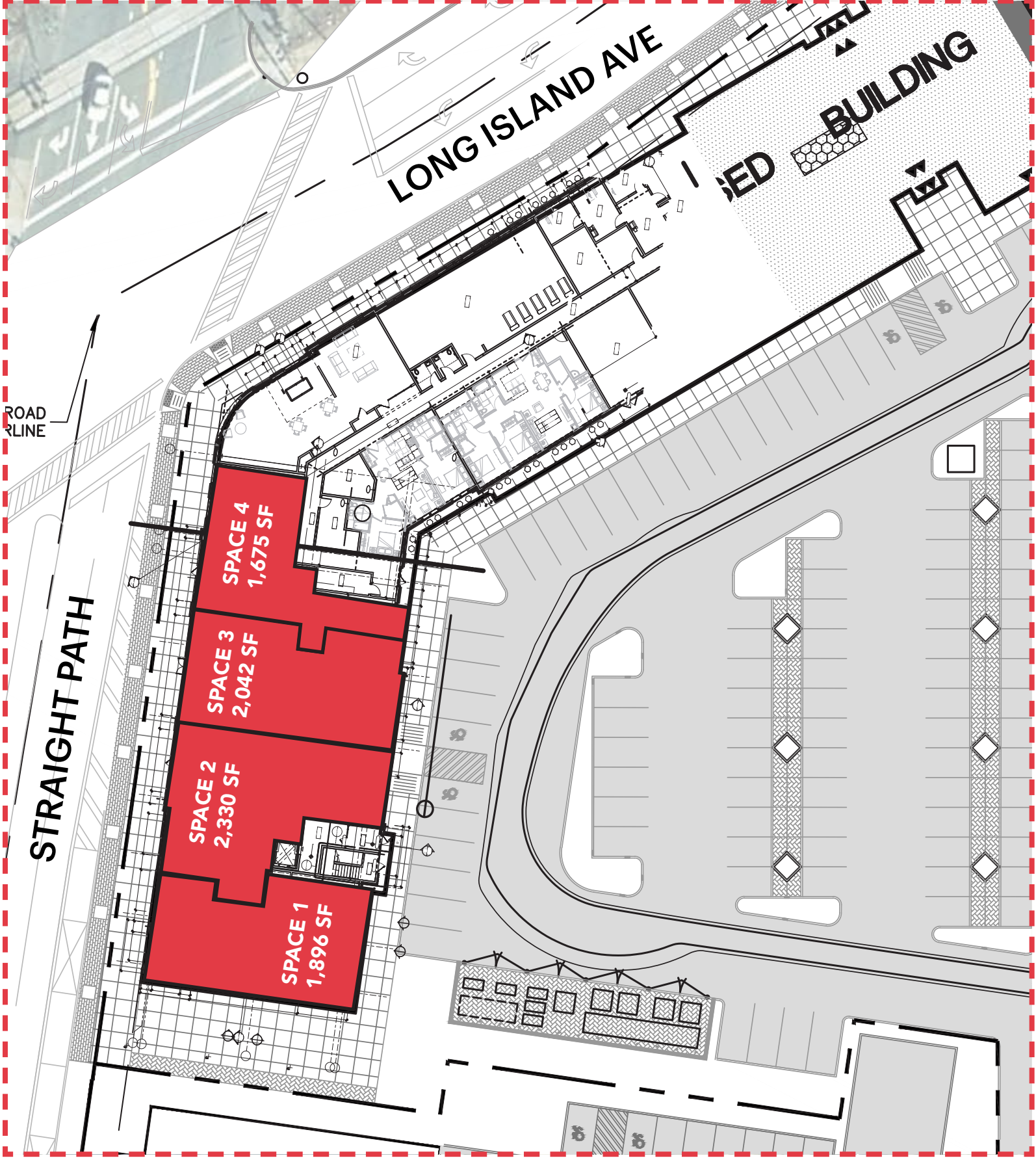
Please visit us at ripcony.com for more information

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.

SITE PLAN - RETAIL



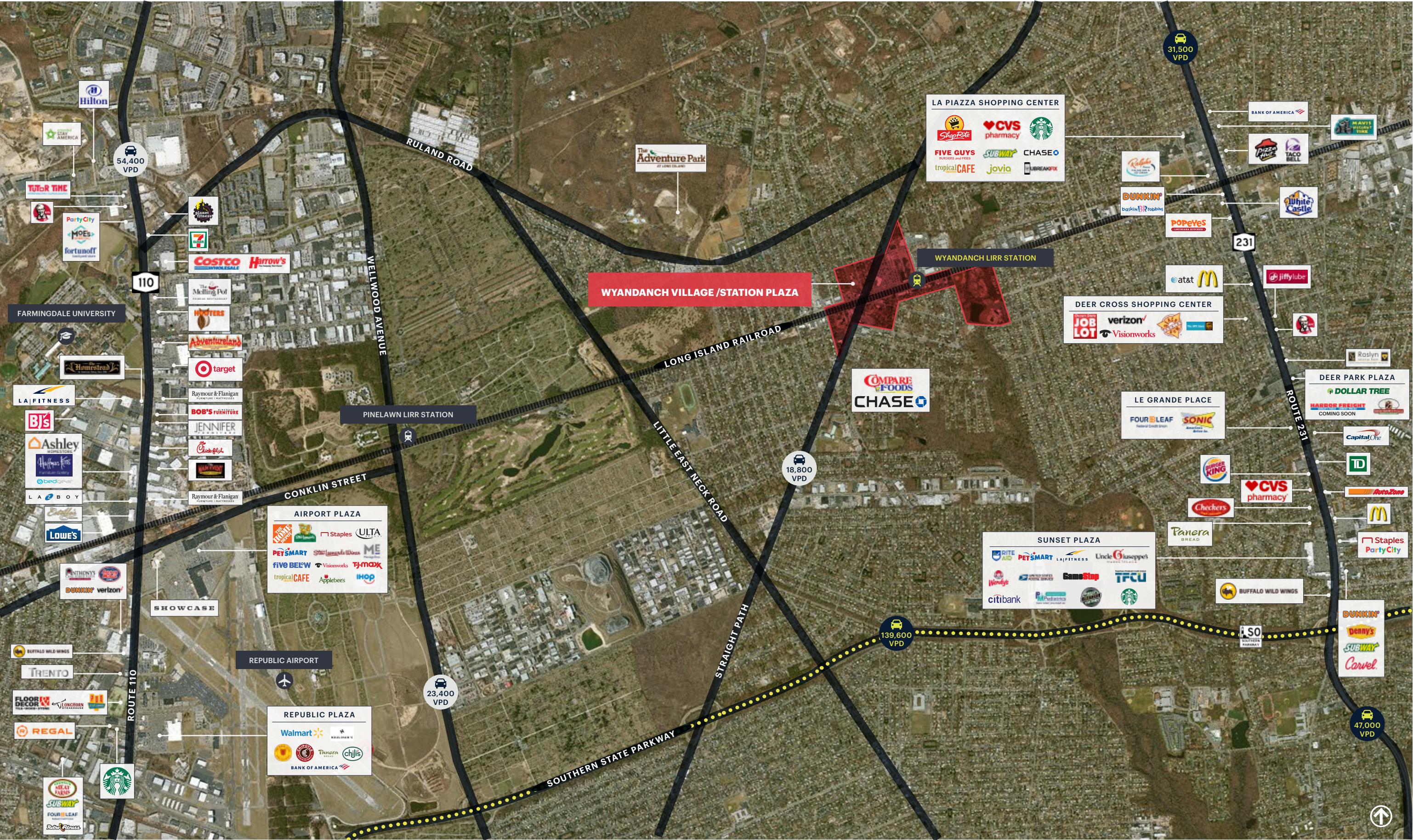
SITE PLAN - BUILDING L - COMMUNITY FACILITY SPACES



PHOTOS

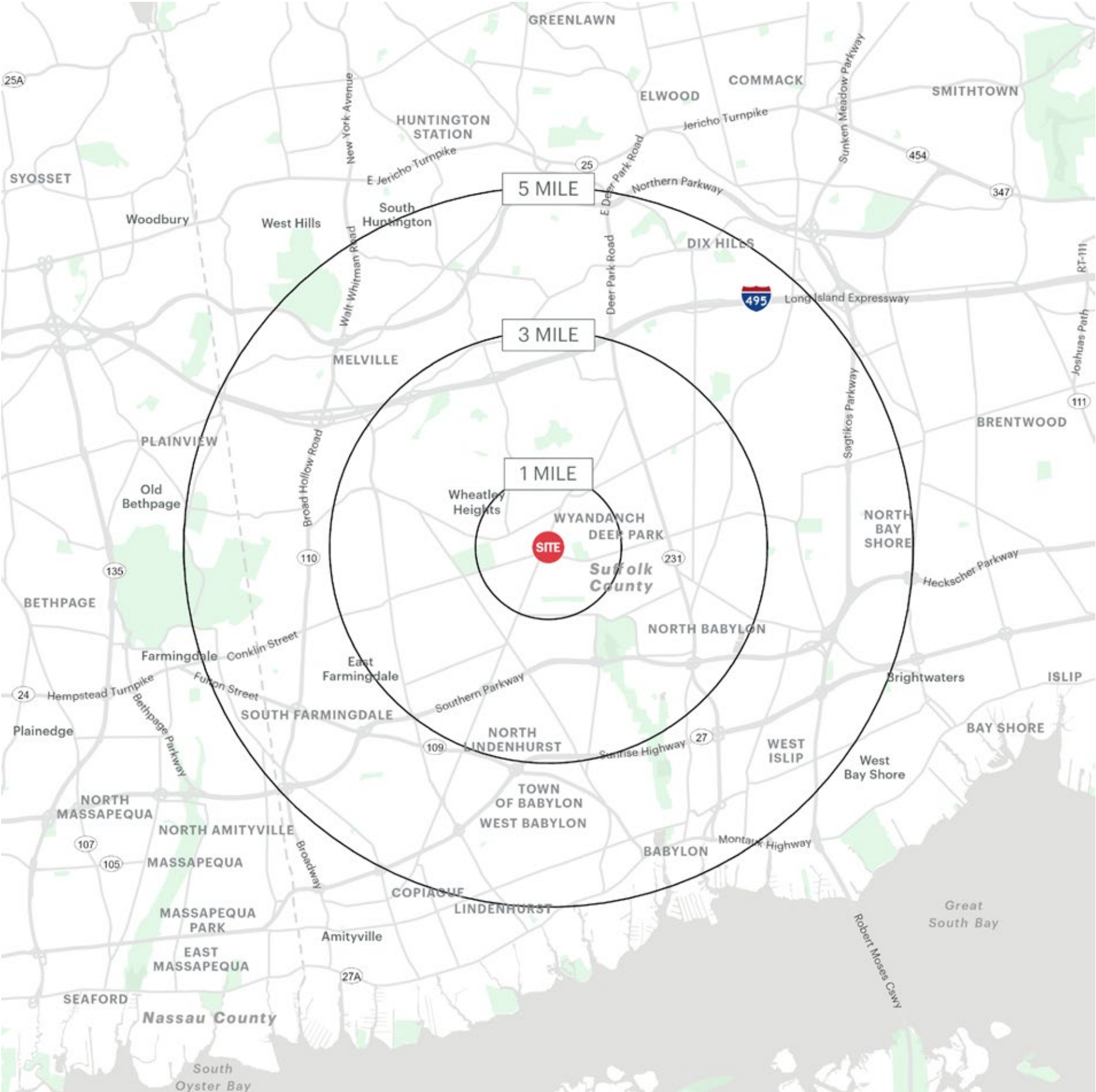


MARKET AERIAL





AREA DEMOGRAPHICS



WYANDANCH VILLAGE WYANDANCH, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
18,314	3,262 - 27.0%
HOUSEHOLDS	TOTAL BUSINESSES
4,956	376
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$141,278	2,577
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$110,242	11,676

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
103,141	27,248 - 38.0%
HOUSEHOLDS	TOTAL BUSINESSES
32,309	4,213
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$162,650	39,446
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$124,063	89,823

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
261,939	75,812 - 40.0%
HOUSEHOLDS	TOTAL BUSINESSES
84,868	13,233
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$169,603	147,263
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$127,343	272,931

AREA DEMOGRAPHICS

