



9,750 SF - RESTAURANT AVAILABLE

2305-2349 JERICO TURNPIKE | GARDEN CITY PARK, NY 11040

SITE: 2305-2349 Jericho Turnpike
Garden City Park, NY 11040

SIZE AVAILABLE: 9,750 SF RESTAURANT

GLA: 106,759 SF

RENT: Upon request

AVAILABLE: Arranged

PROPERTY HIGHLIGHTS:

- High-Visibility Location with +70' of Frontage on Jericho Tpk
- Recently renovated facade, pylon and parking field
- High income/high population density
- Over 39,000 VPD on Jericho Turnpike
- High barrier-to-entry market



JOIN:



DEMOGRAPHICS:	1 mile	2 miles	3 miles
Population	22,214	91,322	208,292
Households	7,367	31,584	71,872
Average HH Income	\$145,526	\$140,522	\$128,58

NEIGHBORING TENANTS:



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB, CRX, CLS
LIC. Associate RE Broker
ed@schuckmanrealty.com

JESSICA VILMENAY
LIC. Associate RE Broker
jessica@schuckmanrealty.com

KENNETH SCHUCKMAN
LIC. RE Broker
ken@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570



This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

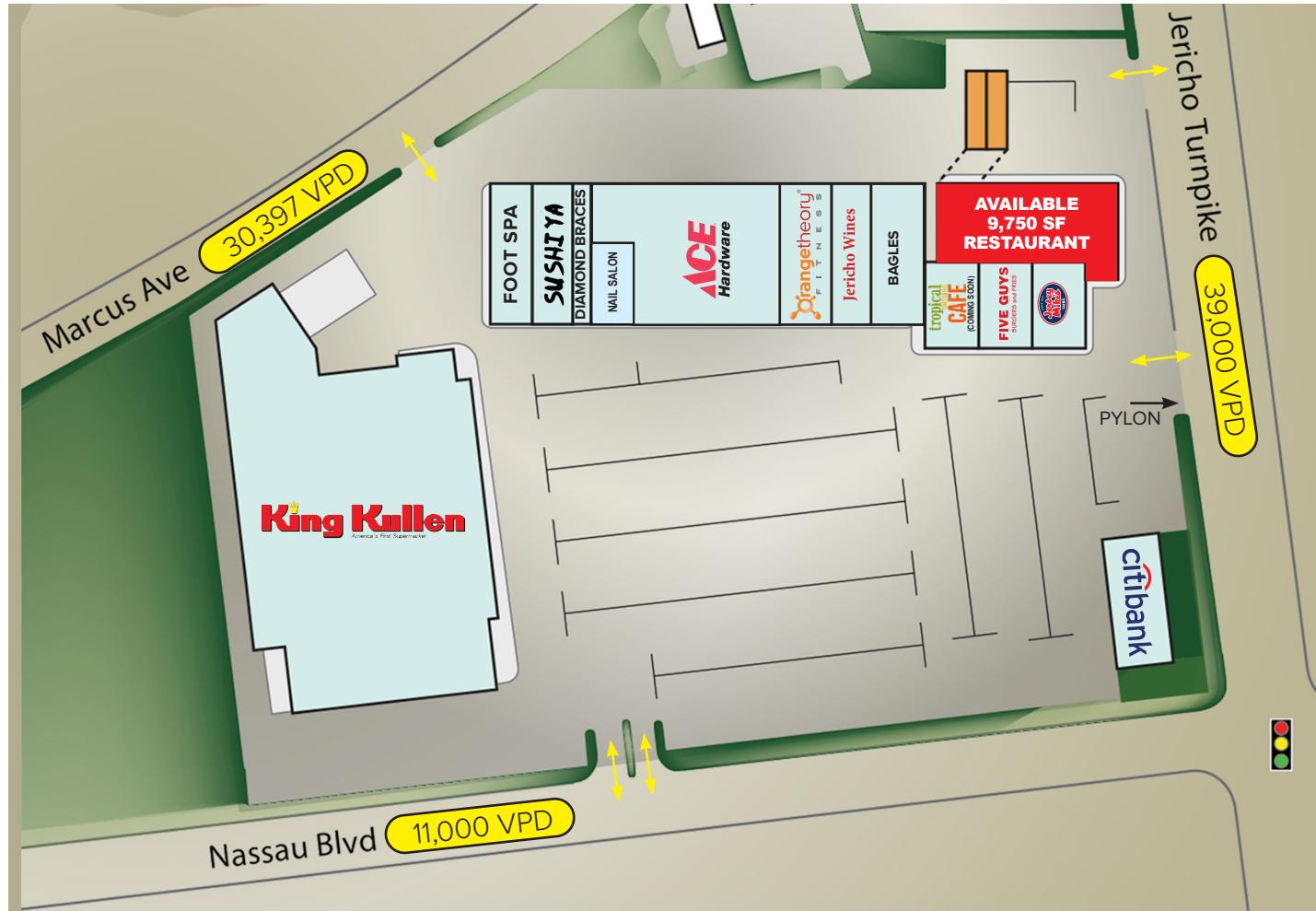


THE POINT AT GARDEN CITY PARK

9,750 SF - RESTAURANT AVAILABLE

2305-2349 JERICHO TURNPIKE | GARDEN CITY PARK, NY 11040

SITE PLAN



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB, CRX, CLS
LIC. Associate RE Broker
ed@schuckmanrealty.com

JESSICA VILMENAY
LIC. Associate RE Broker
jessica@schuckmanrealty.com

KENNETH SCHUCKMAN
LIC. RE Broker
ken@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570



This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.



THE POINT AT GARDEN CITY PARK

9,750 SF - RESTAURANT AVAILABLE

2305-2349 JERICHO TURNPIKE | GARDEN CITY PARK, NY 11040

RETAIL MAP



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB, CRX, CLS
LIC. Associate RE Broker
ed@schuckmanrealty.com

JESSICA VILMENAY
LIC. Associate RE Broker
jessica@schuckmanrealty.com

KENNETH SCHUCKMAN
LIC. RE Broker
ken@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

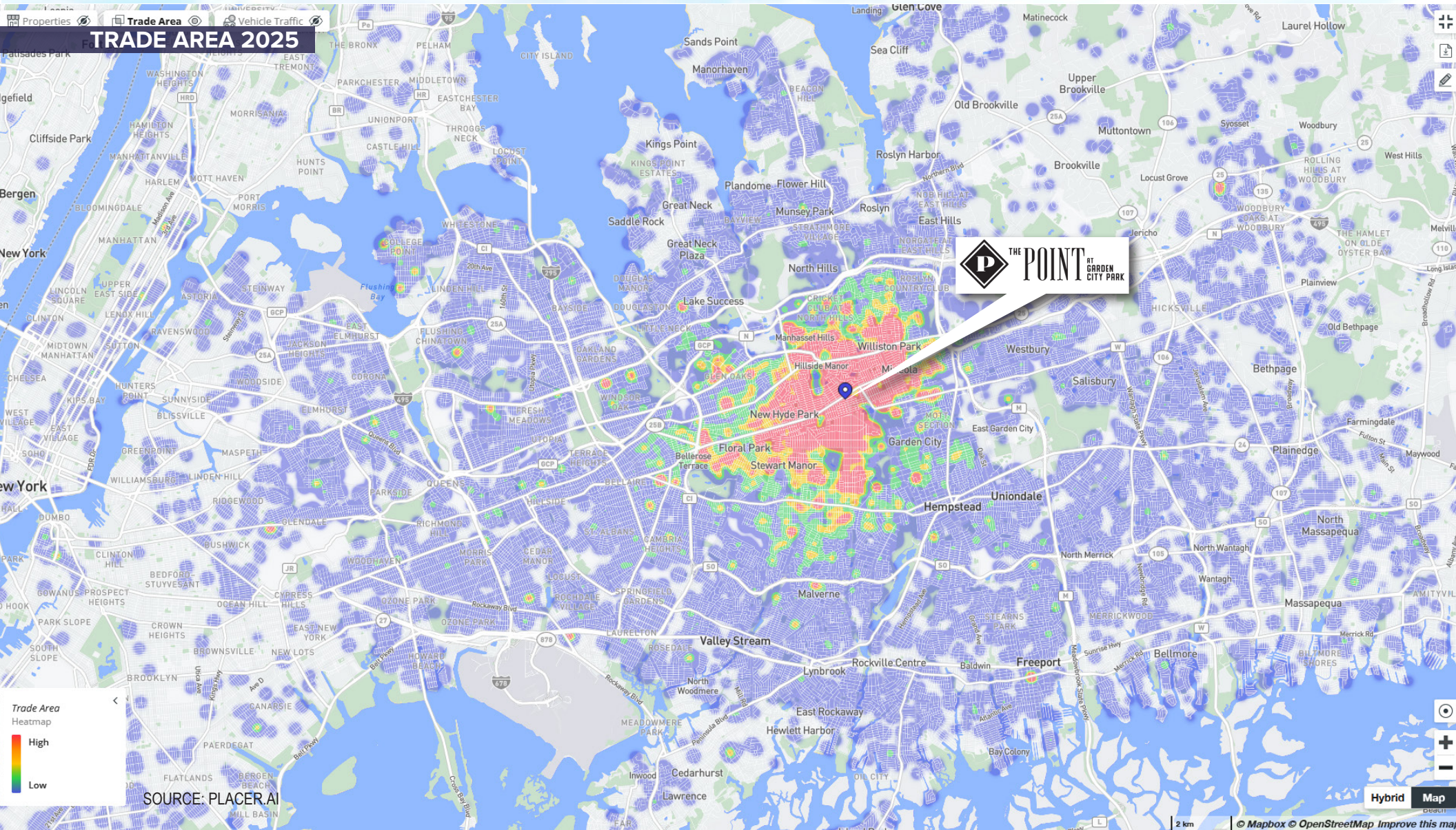


This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.



THE POINT AT GARDEN CITY PARK

2305-2349 JERICHO TURNPIKE | GARDEN CITY PARK, NY 11040



120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM

P. 516.496.8888

SCHUCKMAN REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.