



NEW HYDE PARK
 1596 Union Turnpike
 New Hyde Park, NY 11040



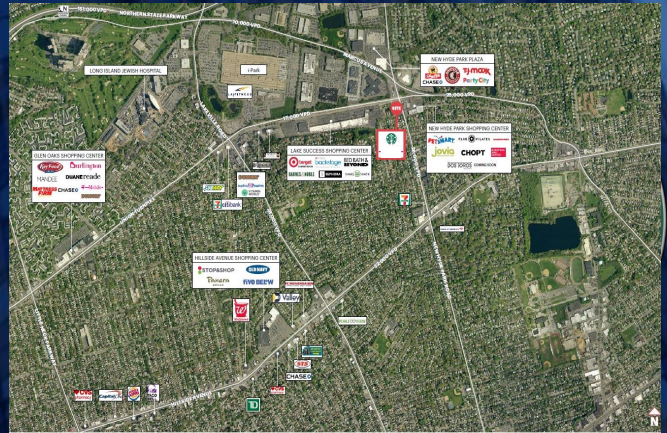
DEMOGRAPHICS:

	1- Mile	3-Miles	5-Miles
Population	18,660	212,114	601,484
Total Households	6,055	74,560	203,833
Average Income	\$195,857	\$169,415	\$155,202

GLA: Approximately 14,650 SF

LEASING AVAILABILITY: 1,200—3,050 SF Inline Space
 9,000 SF End Cap
 13,250 SF Junior Anchor Location

KEY FEATURES: Extremely busy, high profile intersection, situated in the heart of Long Island’s most densely populated, high income trade areas..



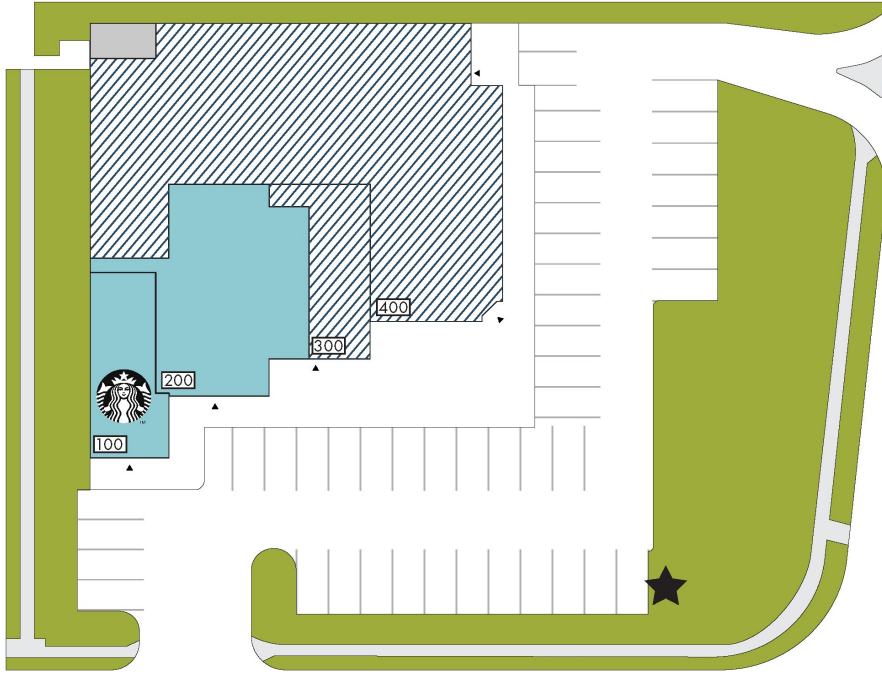
LOCATION:

Located at the busy intersection of New Hyde Park Road & Union Turnpike.
 Combined Traffic Count of over 75,000 VPD

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NEW HYDE PARK RD
VPD 45.128

UNION TRAVE
VPD 23.162

NEW HYDE PARK

NEW HYDE PARK, NY

LOT	TENANT	AREA (SF)
100	STARBUCKS	1,401
200	LEASE OUT	3,050
300	AVAILABLE	1,200
400	AVAILABLE	9,000

