



**RESTAURANT/RETAIL SPACE AVAILABLE**

# GLEN COVE, NY

**177 GLEN STREET**

**SIZE**

End Cap 3,300 SF  
Inline 971 SF

**ASKING RENT**

Upon Request

**CO-TENANTS**

T-Mobile, Printery, Cozy Nail Salon

**NEIGHBORS**

CVS Pharmacy, Wendy's, McDonald's, Dollar Tree, ILoveKickboxing, Pollo Campero, Dunkin'

**COMMENTS**

- Prime End Cap with great visibility
- 3,300 SF former Restaurant with infrastructure in place
- 971 SF former Bakery
- Cross easement with CVS Pharmacy and Glen Cove Diner
- Pylon signage available

## CONTACT EXCLUSIVE AGENTS

**GREG BATISTA**

gbatista@ripcony.com

D: 516.342.8277

C: 516.351.5604

**SCOTT ROTHSTEIN**

srothstein@ripcony.com

D: 718.704.1450

C: 516.754.0884

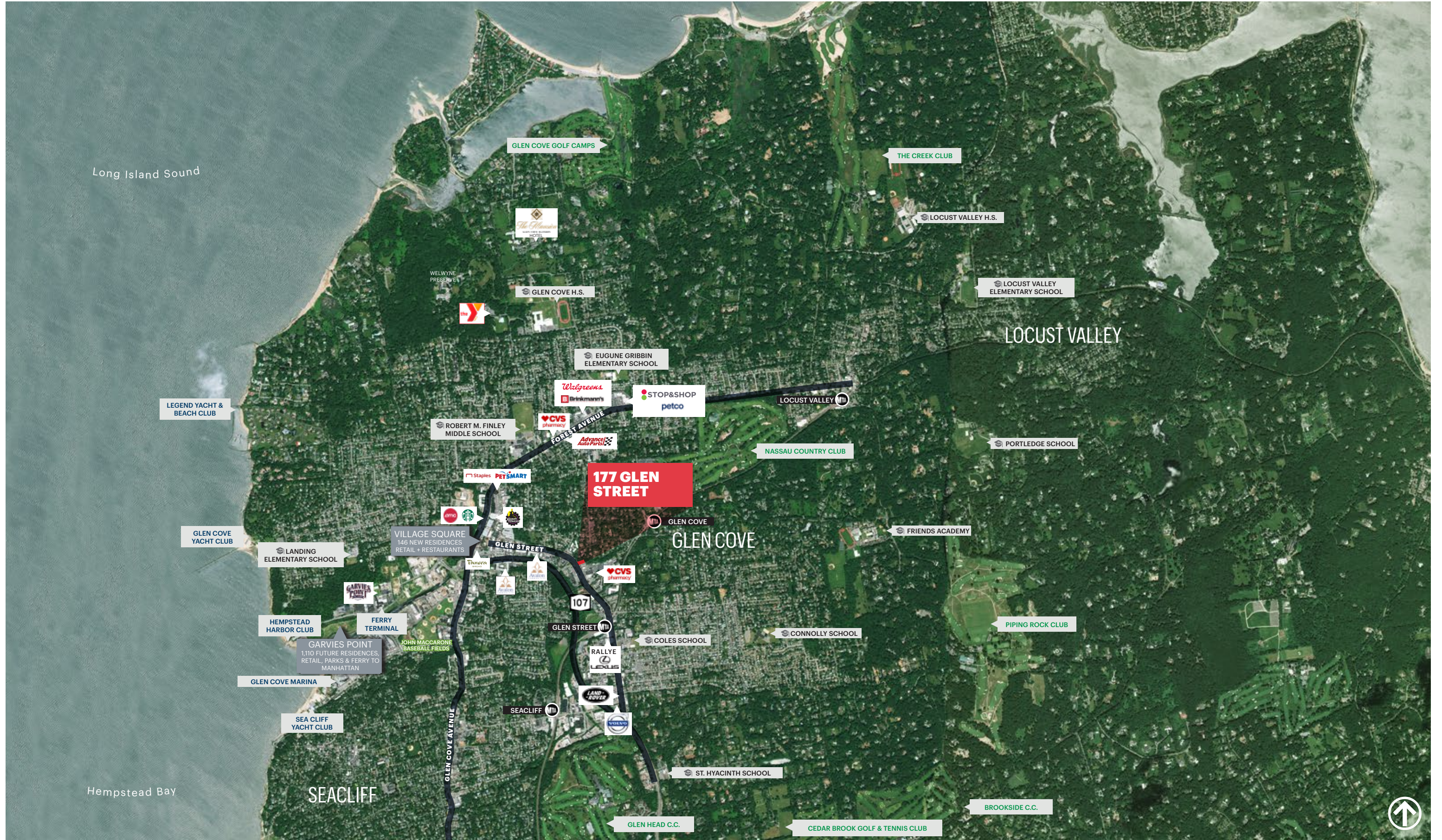
**RIPCO**  
REAL ESTATE

80-02 Kew Gardens Road  
3rd Floor  
Queens, NY 11415  
718.663.2650

Please visit us at [ripcony.com](http://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.

# MARKET AERIAL



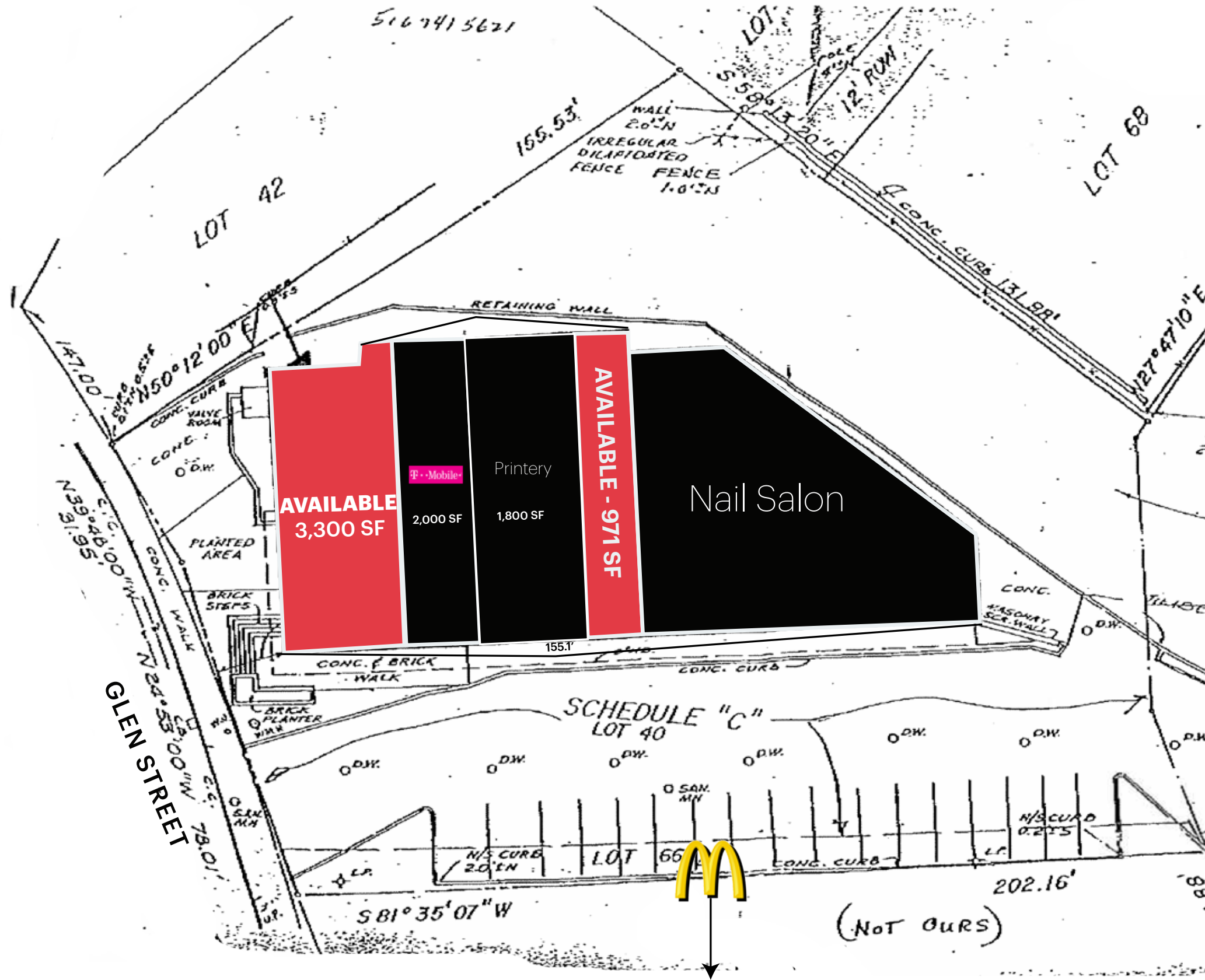
**AERIAL**



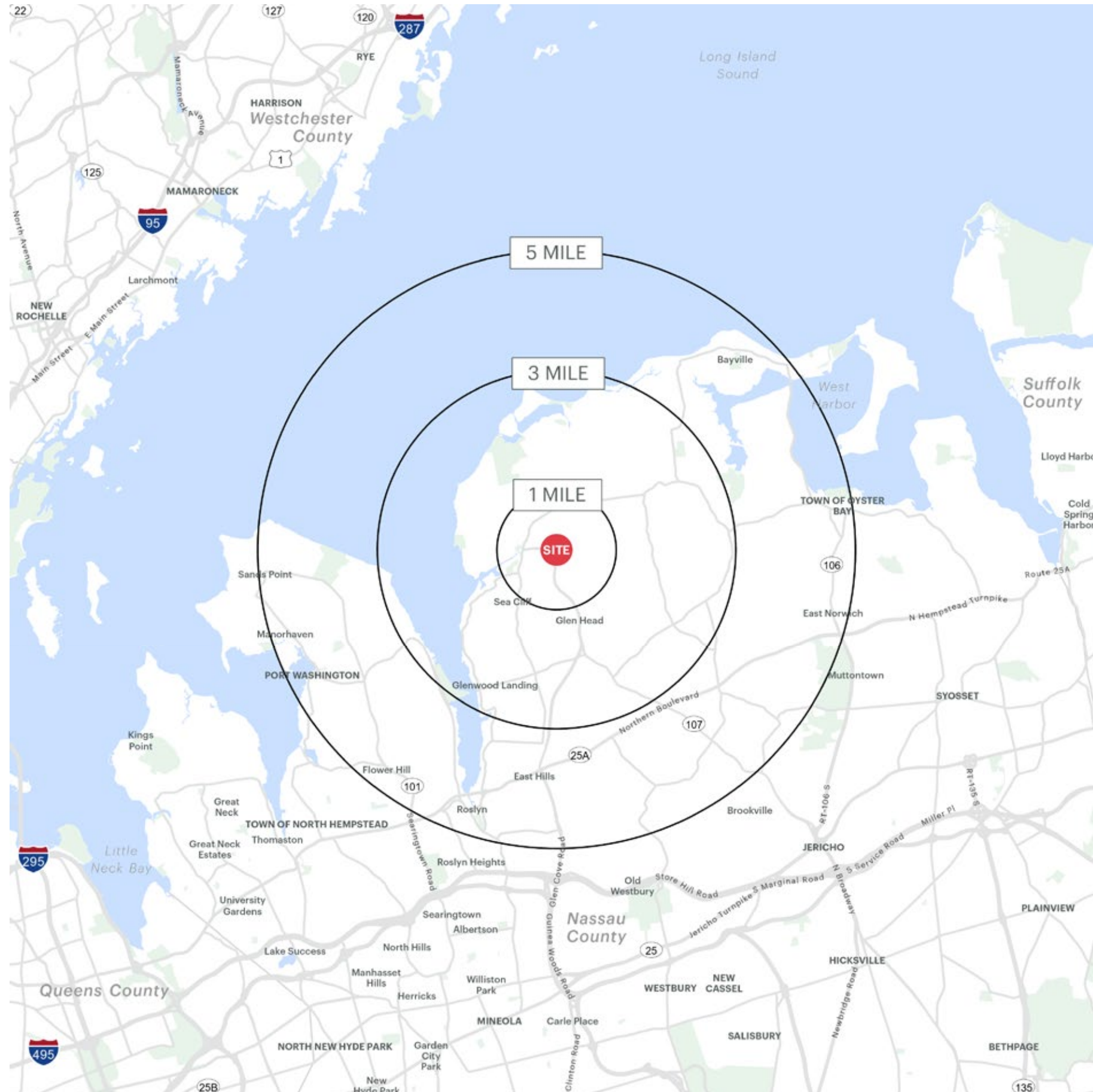
177 GLEN STREET GLEN COVE, NEW YORK



**SITE PLAN**



# AREA DEMOGRAPHICS



177 GLEN STREET GLEN COVE, NEW YORK

## 1 MILE RADIUS

### POPULATION

18,238

### HOUSEHOLDS

6,656

### AVERAGE HOUSEHOLD INCOME

\$110,525

### MEDIAN HOUSEHOLD INCOME

\$76,524

### COLLEGE GRADUATES (BACHELOR'S +)

4,736 - 36.0%

### TOTAL BUSINESSES

971

### TOTAL EMPLOYEES

7,354

### DAYTIME POPULATION (W/ 16 YR +)

16,964

## 3 MILE RADIUS

### POPULATION

48,627

### HOUSEHOLDS

17,539

### AVERAGE HOUSEHOLD INCOME

\$155,122

### MEDIAN HOUSEHOLD INCOME

\$105,934

### COLLEGE GRADUATES (BACHELOR'S +)

17,492 - 50.0%

### TOTAL BUSINESSES

2,230

### TOTAL EMPLOYEES

19,792

### DAYTIME POPULATION (W/ 16 YR +)

45,257

## 5 MILE RADIUS

### POPULATION

109,295

### HOUSEHOLDS

38,985

### AVERAGE HOUSEHOLD INCOME

\$182,050

### MEDIAN HOUSEHOLD INCOME

\$124,290

### COLLEGE GRADUATES (BACHELOR'S +)

44,729 - 58.0%

### TOTAL BUSINESSES

5,253

### TOTAL EMPLOYEES

54,988

### DAYTIME POPULATION (W/ 16 YR +)

113,643

# AREA DEMOGRAPHICS

