



RETAIL SPACE

MINEOLA, NY

MORGAN PARC

199 2ND STREET

SIZE

852 SF (Retail East)

4,923 SF - Divisible (Retail West)

ASKING RENT

Upon Request

CO-TENANTS

Starbucks, Lucharito's

NEIGHBORS

Subway, Fox's of Mineola, Roast Sandwich House, Dunkin Donuts, NYU Langone Hospital, Nassau County Courthouse

COMMENTS

Mixed Use with 267 Luxury Apartments

One block away from NYU Langone Hospital

Adjacent to Mineola Train Station

1.5 miles west of the Roosevelt Field Mall and the Greater Westbury/Carle Place/Garden City Trade Area

Less than 1 mile north of downtown Garden City

CONTACT EXCLUSIVE AGENTS

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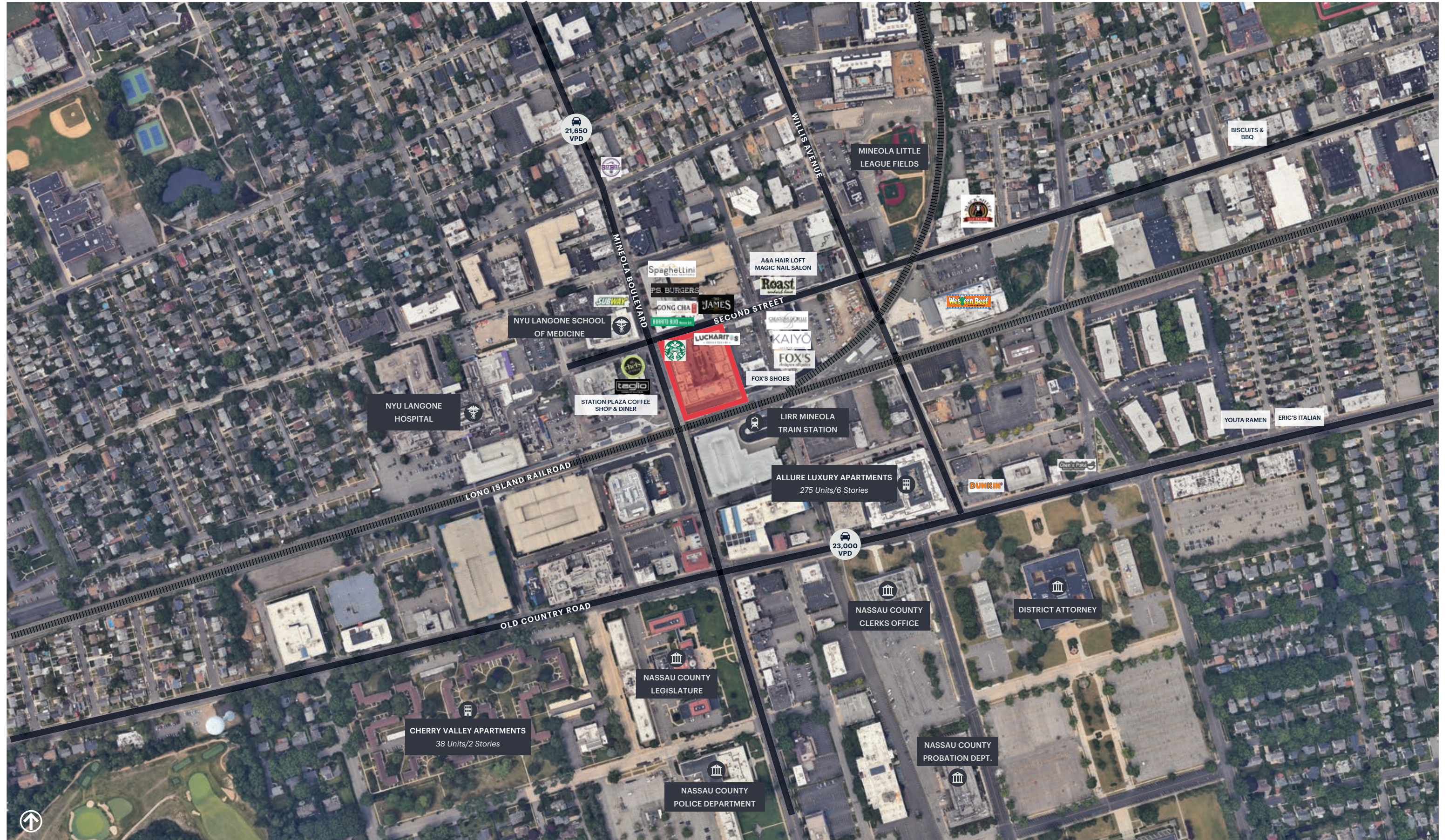
RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

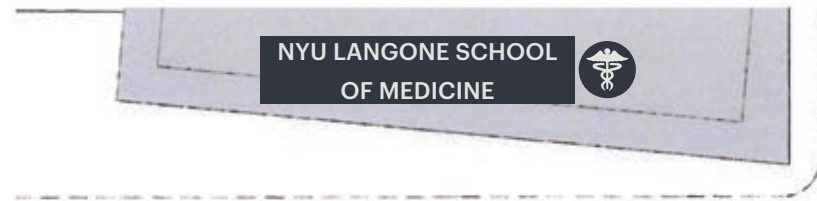
Please visit us at ripcony.com for more information

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.

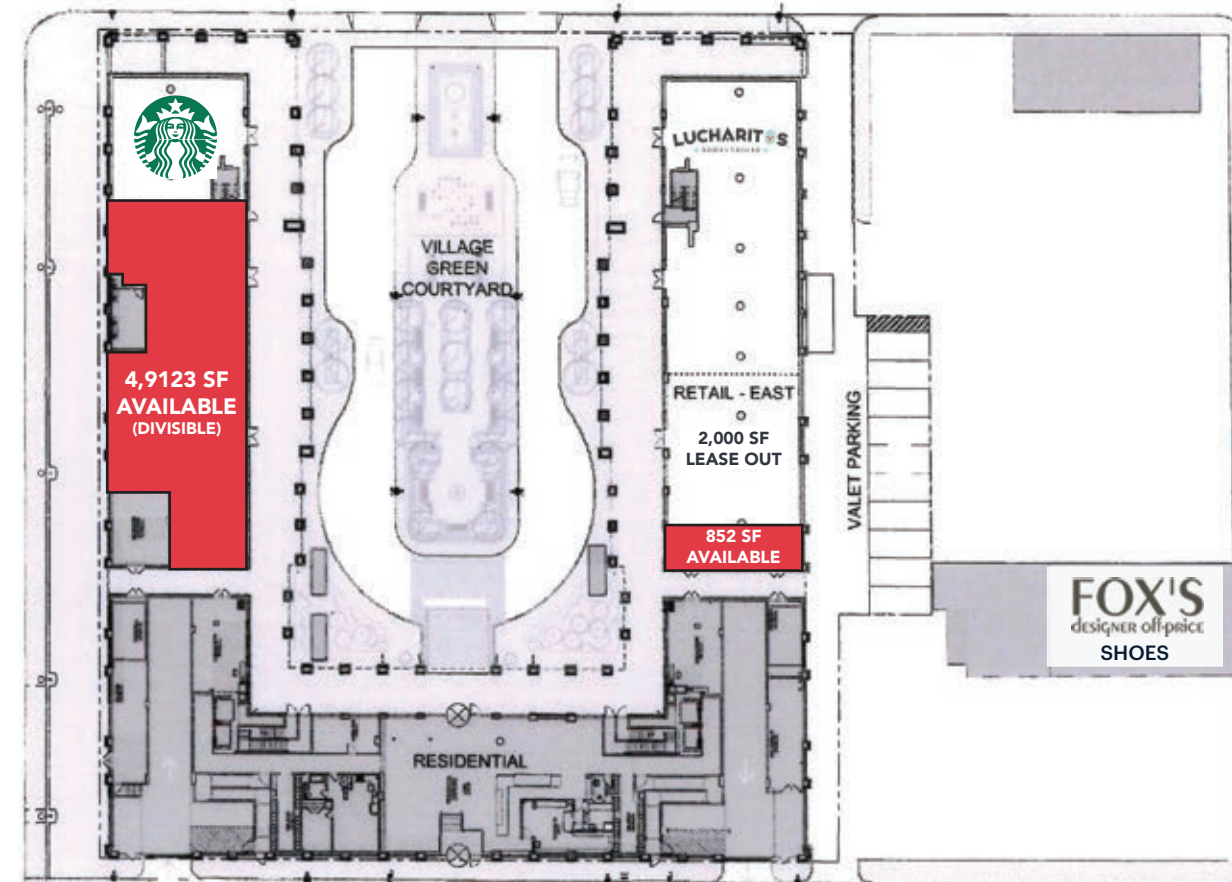
MARKET AERIAL



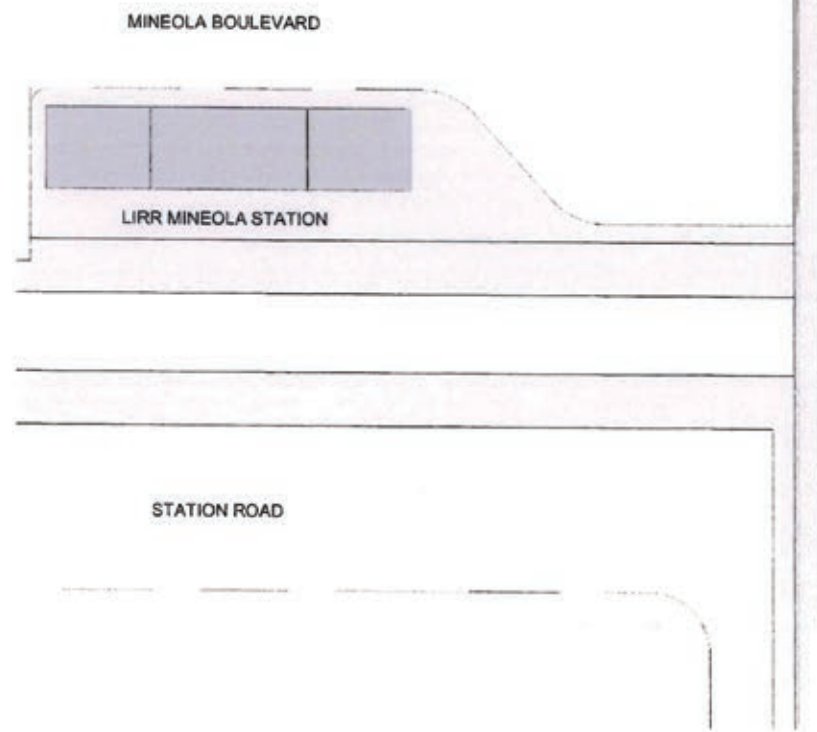
SITE PLAN



MINEOLA BOULEVARD OVERPASS



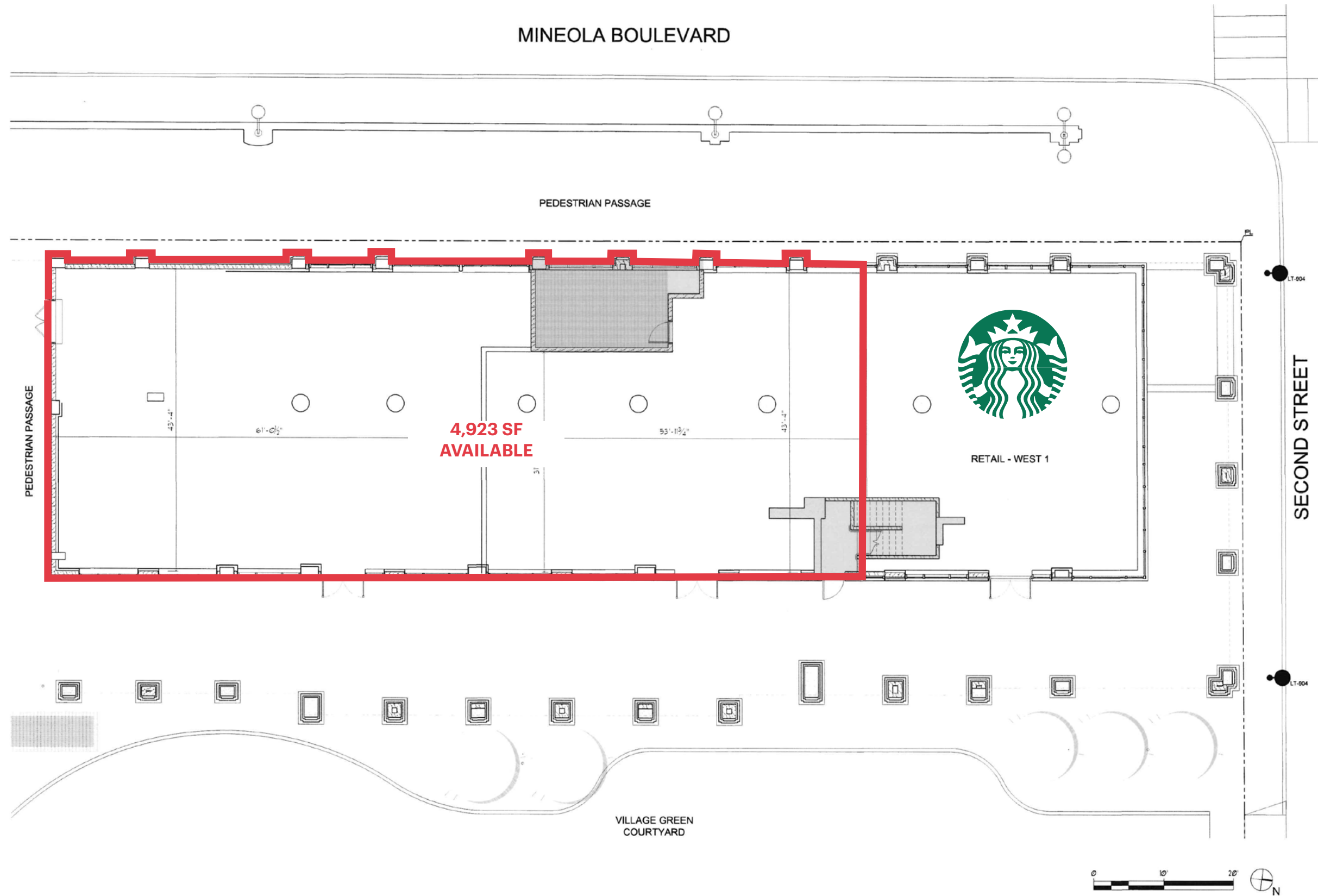
MAIN STREET



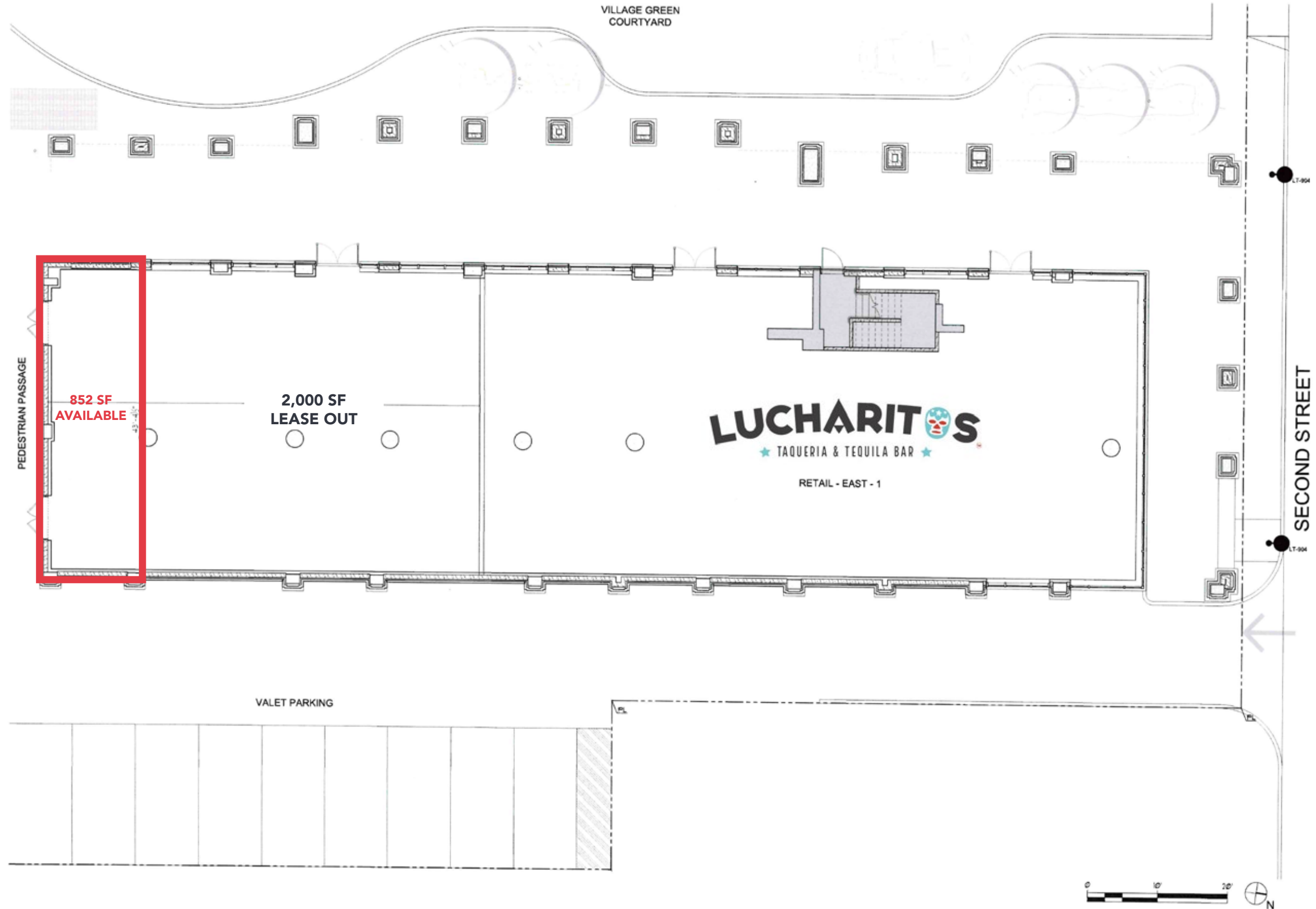
LONG ISLAND RAILROAD



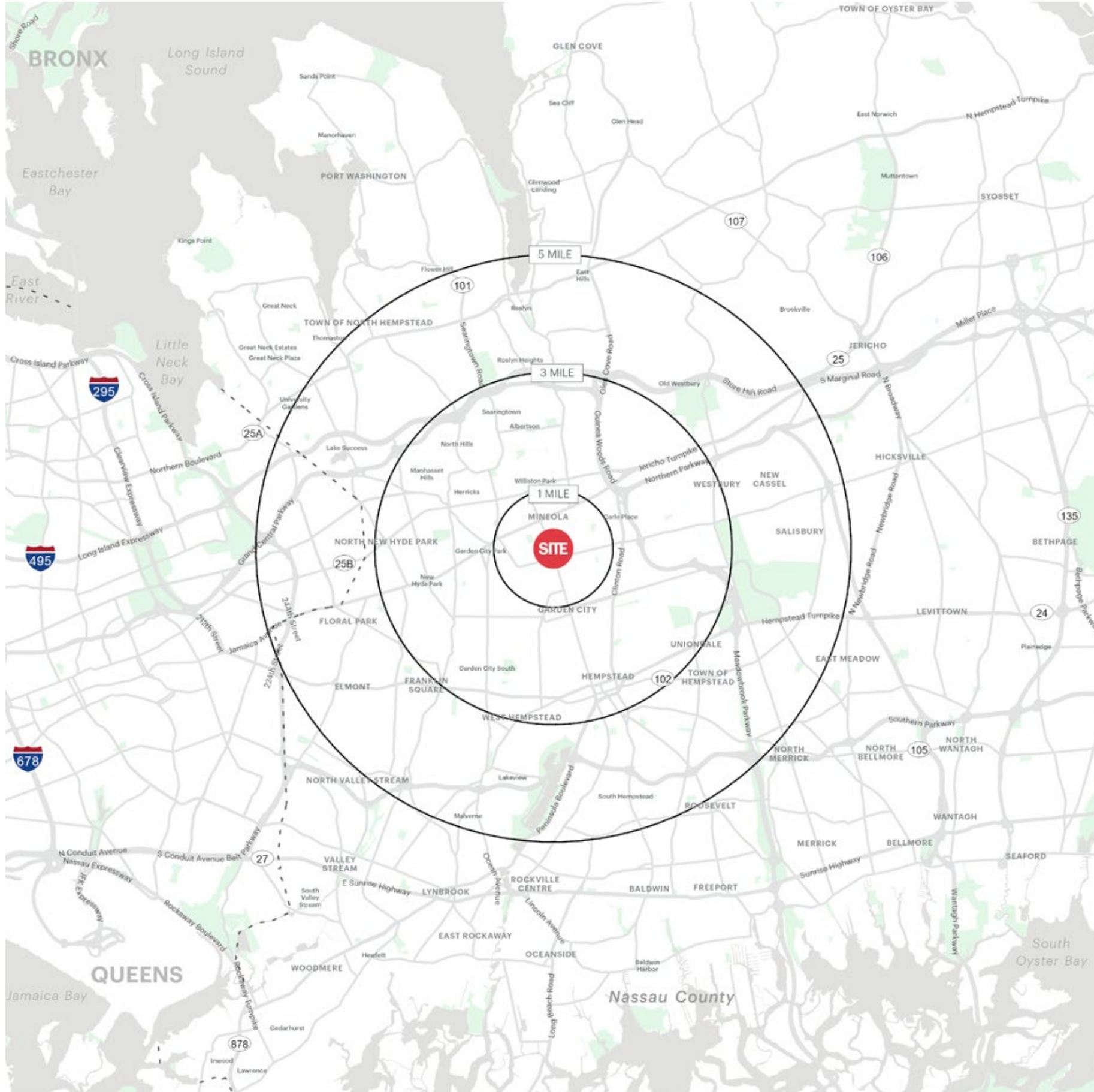
SITE PLAN



SITE PLAN



AREA DEMOGRAPHICS



MORGAN PARC MINEOLA, NEW YORK

1 MILE RADIUS

POPULATION
24,573
HOUSEHOLDS
9,637
AVERAGE HOUSEHOLD INCOME
\$175,811
MEDIAN HOUSEHOLD INCOME
\$130,755

COLLEGE GRADUATES (BACHELOR'S +)
10,545 - 57.0%
TOTAL BUSINESSES
2,827
TOTAL EMPLOYEES
30,282
DAYTIME POPULATION (W/ 16 YR +)
40,894

3 MILE RADIUS

POPULATION
192,444
HOUSEHOLDS
62,308
AVERAGE HOUSEHOLD INCOME
\$184,601
MEDIAN HOUSEHOLD INCOME
\$133,188

COLLEGE GRADUATES (BACHELOR'S +)
68,218 - 50.0%
TOTAL BUSINESSES
11,454
TOTAL EMPLOYEES
121,588
DAYTIME POPULATION (W/ 16 YR +)
217,390

5 MILE RADIUS

POPULATION
519,549
HOUSEHOLDS
162,266
AVERAGE HOUSEHOLD INCOME
\$180,184
MEDIAN HOUSEHOLD INCOME
\$131,744

COLLEGE GRADUATES (BACHELOR'S +)
175,732 - 23.0 %
TOTAL BUSINESSES
22,916
TOTAL EMPLOYEES
291,671
DAYTIME POPULATION (W/ 16 YR +)
550,467

AREA DEMOGRAPHICS

