



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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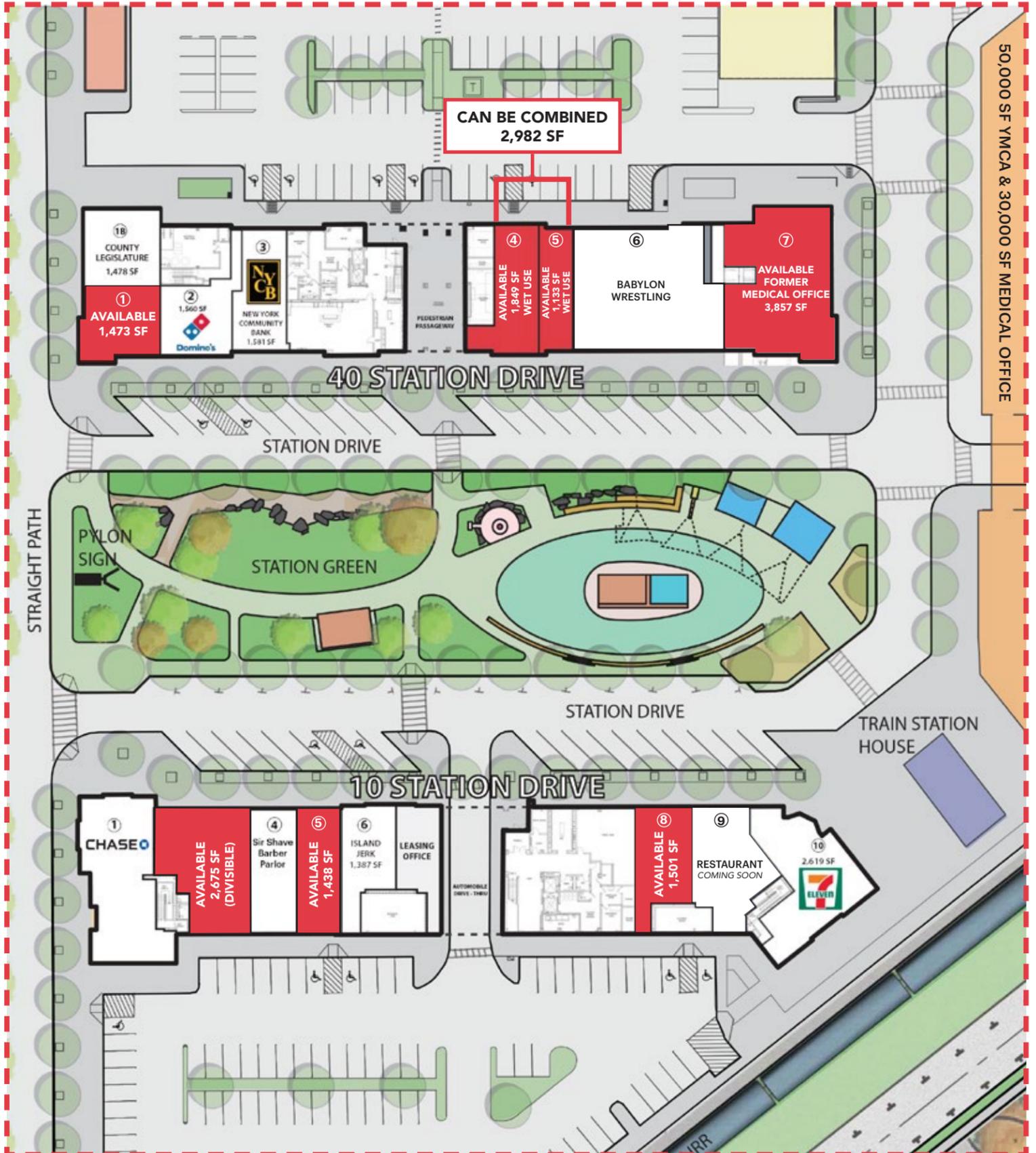
RIPCO
REAL ESTATE

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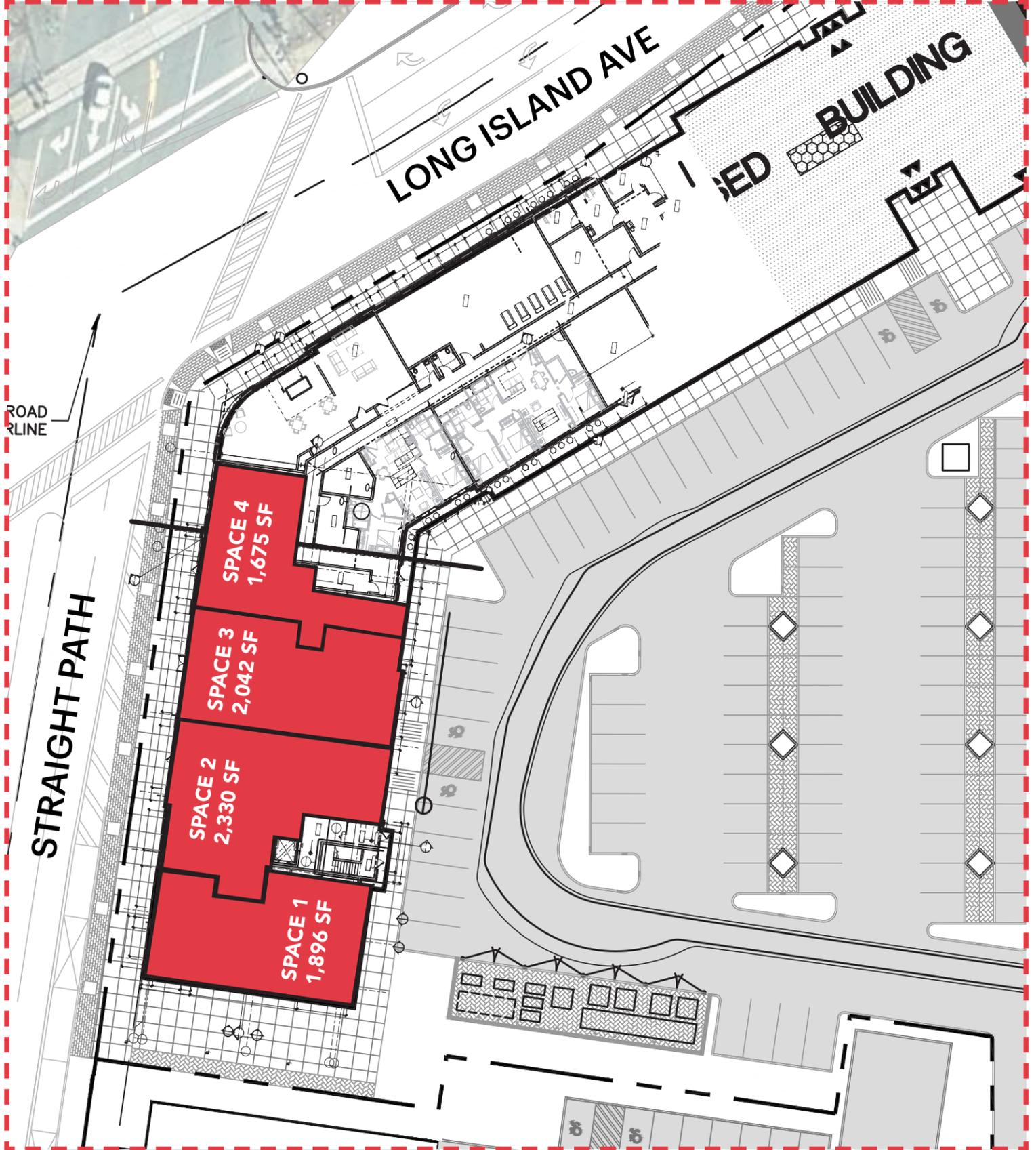
Please visit us at ripcony.com for more information

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



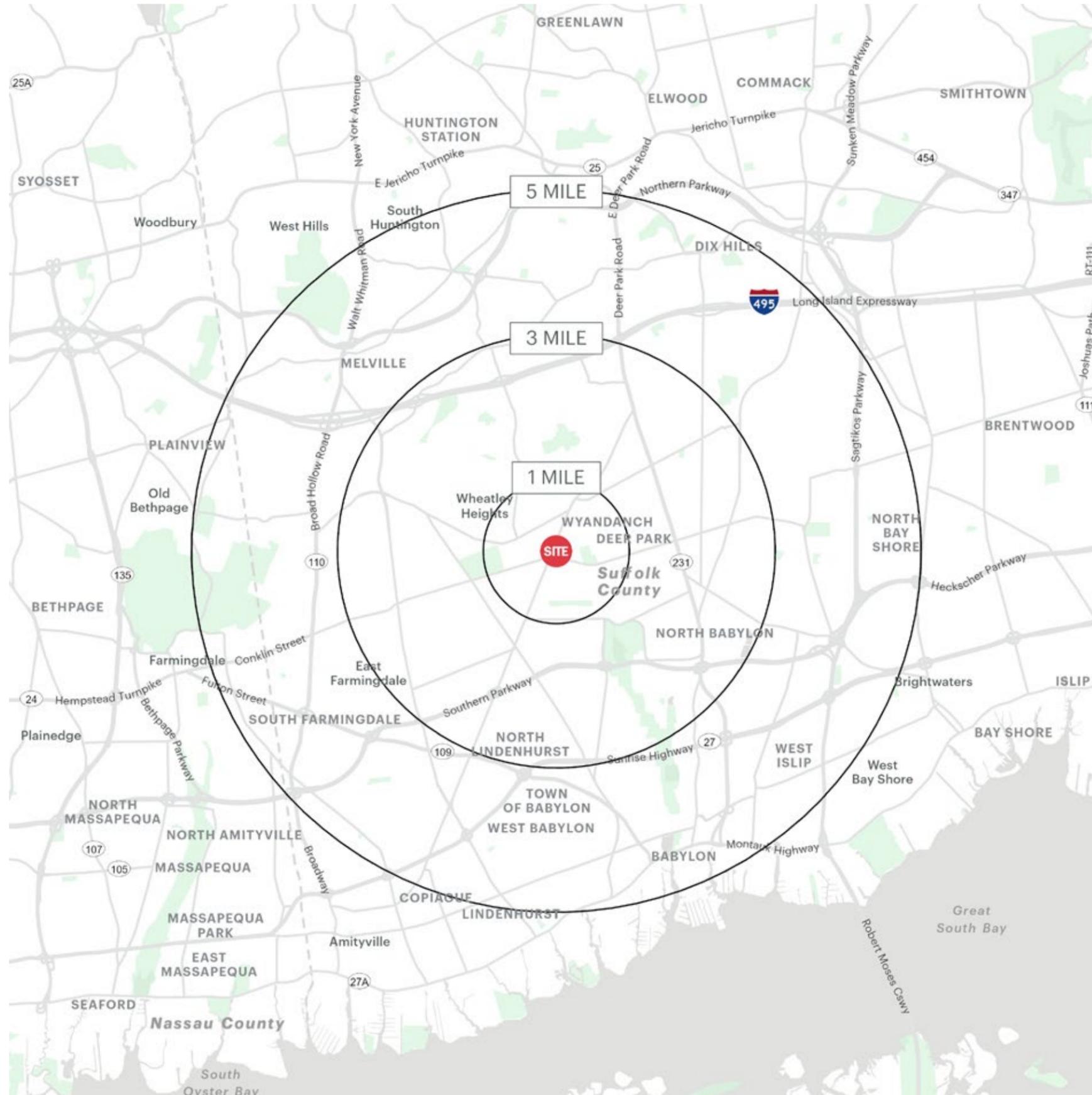
MARKET AERIAL



AERIAL



AREA DEMOGRAPHICS



WYANDANCH VILLAGE WYANDANCH, NEW YORK

1 MILE RADIUS

POPULATION
18,314
HOUSEHOLDS
4,956
AVERAGE HOUSEHOLD INCOME
\$141,278
MEDIAN HOUSEHOLD INCOME
\$110,242

COLLEGE GRADUATES (BACHELOR'S +)
3,262 - 27.0%
TOTAL BUSINESSES
376
TOTAL EMPLOYEES
2,577
DAYTIME POPULATION (W/ 16 YR +)
11,676

3 MILE RADIUS

POPULATION
103,141
HOUSEHOLDS
32,309
AVERAGE HOUSEHOLD INCOME
\$162,650
MEDIAN HOUSEHOLD INCOME
\$124,063

COLLEGE GRADUATES (BACHELOR'S +)
27,248 - 38.0%
TOTAL BUSINESSES
4,213
TOTAL EMPLOYEES
39,446
DAYTIME POPULATION (W/ 16 YR +)
89,823

5 MILE RADIUS

POPULATION
261,939
HOUSEHOLDS
84,868
AVERAGE HOUSEHOLD INCOME
\$169,603
MEDIAN HOUSEHOLD INCOME
\$127,343

COLLEGE GRADUATES (BACHELOR'S +)
75,812 - 40.0%
TOTAL BUSINESSES
13,233
TOTAL EMPLOYEES
147,263
DAYTIME POPULATION (W/ 16 YR +)
272,931

AREA DEMOGRAPHICS

