

# PRIME ROSLYN HEIGHTS RETAIL

398 Willis Ave, Roslyn Heights, NY



WEINBERGER PROPERTIES



## SIZE

Ground Floor - 750 sf  
+ Full Basement

## RENT

Upon Request

## TERM

Negotiable

## AVAILABILITY

Immediate

## DIMENSIONS

Approximately 44' (depth) x  
17' (frontage)

## PARKING

Private lot (10+ spots) plus  
ample street parking

## FORMER TENANT

Zippity Doos Cuts for Kids

## TRAFFIC COUNTS

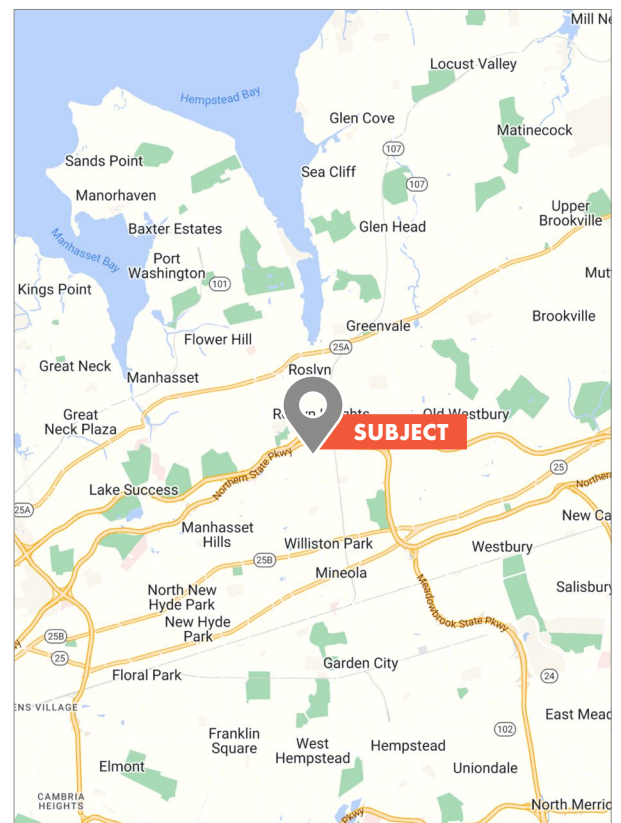
Over 20,000+ cars daily

## NEIGHBORING TENANTS

Bagel Boss, Starbucks, CVS, Chopt,  
City MD, Center Cuts, Jersey Mikes

## FEATURES

- Prime location on Willis Ave.  
between Cambridge St. and Yale  
St.
- Well-known destination with  
outstanding demographics &  
traffic counts
- Incredible visibility and exposure
- Parking light at the corner of  
Willis Avenue & Cambridge St.
- High quality national, regional  
and local retailers provide  
outstanding tenant synergy
- Ten minutes from NYC



**PRIME ROSLYN HEIGHTS RETAIL**

ROSLYN HEIGHTS, NY

99 Mineola Avenue, Suite 200  
Roslyn Heights, NY 11577



weinbergerproperties.com



## PRIME ROSLYN HEIGHTS RETAIL

398 Willis Ave, Roslyn Heights, NY



WEINBERGER PROPERTIES

### PHOTOS



**PRIME ROSLYN HEIGHTS RETAIL**

ROSLYN HEIGHTS, NY

99 Mineola Avenue, Suite 200  
Roslyn Heights, NY 11577



[weinbergerproperties.com](http://weinbergerproperties.com)

# PRIME ROSLYN HEIGHTS RETAIL

398 Willis Ave, Roslyn Heights, NY



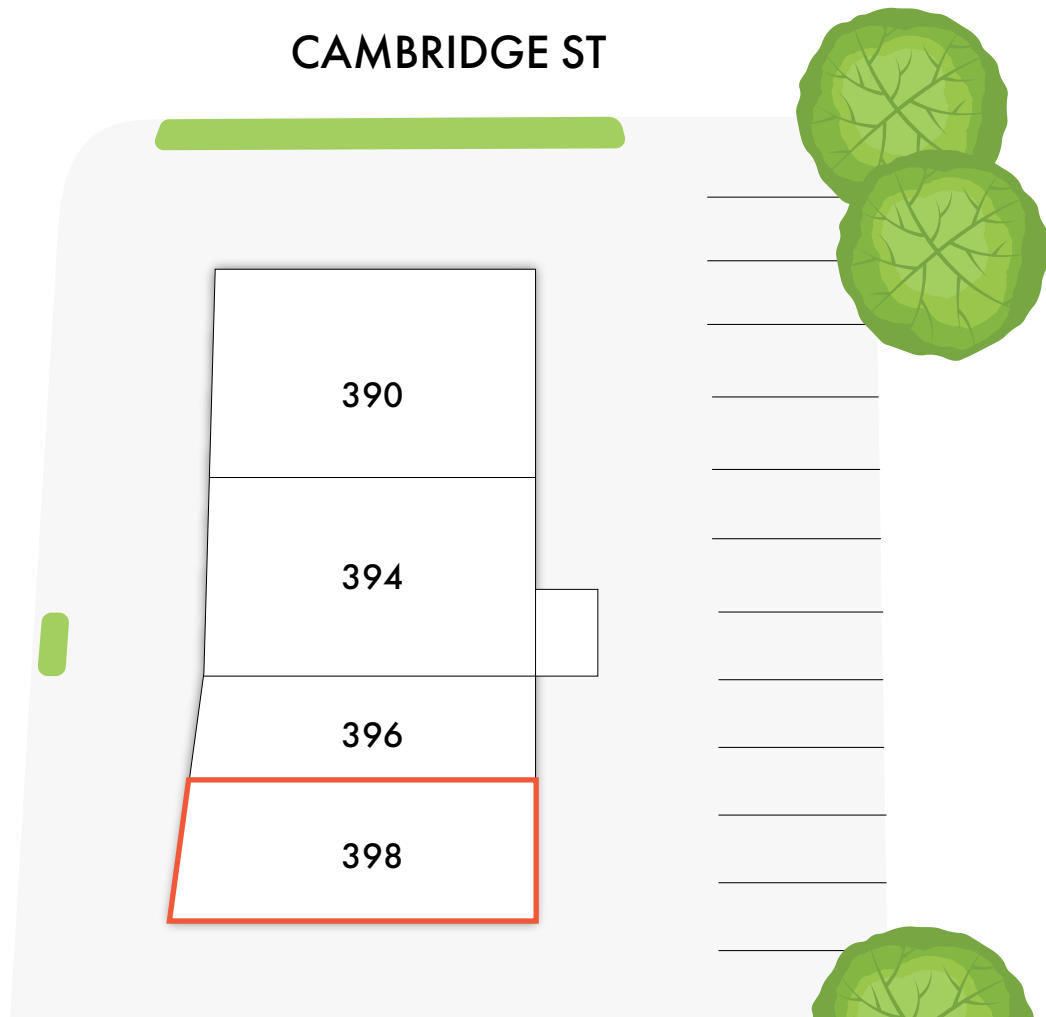
WEINBERGER PROPERTIES

## SITE PLAN



CAMBRIDGE ST

WILLIS AVE



Address	TENANT
390	Zion Lion
394	Long Island Dental Associates
396	Sonia's Waxing Plus
<b>398</b>	<b>Vacant</b>

PRIME ROSLYN HEIGHTS RETAIL

ROSLYN HEIGHTS, NY

99 Mineola Avenue, Suite 200  
Roslyn Heights, NY 11577



weinbergerproperties.com

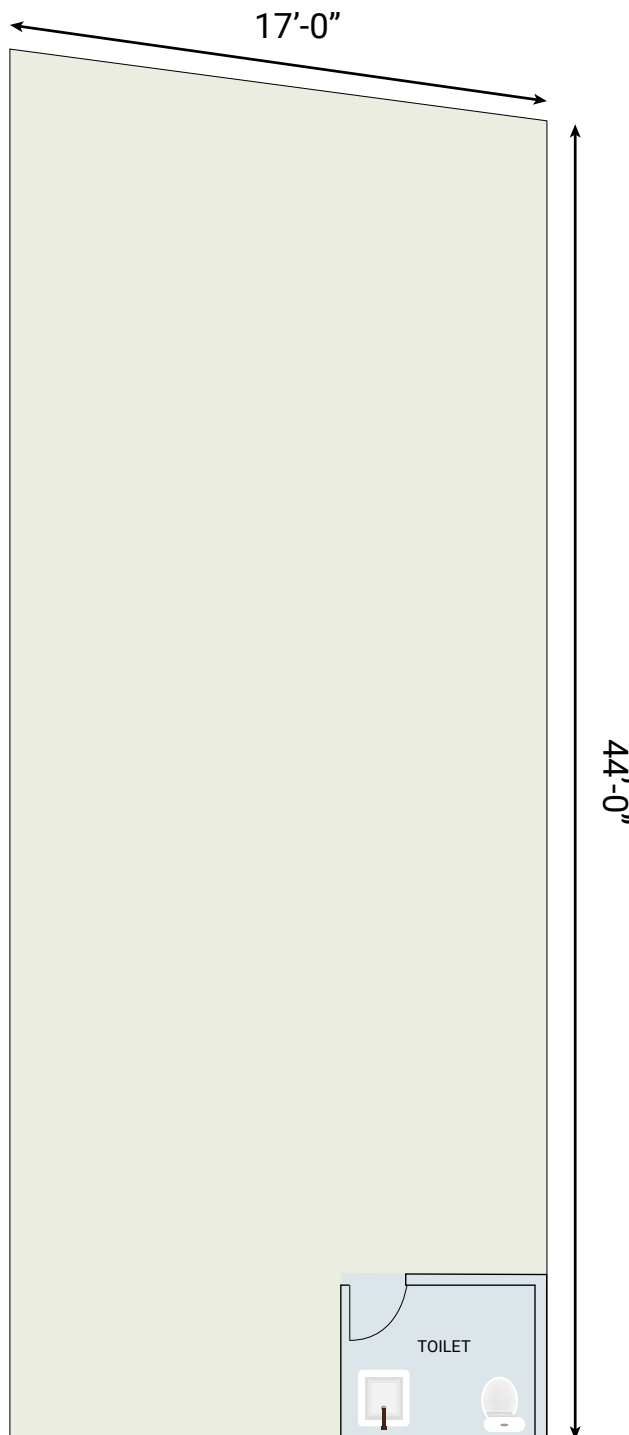
# PRIME ROSLYN HEIGHTS RETAIL

398 Willis Ave, Roslyn Heights, NY



WEINBERGER PROPERTIES

## FLOOR PLAN



**PRIME ROSLYN HEIGHTS RETAIL**

ROSLYN HEIGHTS, NY

99 Mineola Avenue, Suite 200  
Roslyn Heights, NY 11577



[weinbergerproperties.com](http://weinbergerproperties.com)

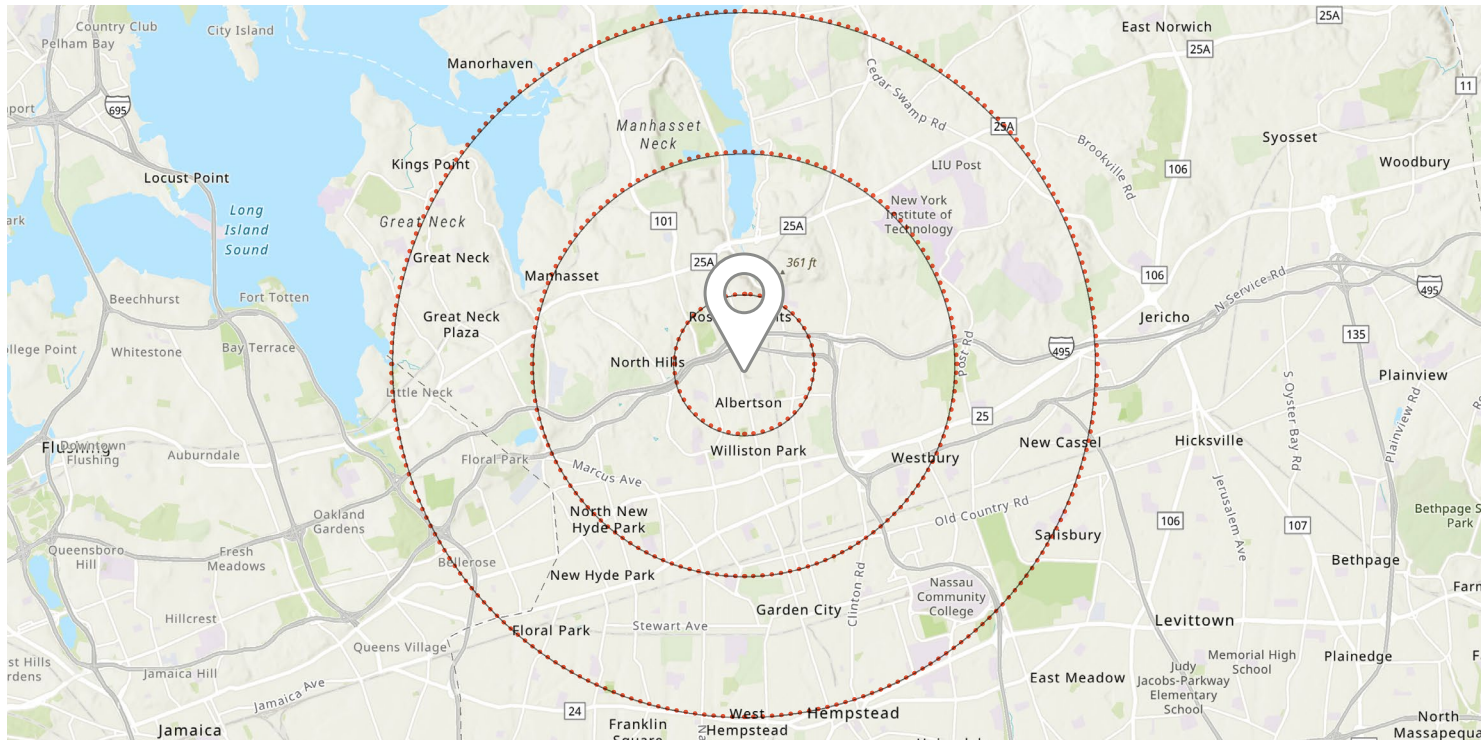
# PRIME ROSLYN HEIGHTS RETAIL

398 Willis Ave, Roslyn Heights, NY



WEINBERGER PROPERTIES

## DEMOGRAPHICS



### 2024 SUMMARY

	1 - MILE	3 - MILE	5 - MILE
Population	16,086	110,995	373,587
Households	5,303	38,040	125,775
Families	4,289	28,787	91,998
Average Household Size	3.03	2.90	2.89
Median Age	44.4	44.4	43.2
Median Household Income	\$161,432	\$161,968	\$141,031
Average Household Income	\$215,289	\$221,997	\$195,618

### 2029 SUMMARY

	1 - MILE	3 - MILE	5 - MILE
Population	16,122	111,365	374,411
Households	5,295	38,125	125,658
Families	4,276	28,760	91,737
Average Household Size	3.04	2.90	2.90
Median Age	45.2	45.4	44.1
Median Household Income	\$174,529	\$175,494	\$156,705
Average Household Income	\$238,525	\$244,343	\$217,602

### KEY FACTS - 5 MILES

373,587

POPULATION

43.2

MEDIAN AGE

2.9

AVG. HH SIZE

### BUSINESSES - 5 MILES



21,699

TOTAL BUSINESSES



289,846

TOTAL EMPLOYEES

### INCOME - 5 MILES



\$141,031

AVERAGE  
HH INCOME



\$65,899

PER CAPITA  
INCOME



\$819,280

MEDIAN  
NET WORTH

PRIME ROSLYN HEIGHTS RETAIL

ROSLYN HEIGHTS, NY

99 Mineola Avenue, Suite 200  
Roslyn Heights, NY 11577



weinbergerproperties.com



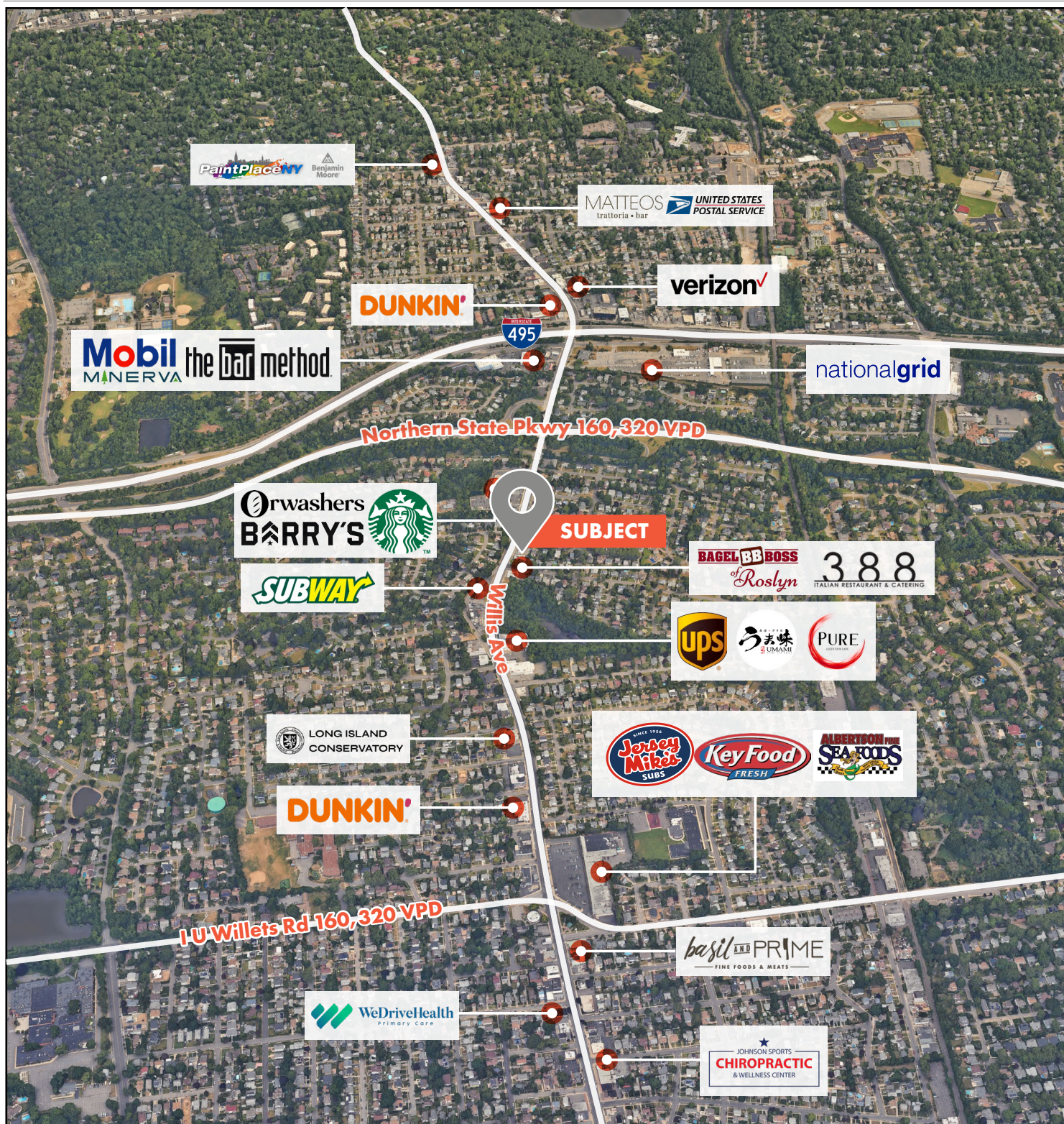
# PRIME ROSLYN HEIGHTS RETAIL

398 Willis Ave, Roslyn Heights, NY



WEINBERGER PROPERTIES

## RETAIL MAP



## PRIME ROSLYN HEIGHTS RETAIL

ROSLYN HEIGHTS, NY

99 Mineola Avenue, Suite 200  
Roslyn Heights, NY 11577



weinbergerproperties.com