



RETAIL SPACE

MANHASSET, NY

439 PLANDOME ROAD

SIZE

1,226 SF + Basement

ASKING RENT

Upon Request

STATUS

Formerly 40 Love

CO-TENANTS

Sobol, The Whale Tea, Manhasset Deli, J. Pocker Frame Shop, Sound Vision Care

NEIGHBORS

Gino's Pizzeria, Umberto's Pizzeria, Walgreens, Starbucks, Dunkin, Carvel, Kiko Ramen, The Pho, Pita Station

COMMENTS

Restaurant Permitted

Ample private parking + neighboring municipal parking spots

Located one block from the Manhasset LIRR Station

Average Household Income of \$336,932 within a 1 mile radius

Over 18,500 vehicles pass this site daily on Plandome Road

CONTACT EXCLUSIVE AGENT

JASON SOBEL

jsobel@ripcony.com

516.933.8880

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

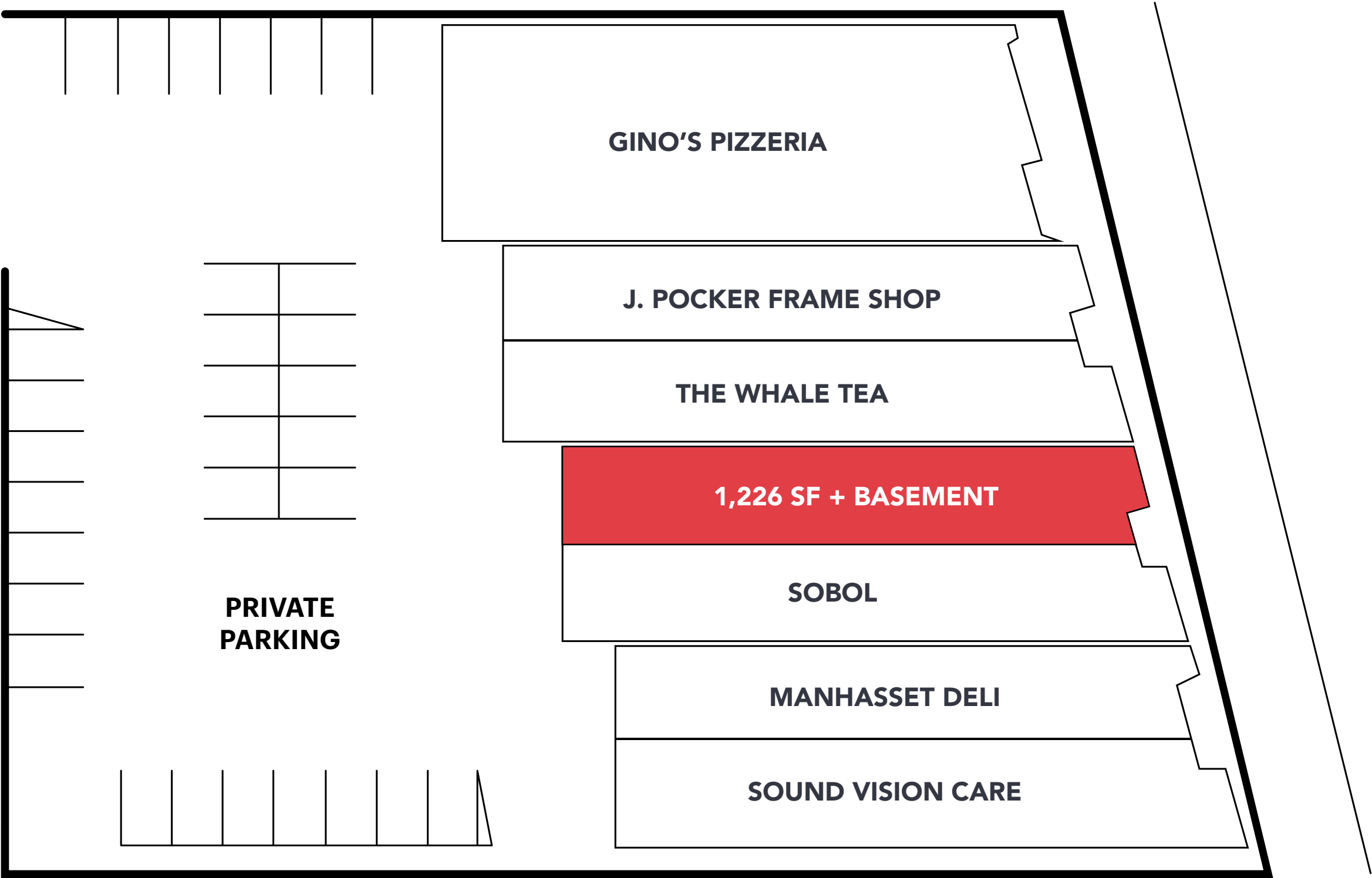
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

INTERIOR PHOTOS



SITE PLAN



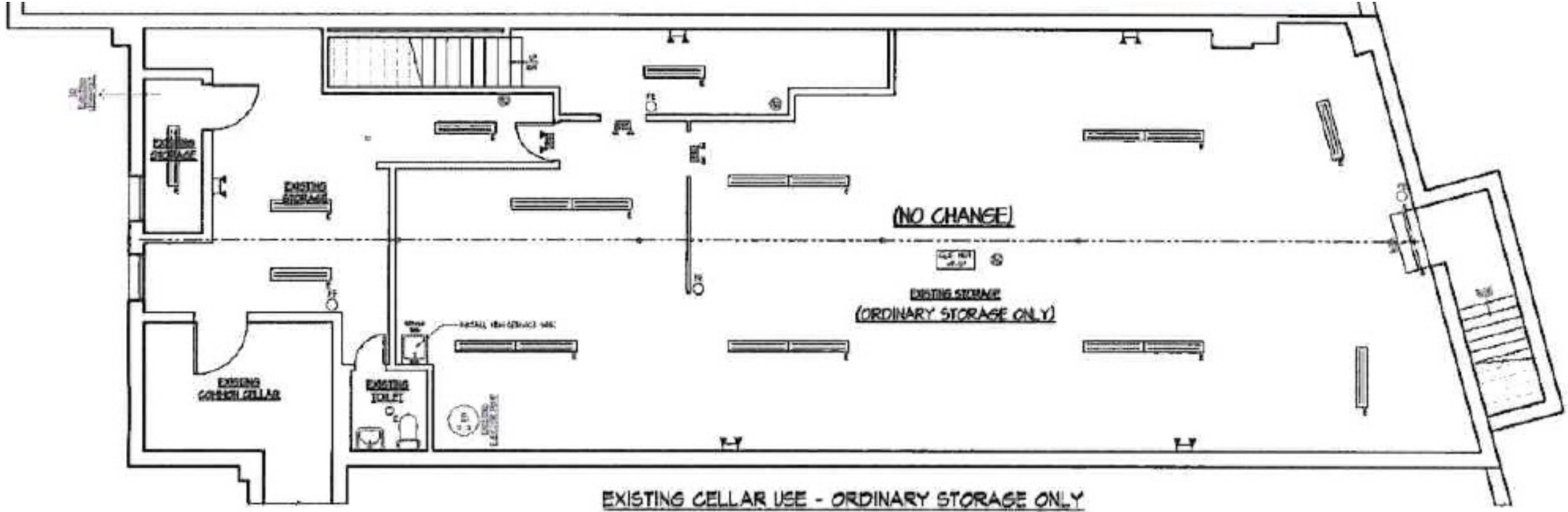
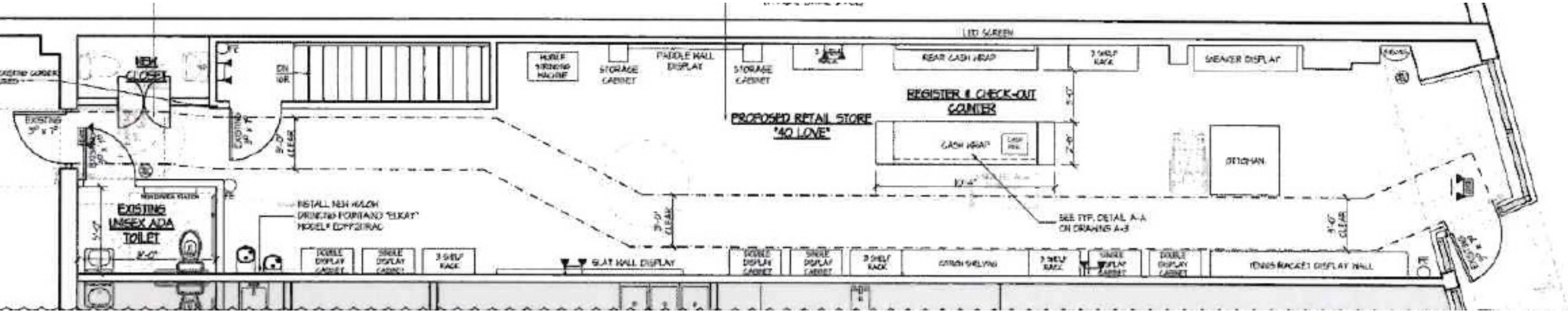
MARKET AERIAL



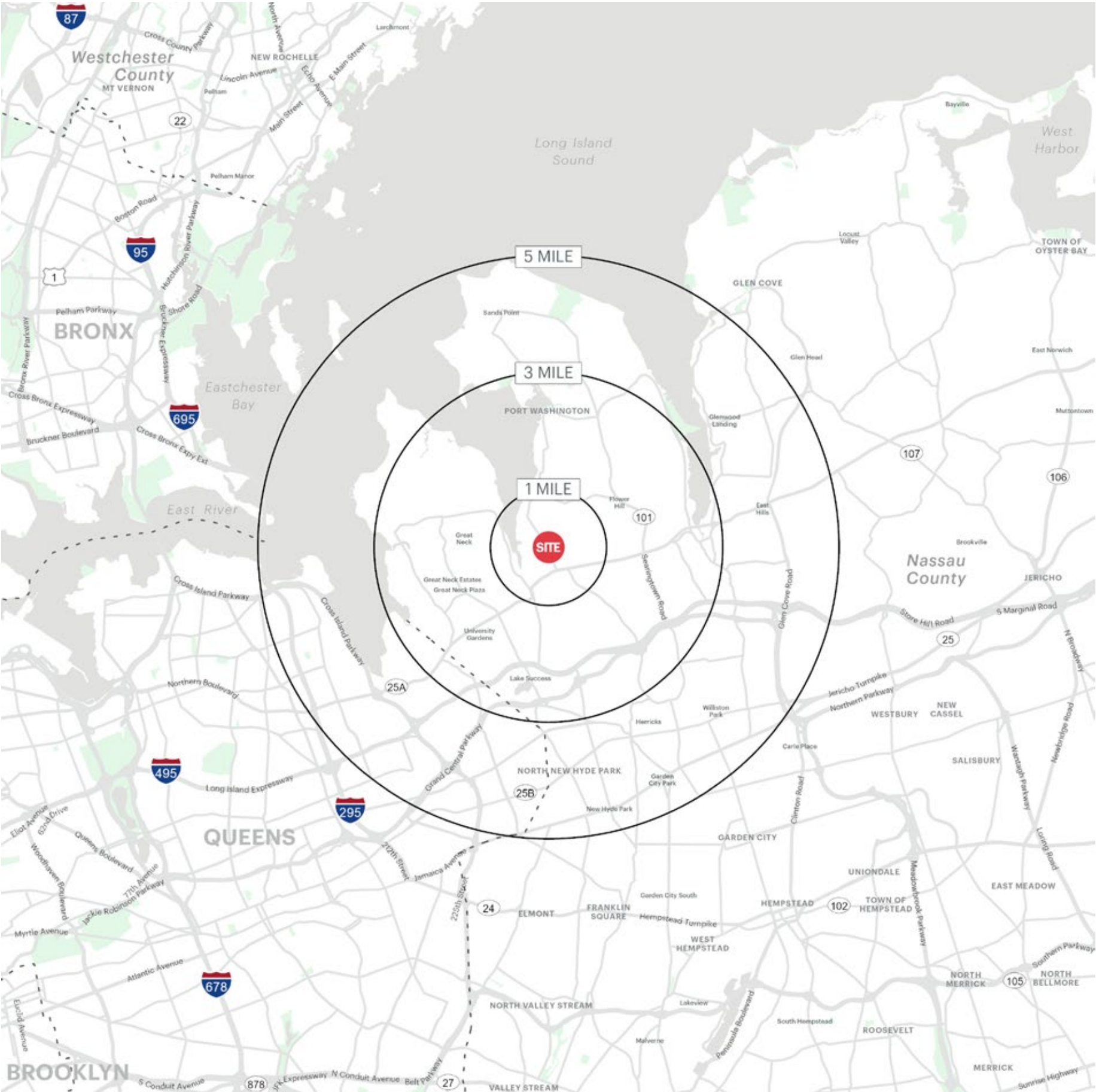
CLOSE UP AERIAL



FLOOR PLANS



AREA DEMOGRAPHICS



439 PLANDOME ROAD MANHASSET, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
11,917	6,716 - 82.0%
HOUSEHOLDS	TOTAL BUSINESSES
4,008	962
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$336,932	9,560
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$232,322	15,850

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
107,127	53,106- 70.0%
HOUSEHOLDS	TOTAL BUSINESSES
39,354	7,632
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$250,573	92,644
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$160,706	149,689

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
346,436	152,080 - 59.0%
HOUSEHOLDS	TOTAL BUSINESSES
126,032	16,148
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$198,479	211,780
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$137,614	389,457

AREA DEMOGRAPHICS

