



For Lease

RIPCO  
RETAIL LEASING

# 8 Glen Street

Glen Cove, NY

2,160 SF + Basement

Second generation restaurant space

Contact Exclusive Agents

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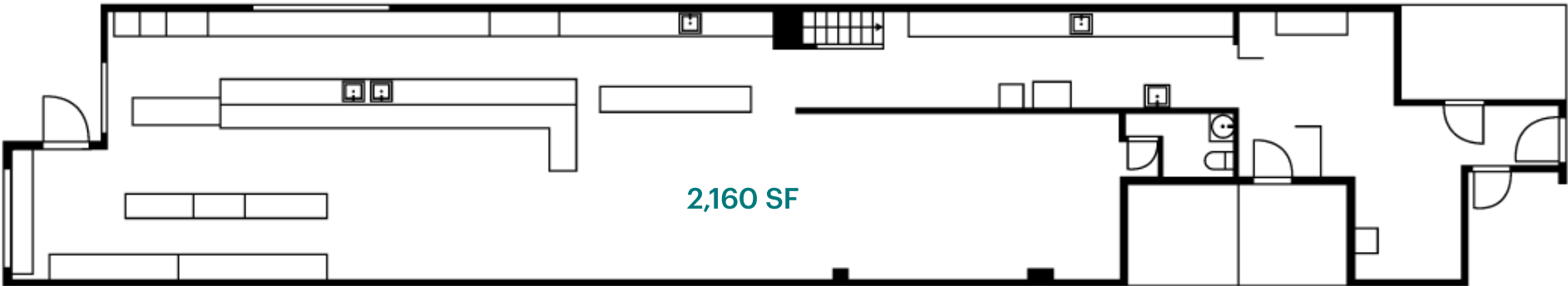
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# Space Details



<b>Size</b>	2,160 SF + Basement
<b>Frontage</b>	20 FT of on Glen Street
<b>Possession</b>	Immediate
<b>Term</b>	Long term
<b>Rent</b>	Upon request
<b>Neighbors</b>	Rumble Boxing, Tropical Smoothie Cafe, Starbucks, Jimmy Johns, Panera Bread, Chase, Tocolo Cantina, Mr. Keke Asian Cuisine, Noble Savage Brewing Company, Madeline's Play Cafe
<b>Comments</b>	Iconic business  Turn-key  Registered with 4 media location scouts  12 foot hood & 6 foot hood  14 bar stools  Central HVAC - 6 years old  Walk-in fridge & freezer  Steps from new development housing

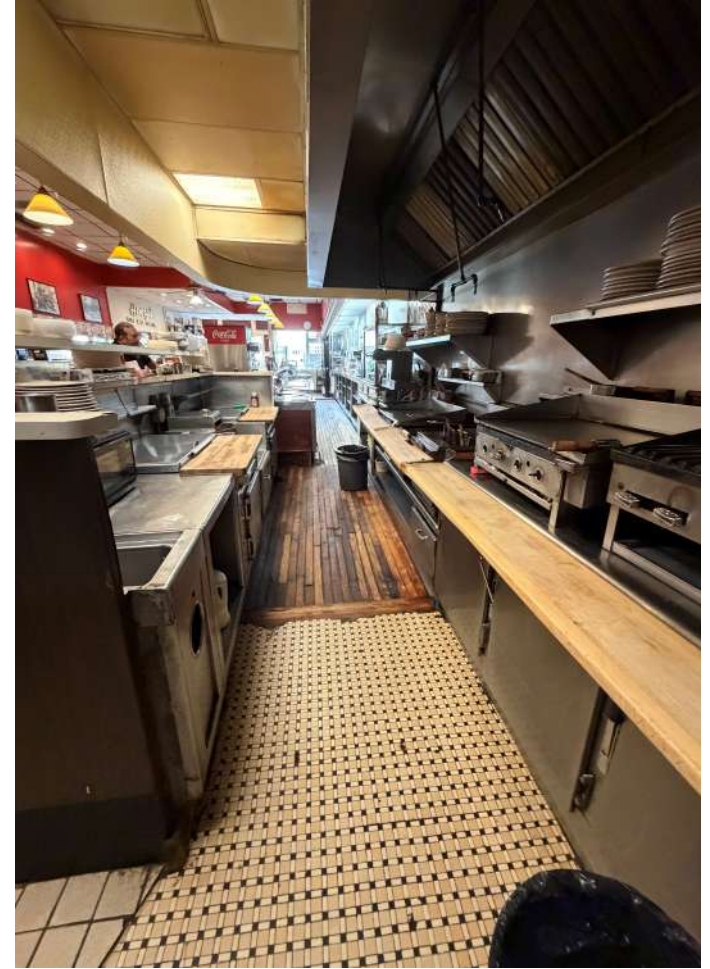
# Site Plan



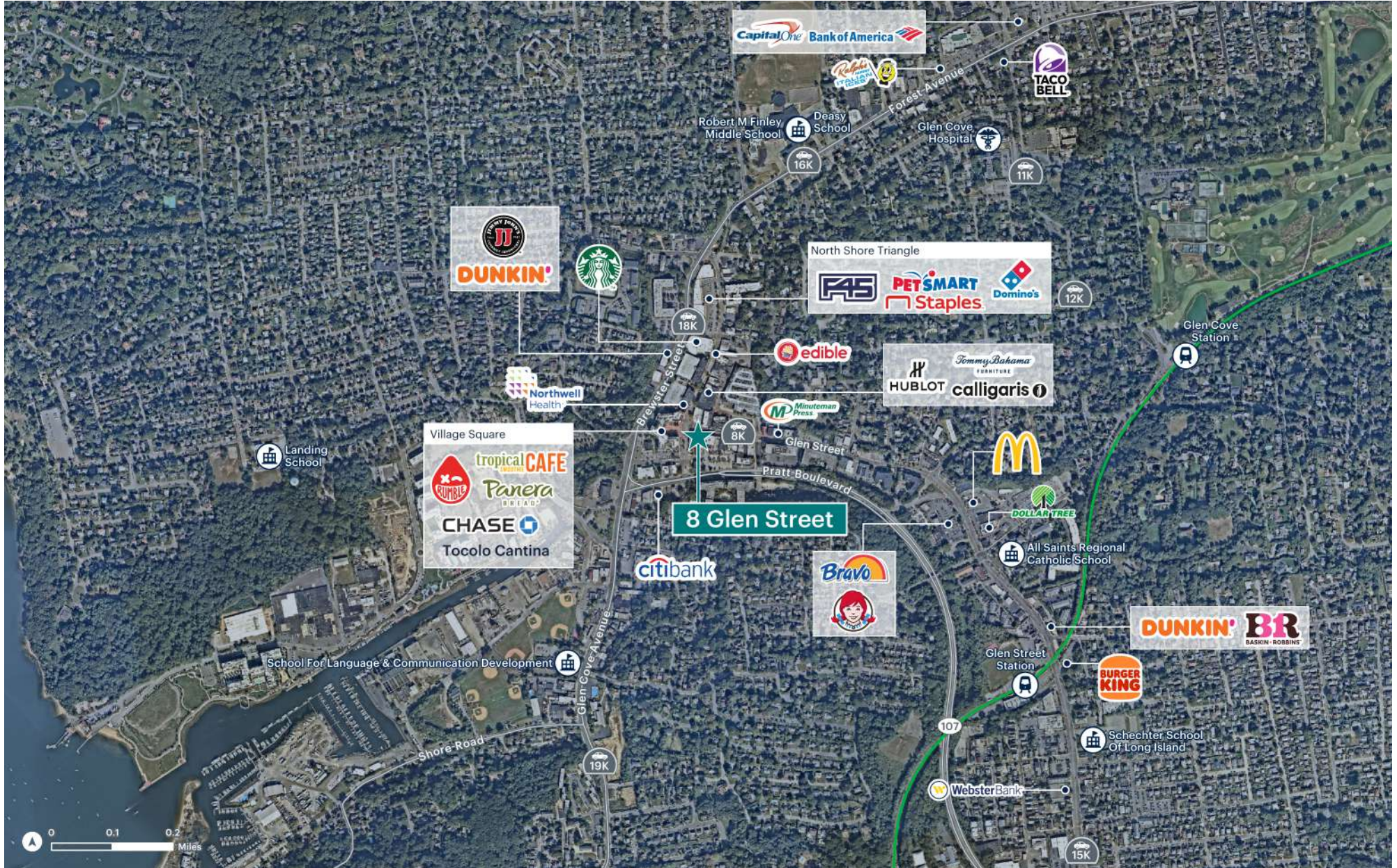
# Interior Photos



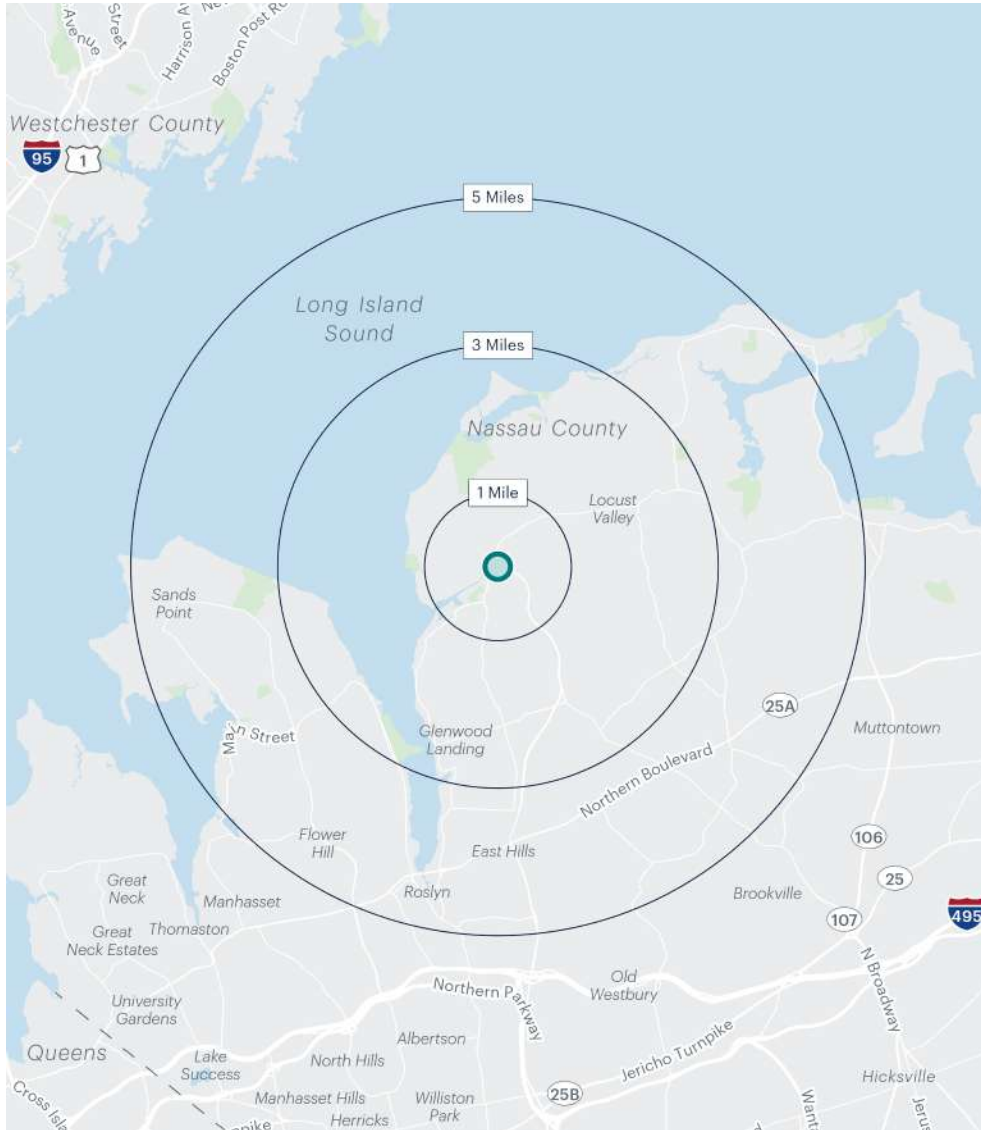
# Kitchen Photos



# Market Aerial



# Area Demographics



8 Glen Street, Glen Cove, NY

	1 mile	3 miles	5 miles
<b>Population</b>	22,207	51,120	109,771
<b>Total Households</b>	8,140	18,458	38,818
<b>Average Household Income</b>	\$131,926	\$192,618	\$241,587
<b>Median Household Income</b>	\$87,455	\$121,604	\$150,282
<b>% Population with Bachelors +</b>	42.0%	51.0%	62.0%
<b>Daytime Population</b>	20,559	46,201	106,064
<b>Total Daytime Employees</b>	8,894	19,619	49,469
<b>Total Businesses</b>	1,036	2,176	4,912