



# BRYANT PLAZA

ROSLYN HEIGHTS  
NEW YORK

RIPCO  
REAL ESTATE



## RESTAURANT AND RETAIL SPACE AVAILABLE

Development includes 54 luxury apartments | Ideal uses include restaurants, spas, salons, boutiques, coffee, etc.

Average Household Income of \$248,876 within a 1-Mile Radius

**EXPECTED COMPLETION: OCTOBER 2024**



Front View from Train Station (South Elevation)



**P** PARKING  
288 SPACES

**ROSLYN LIRR STATION**  
968 weekday riders

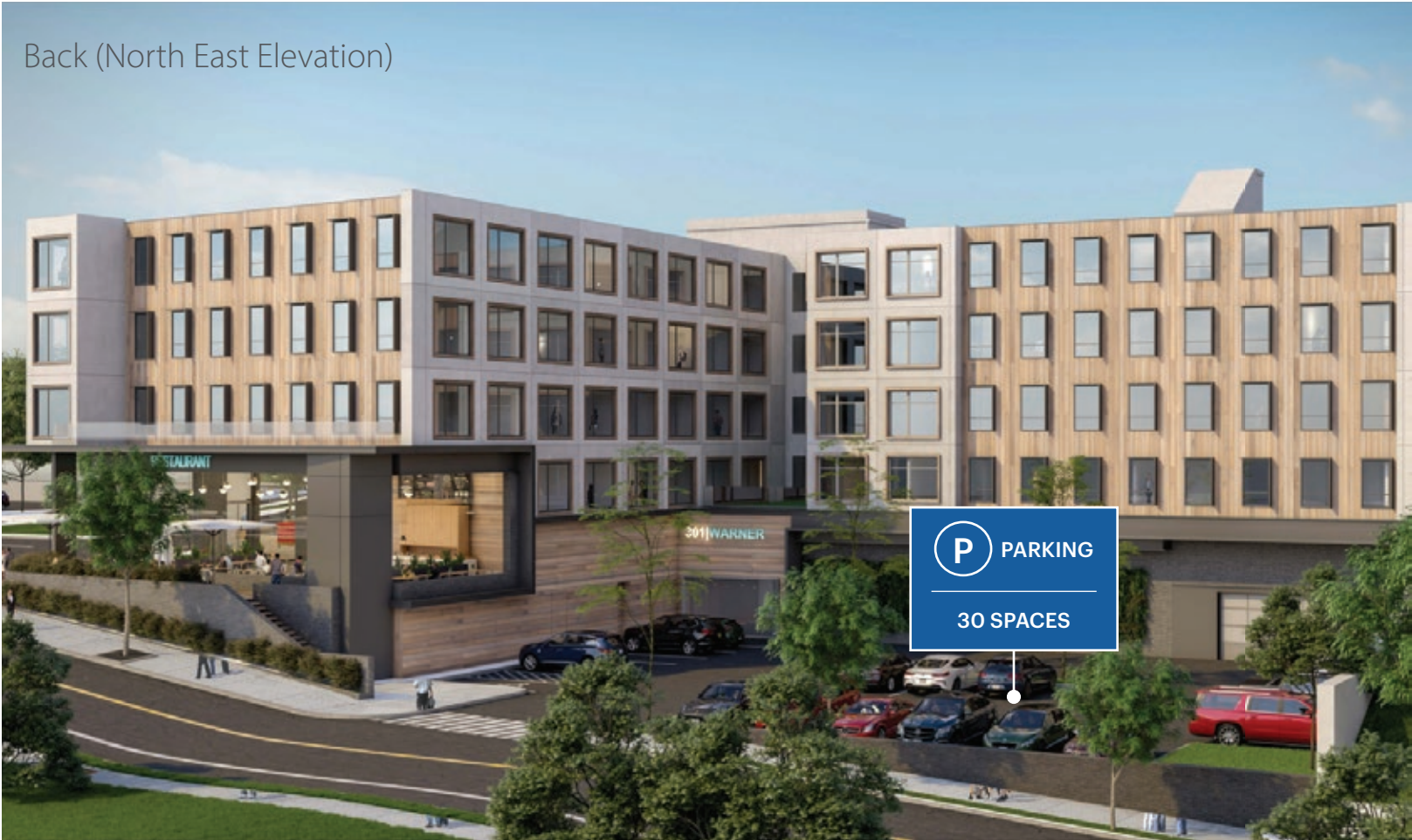


Front (South Elevation)



54 Luxury Apartments

Back (North East Elevation)



**P** PARKING  
30 SPACES





**P** PARKING  
30 SPACES

**P** PARKING  
20 SPACES

RESIDENTIAL

SPACES CAN BE DIVIDED OR  
COMBINED UP TO 6,810 SF  
SIZES ARE FLEXIBLE

SPACE A 1,274 SF ±33 FT	SPACE B 1,392 SF ±35 FT	SPACE C 1,144 SF ±28 FT	PROPOSED RESTAURANT SPACE 3,000 SF ±47 FT
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**P** PARKING  
5 SPACES

WARNER AVENUE

ROSLYN LIRR STATION  
968 weekday riders

**P** PARKING  
288 SPACES

EXPRESS PLAZA

LINCOLN AVENUE

LOCUST STREET

WARNER AVENUE



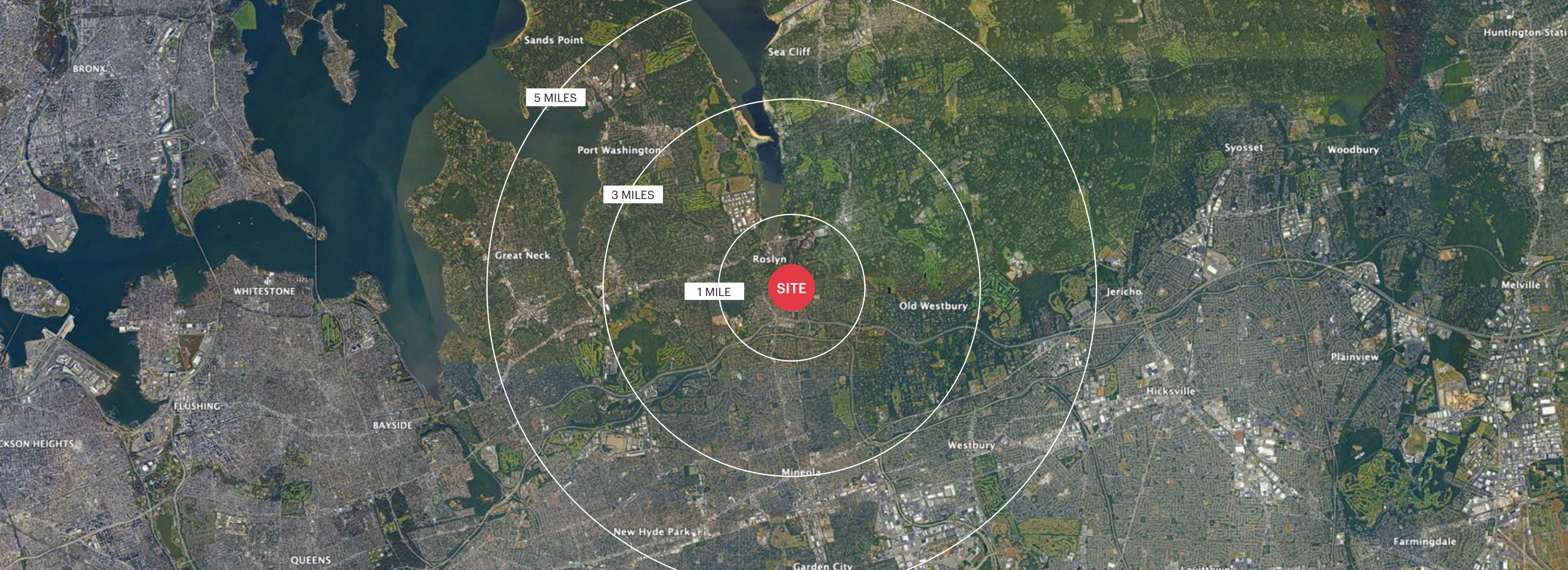


# Market Aerial

- Average HHI of \$248,876 within 1-mile radius
- One of the most affluent areas in Long Island
- Ideally situated at Roslyn Train Station
- 2-Minute Walk from Roslyn High School

• **IDEAL DELIVERY LOCATION:**  
 High-density area with significant daytime and household population





## Demographics

**1**  
mile radius

**Population**  
13,058  
**Households**  
4,540  
**Avg HH Income**  
\$237,396  
**Med HH Income**  
\$178,976  
**Daytime Population**  
14,839

**3**  
mile radius

**Population**  
85,201  
**Households**  
28,332  
**Avg HH Income**  
\$239,546  
**Med HH Income**  
\$178,024  
**Daytime Population**  
87,403

**5**  
mile radius

**Population**  
304,330  
**Households**  
104,801  
**Avg HH Income**  
\$202,911  
**Med HH Income**  
\$146,233  
**Daytime Population**  
394,049



**CONTACT EXCLUSIVE AGENTS**

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**Please visit us at [ripcony.com](http://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.