



RESTAURANT SPACE

NEW HYDE PARK, NY

NEW HYDE PARK PLACE

271-12 Union Turnpike

SIZE

2,000 SF + 1,400 SF Basement (former restaurant)

CO-TENANTS

Tous Les Jours, Buffalo Wild Wings Go, Guac Shop, Bango Bowls, Ben Art Realty, Soy or Spicy, Redefine Meals (Coming Soon)

NEIGHBORS

LA Fitness - 30,000 Members

Lake Success Shopping Center - Target, Burlington, Barnes & Noble, Shake Shack, Sephora, Victoria's Secret, Ace Hardware, The Children's Place, J.Crew Factory, Gap Factory, Iavarone Brothers

COMMENTS

Rare 2nd generation restaurant

40+ parking stalls in private rear lot

Positioned at the crossroads of Queens and Nassau County's North Shore

Trade area boasts exceptional density, an affluent population, and the highest concentration of office and medical space on Long Island

Located blocks from Cohen Children's Medical Center and Long Island Jewish Medical Center

CONTACT EXCLUSIVE AGENTS

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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.



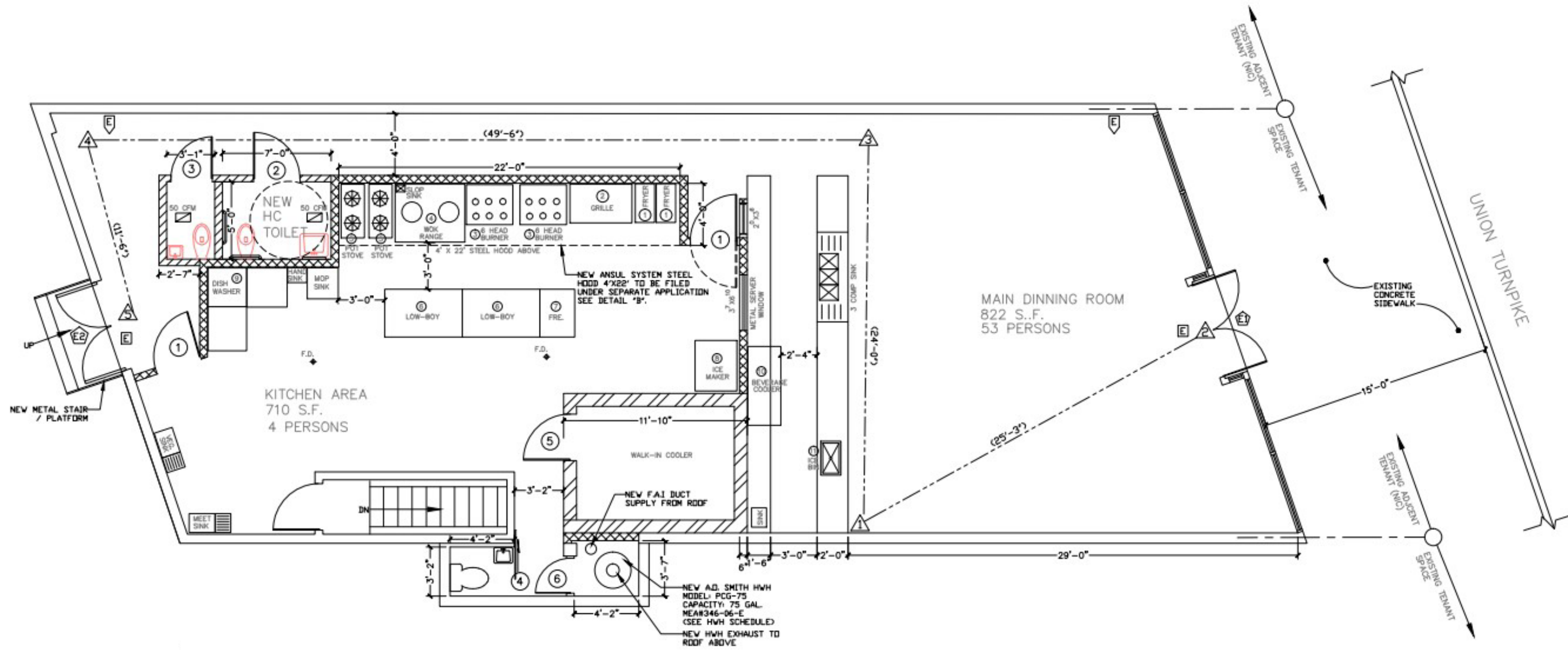
FLOOR PLAN



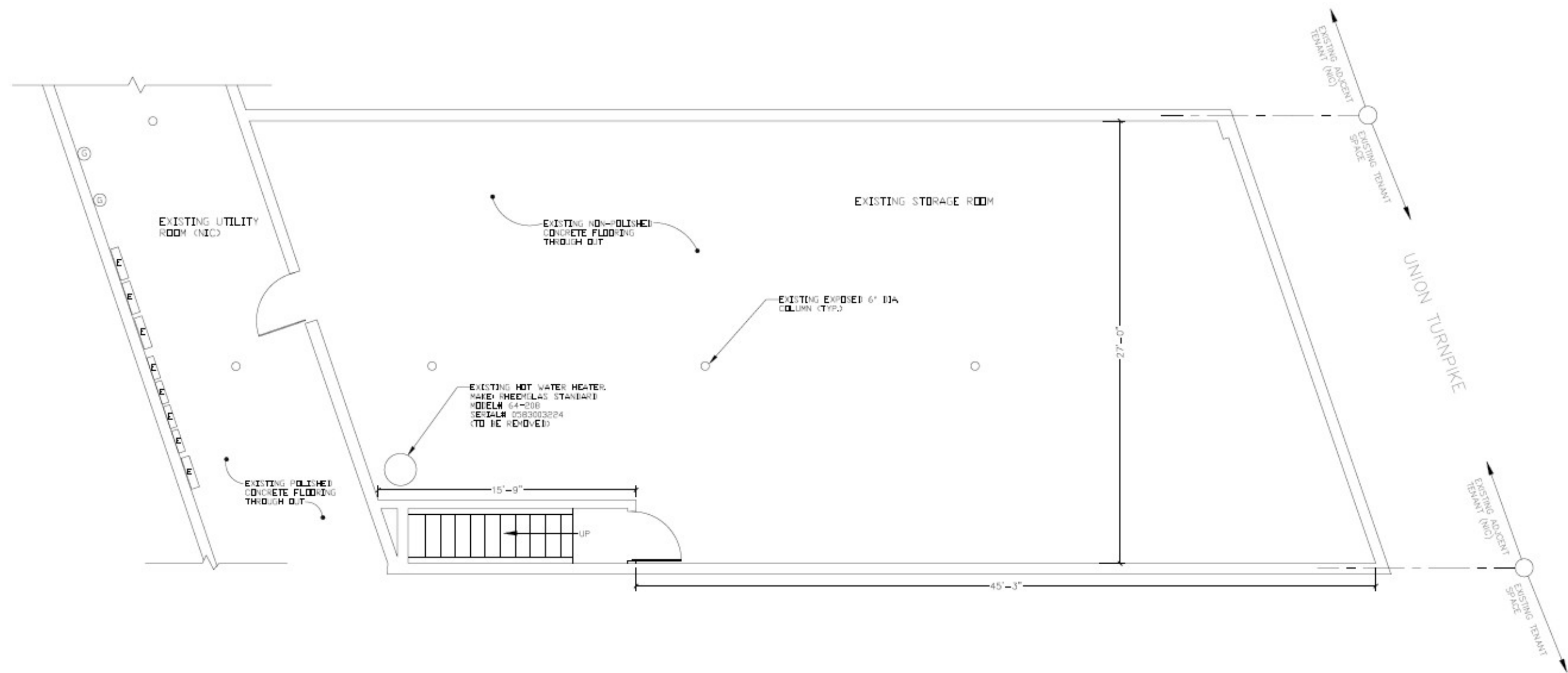
RESTAURANT SPACE



FIRST FLOOR PLAN - 2ND GEN RESTAURANT



CELLAR FLOOR PLAN - 2ND GEN RESTAURANT

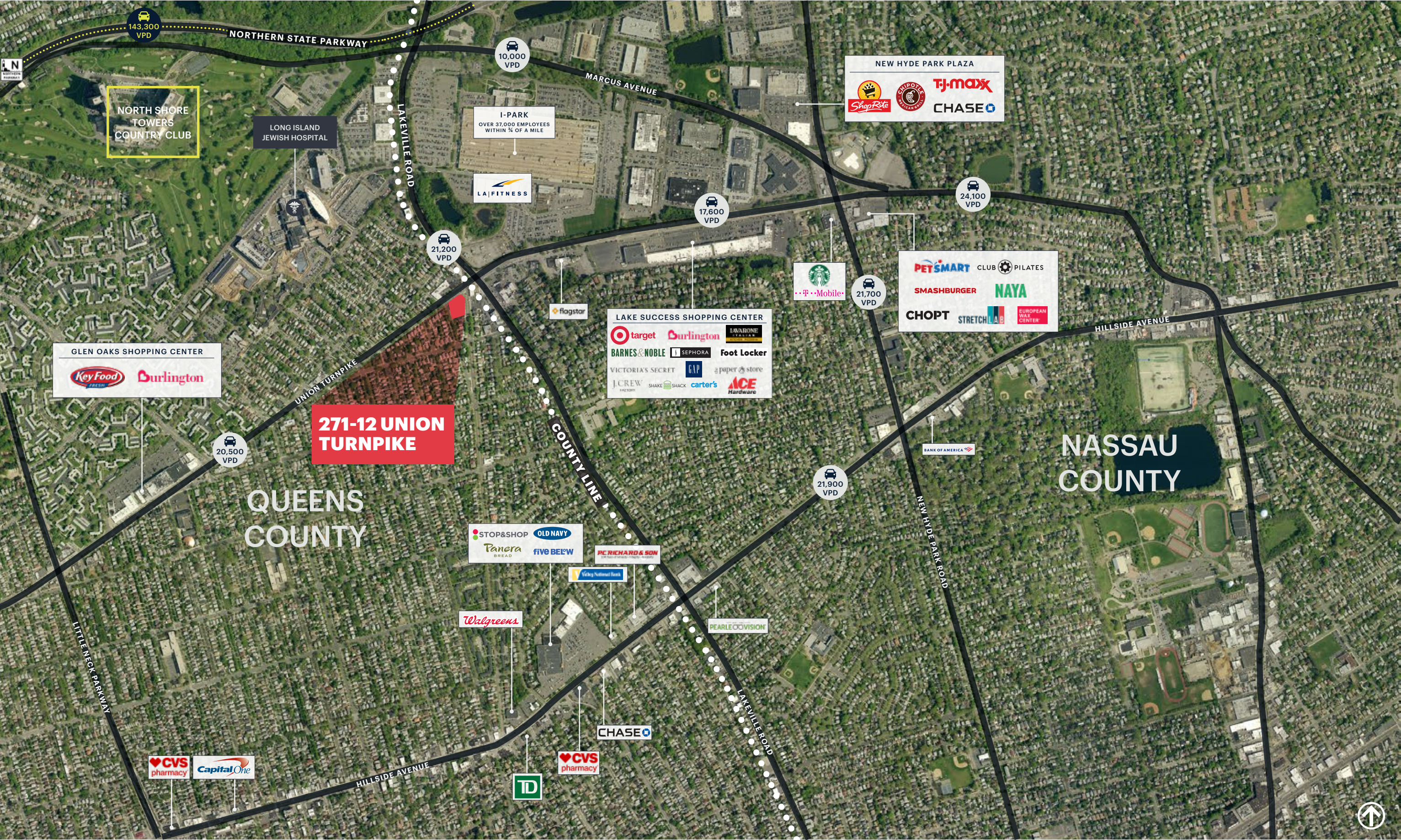


DAYTIME POPULATION

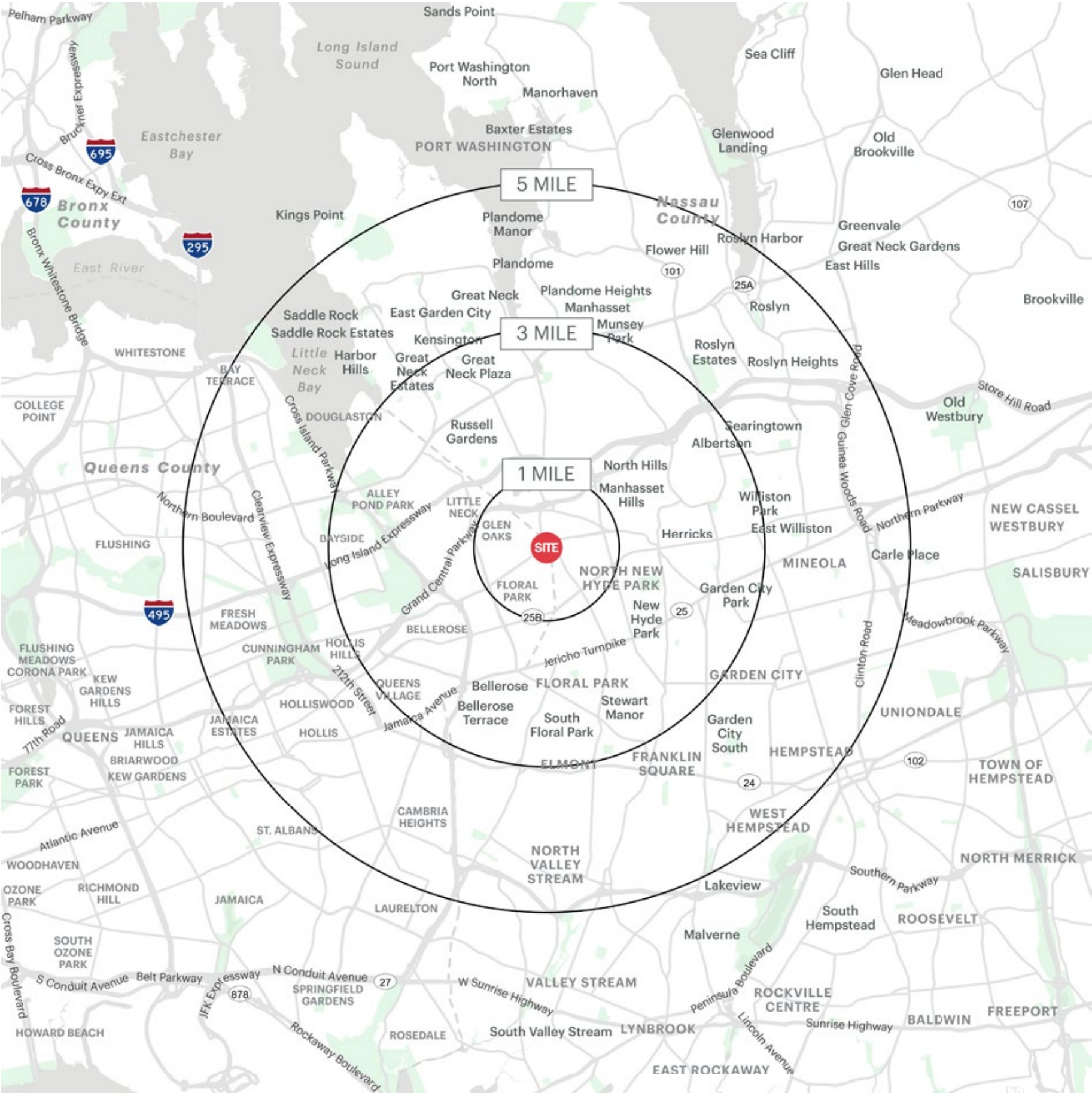
Approximately 6 Million Square Feet of Office, Medical, and Industrial Space within the Trade Area



MARKET AERIAL



AREA DEMOGRAPHICS



271-12 UNION TURNPIKE NEW HYDE PARK, NEW YORK

1 MILE RADIUS

POPULATION

25,621

HOUSEHOLDS

9,806

AVERAGE HOUSEHOLD INCOME

\$149,218

MEDIAN HOUSEHOLD INCOME

\$105,453

COLLEGE GRADUATES (Bachelor's +)

11,925 - 59.0%

TOTAL BUSINESSES

1,445

TOTAL EMPLOYEES

46,840

DAYTIME POPULATION (w/ 16 yr +)

61,075

3 MILE RADIUS

POPULATION

235,553

HOUSEHOLDS

83,058

AVERAGE HOUSEHOLD INCOME

\$161,530

MEDIAN HOUSEHOLD INCOME

\$112,486

COLLEGE GRADUATES (Bachelor's +)

95,403 - 54.0%

TOTAL BUSINESSES

9,476

TOTAL EMPLOYEES

142,095

DAYTIME POPULATION (w/ 16 yr +)

264,320

5 MILE RADIUS

POPULATION

681,218

HOUSEHOLDS

232,815

AVERAGE HOUSEHOLD INCOME

\$154,201

MEDIAN HOUSEHOLD INCOME

\$106,984

COLLEGE GRADUATES (Bachelor's +)

243,314 - 49.0%

TOTAL BUSINESSES

24,509

TOTAL EMPLOYEES

301,853

DAYTIME POPULATION (w/ 16 yr +)

656,326

AREA DEMOGRAPHICS

