



**RESTAURANT / RETAIL SPACE**

**NEW HYDE PARK, NY**

**271-10 UNION TURNPIKE**

**SIZE**

2,000 SF + Basement (former restaurant)  
1,000 SF (retail space)

**CO-TENANTS**

Tous Les Jours, Buffalo Wild Wings Go, Guac Shop, Bango Bowls, Bia Vietnamese Restaurant, Ben Art Realty, Soy or Spicy

**NEIGHBORS**

LA Fitness - 30,000 Members

Lake Success Shopping Center - Target, Macy's Backstage, Barnes & Noble, Shake Shack, Sephora, Victoria's Secret, Ace Hardware, The Children's Place, Iavarone Brothers

**COMMENTS**

Rare 2nd generation restaurant

40+ parking stalls in private rear lot

Ideally situated at the western edge of the north shore of Nassau County and on the eastern edge of Queens, the trade area includes a combination of incredible density, high income population and the highest concentration of office/medical space anywhere on Long Island

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

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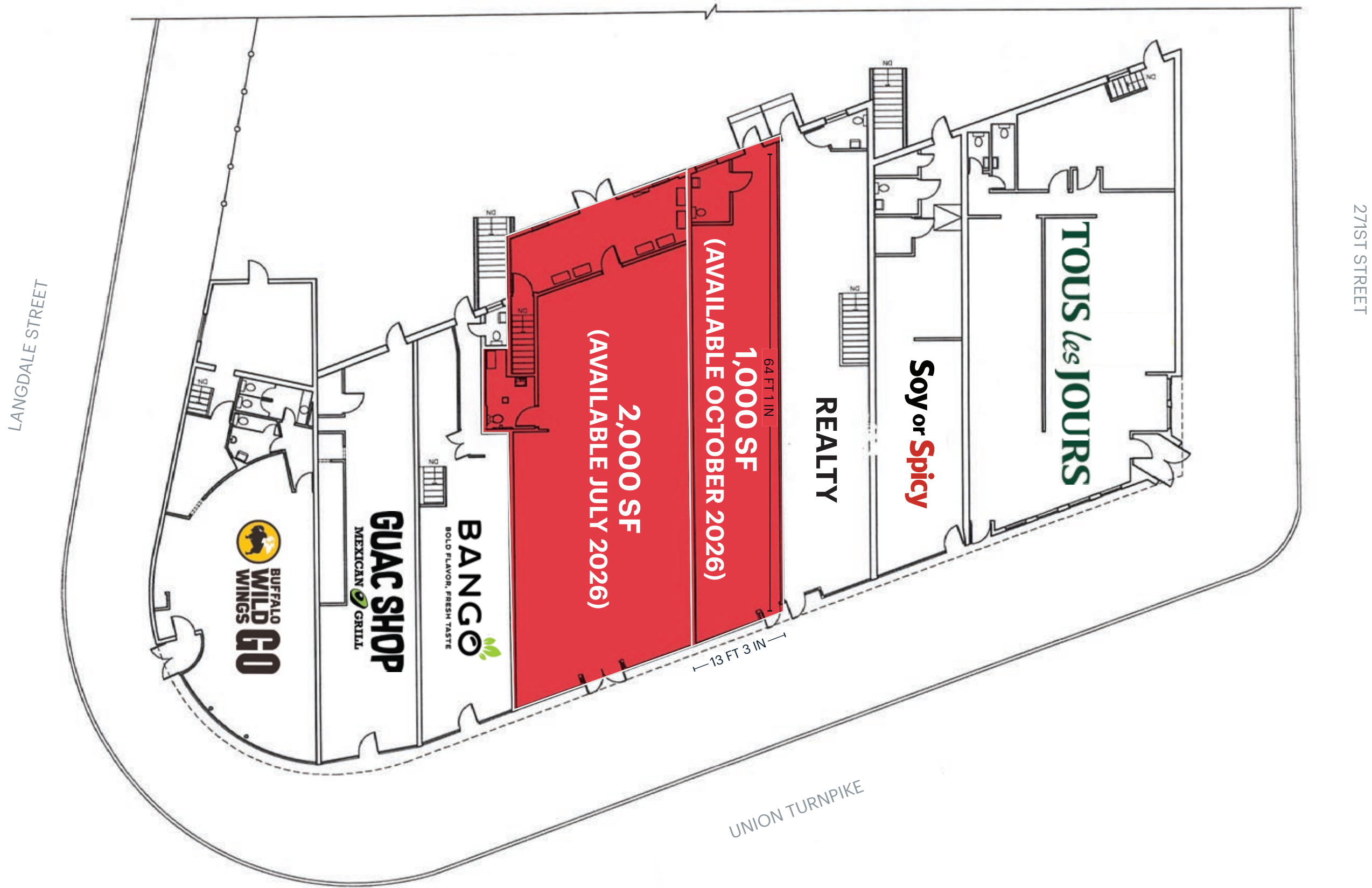
Please visit us at [ripcony.com](http://ripcony.com) for more information

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.

**AERIAL**



**FLOOR PLAN**

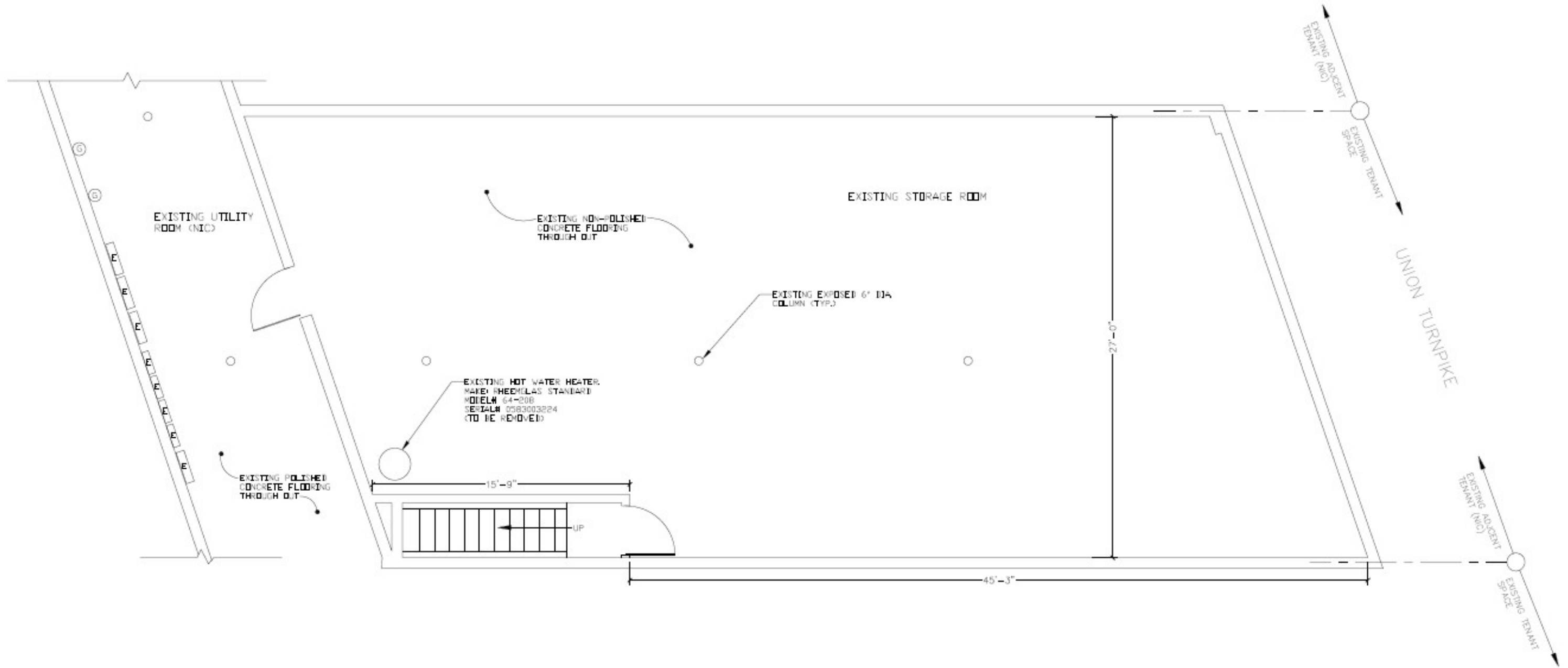


# RESTAURANT SPACE





# CELLAR FLOOR PLAN - 2ND GEN RESTAURANT



# DAYTIME POPULATION

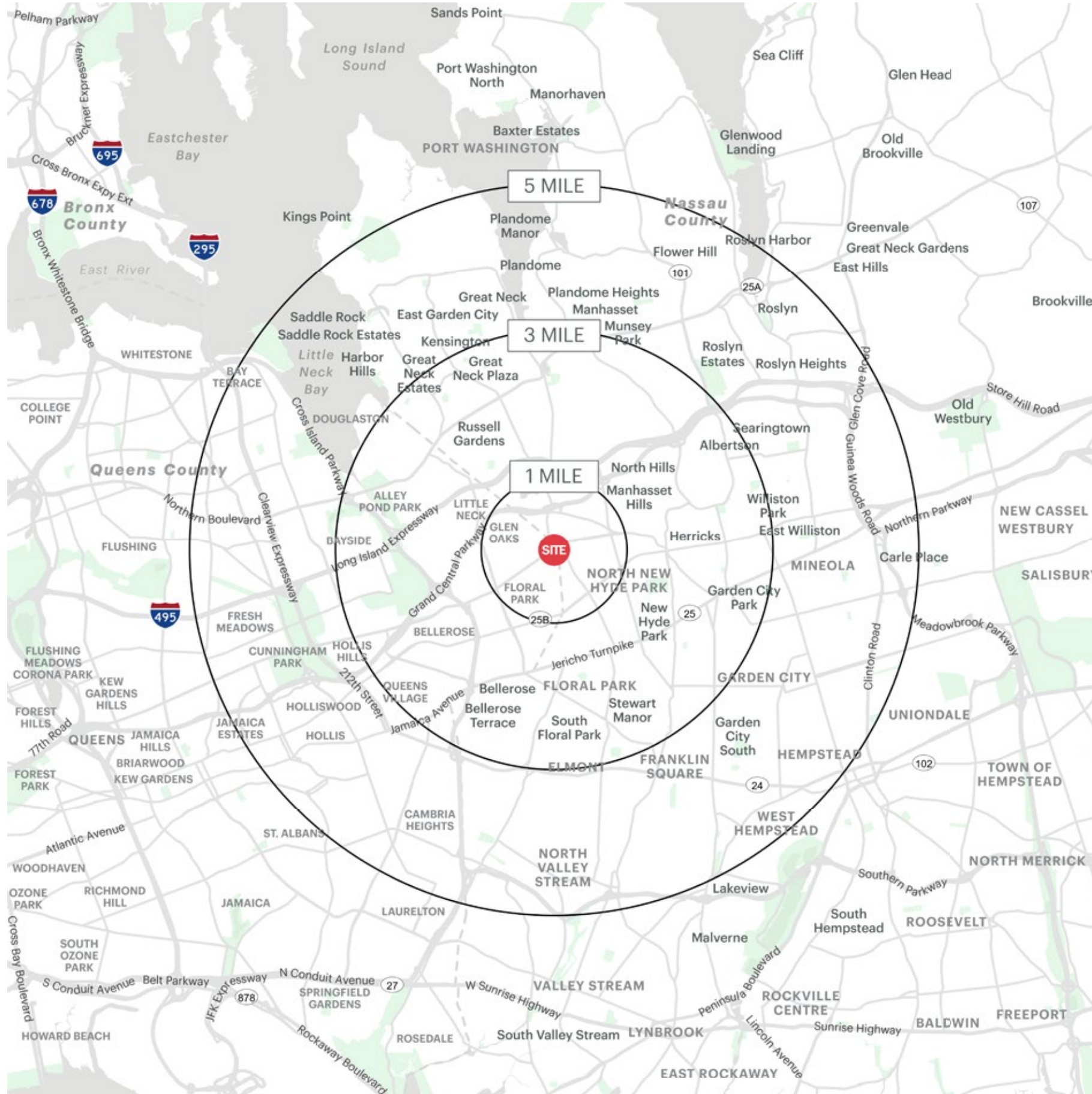
Approximately 6 Million Square Feet of Office, Medical, and Industrial Space within the Trade Area



# MARKET AERIAL



# AREA DEMOGRAPHICS



271-10 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

