

# 3320-3354 HILLSIDE AVENUE NEW HYDE PARK, NY



**SPACE D: 6,408 SF**

**SPACE C: 1,628 SF**

**SPACE B: 896 SF**

**PYLON SIGNAGE**

**SPACE A: 5,150 SF**

- PULL-IN PARKING IN FRONT OF SPACES PLUS ADDITIONAL ON-SITE, 97 TOTAL
- 3 CURB-CUTS ON HILLSIDE AVE WITH ADDITIONAL ACCESS VIA HERRICKS RD
- PYLON SIGNAGE AVAILABLE
- CONVENIENT ACCESS TO JERICHO TPK, NORTHERN PKWY & I-495

**SPACE A**  
**5,150 SF**

**SPACE B**  
**896 SF**

**SPACE C**  
**1,628 SF**

**SPACE D**  
**6,408 SF**

**SPACES  
B + C**  
**2,525 SF**

CONTACT EXCLUSIVE LISTING AGENTS:

**MIA ABDOU**

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mabdou@rmfriedland.com

**RM FRIEDLAND**  
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# INTERSECTION AERIAL

**NEW CVS DRIVE-THRU COMING SOON**



## NEIGHBORING RETAILERS



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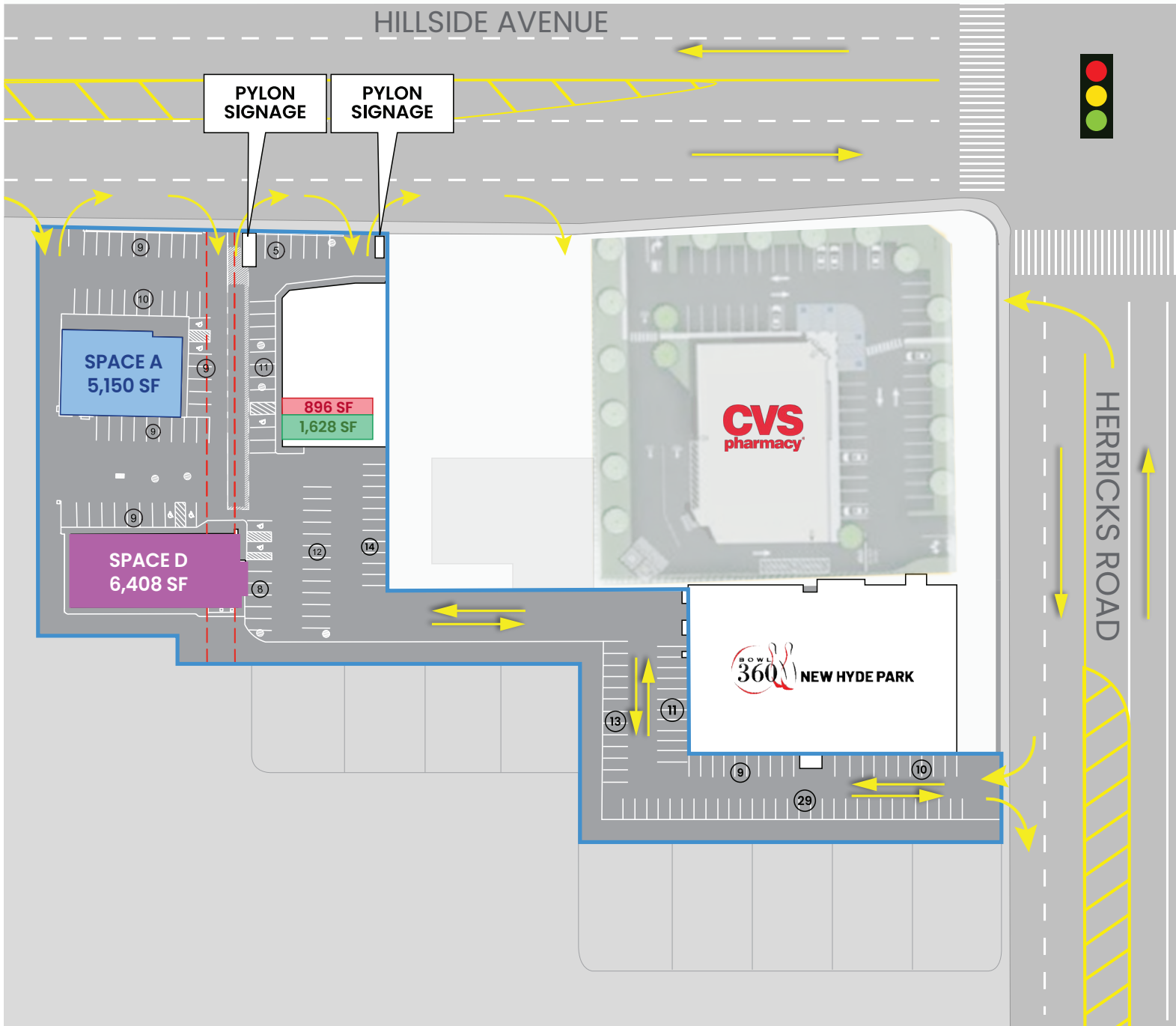
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# SITE PLAN

## ADDITIONAL ACCESS VIA HERRICKS ROAD



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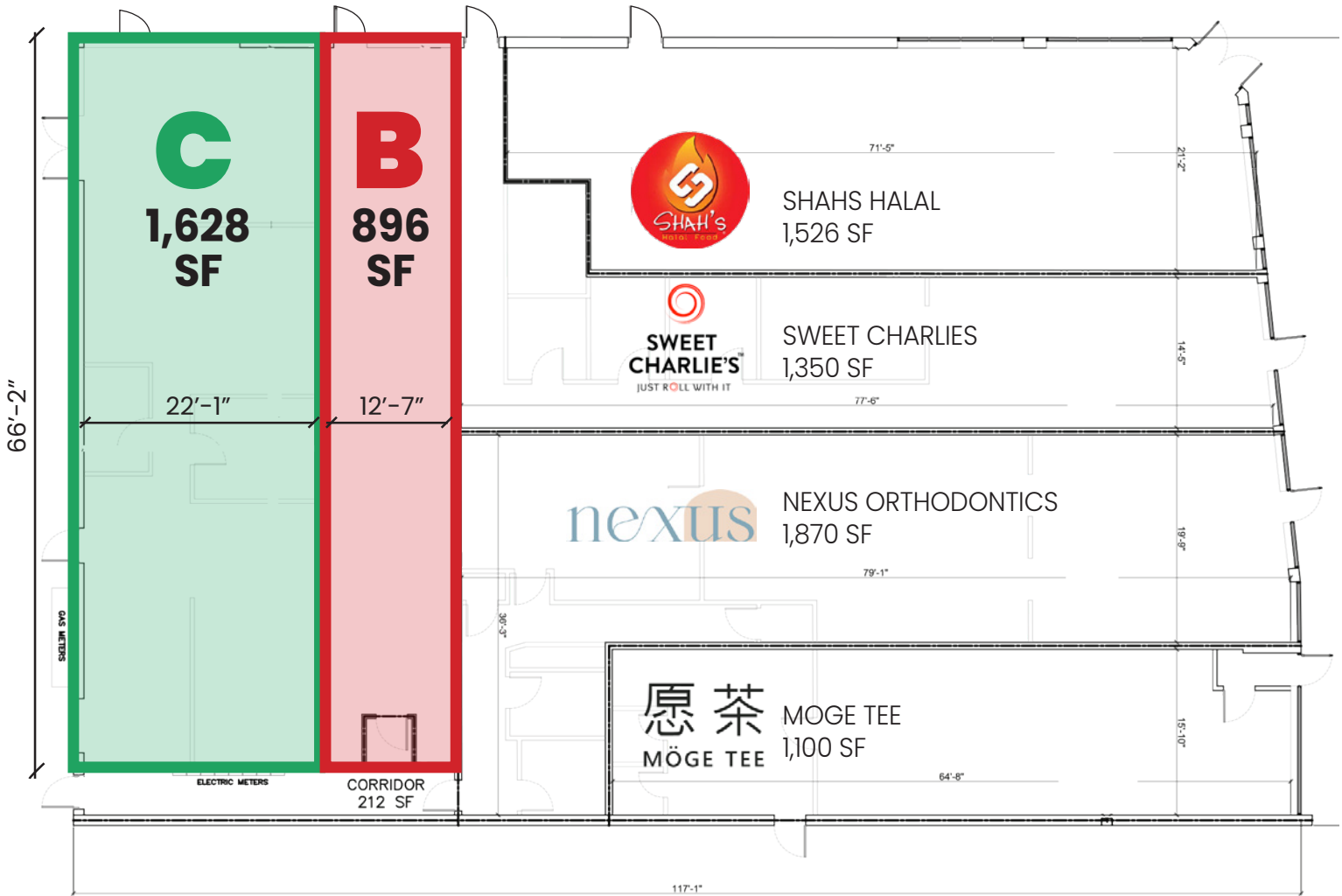
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# B,C FLOOR PLAN

896 SF | 1,628 SF | 2,525 SF (COMBINED)



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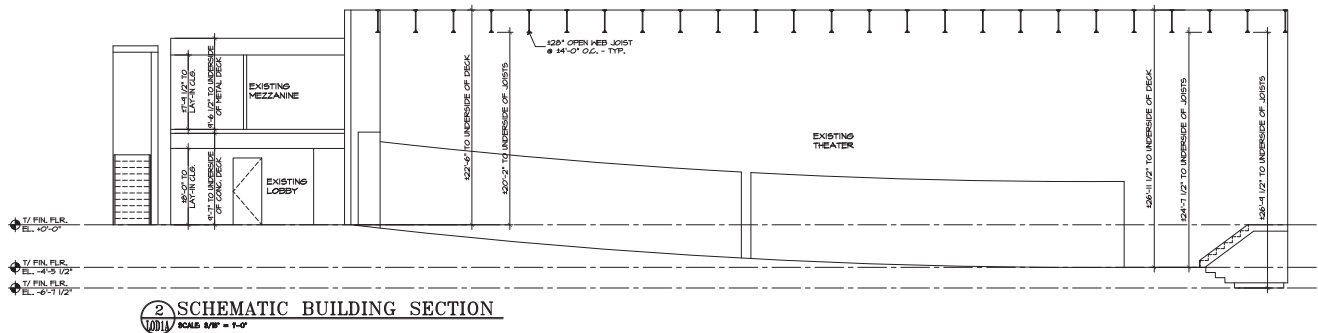
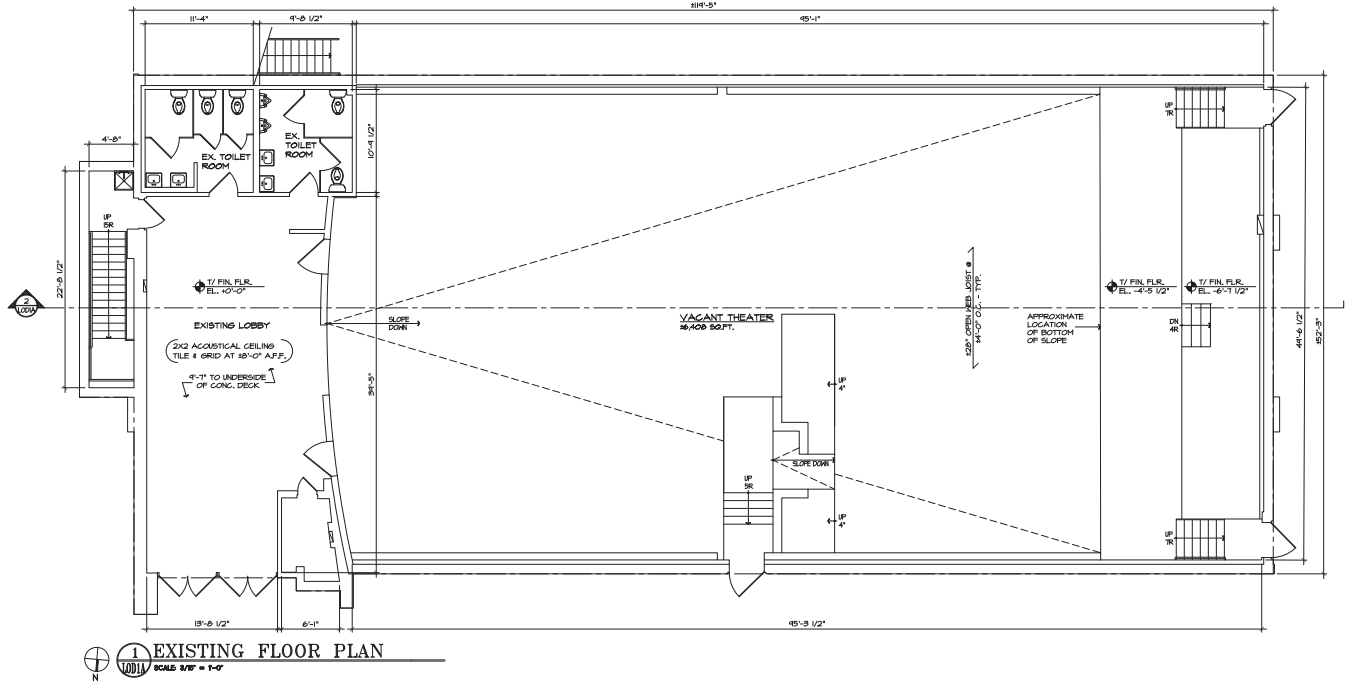


# D FLOOR PLAN

**6,408 SF FORMER THEATER**

**STORAGE: 1,000 SF MEZZANINE - CAN BE EXPANDED**

**CEILING HEIGHTS: 20'-24' - LANDLORD IS WILLING TO LEVEL**



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# DEMOGRAPHICS

**AVERAGE HH INCOME 2.5X NEW YORK STATE & QUEENS COUNTY AVERAGE**



## DEMOGRAPHICS

	0.5 MILES	1 MILE	3 MILES	5 MILES
Population	7,149	25,499	165,504	517,529
Number of Households	2,263	8,459	58,197	171,116
Average HH Income	\$213,336	\$204,438	\$226,787	\$195,032
Annual HH Expenditure	\$294.93 M	\$1.05 B	\$8.03 B	\$20.93 B
Annual Retail Expenditure	\$137 M	\$486.61 M	\$3.73 B	\$9.74 B
Annual Food & Beverages Expenditure	\$41.63 M	\$148.33 M	\$1.14 B	\$2.98 B
Annual Health Care Expenditure	\$23.23 M	\$82.8 M	\$634.11 M	\$1.66 B
Daytime Population (16+)	4,259	18,281	167,324	434,314



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# MARKET AREA

## HIGH-TRAFFIC RETAIL CORRIDOR



## TRANSPORTATION



2 MIN WALK (0.1 MILES)  
TO N22 BUS



5 MIN (1 MILE)  
TO JERICHO TPK



7 MIN (2.2 MILES)  
TO I-495



8 MIN (2.6 MILES)  
TO NORTHERN PKWY



5 MIN DRIVE (1.3 MILES)  
TO LIRR EAST WILLISTON



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