

# NEW HYDE PARK, NY

1350 UNION TURNPIKE

**IDEAL FOR RECREATIONAL FACILITY,  
RETAIL OR OFFICE**

## PROPERTY DESCRIPTION

Approximately 51,000 SF Building on a 3.74 acre parcel

- 1,403 SF at Grade
- 49,601 SF Lower Level (14 ft - 18 ft ceilings and excellent column spacing)

## COMMENTS

In the heart of the New Hyde Park/Lake Success trade area which includes 6 Million Square Feet of office and medical space within 2 miles, and adjacent to one of the busiest and most successful shopping centers on Long Island (Target opening soon)

## PROPERTY CLASS

Entertainment/Assembly with 690 allowable occupancy

## CONTACT EXCLUSIVE AGENTS

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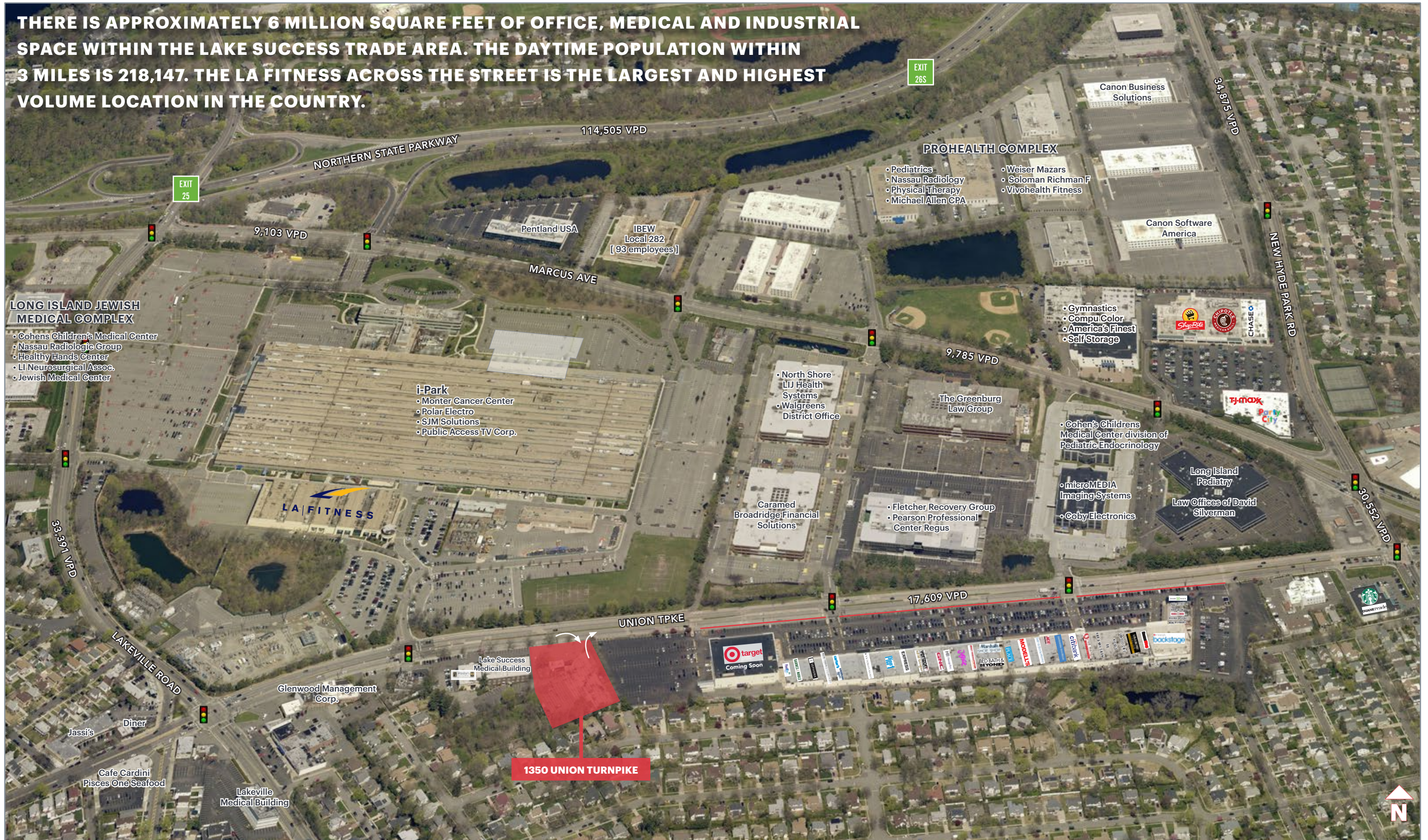
**RIPCO**  
REAL ESTATE

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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.

**THERE IS APPROXIMATELY 6 MILLION SQUARE FEET OF OFFICE, MEDICAL AND INDUSTRIAL SPACE WITHIN THE LAKE SUCCESS TRADE AREA. THE DAYTIME POPULATION WITHIN 3 MILES IS 218,147. THE LA FITNESS ACROSS THE STREET IS THE LARGEST AND HIGHEST VOLUME LOCATION IN THE COUNTRY.**



**1350 UNION TURNPIKE**

**AERIAL**



**AERIAL**





# FLOOR PLAN

## STRIKE LONG ISLAND

ORIGINAL BUILDING CONSTRUCTED JANUARY 1988  
ADDITIONAL 12 LAMBS CONSTRUCTED JULY 1992

OCCUPANT LOAD SCHEDULE - BASED ON TABLE 107.10.1 UNIFORM FIRE PREVENTION AND BUILDING CODE, CURRENT EDITION (I.F.C.)

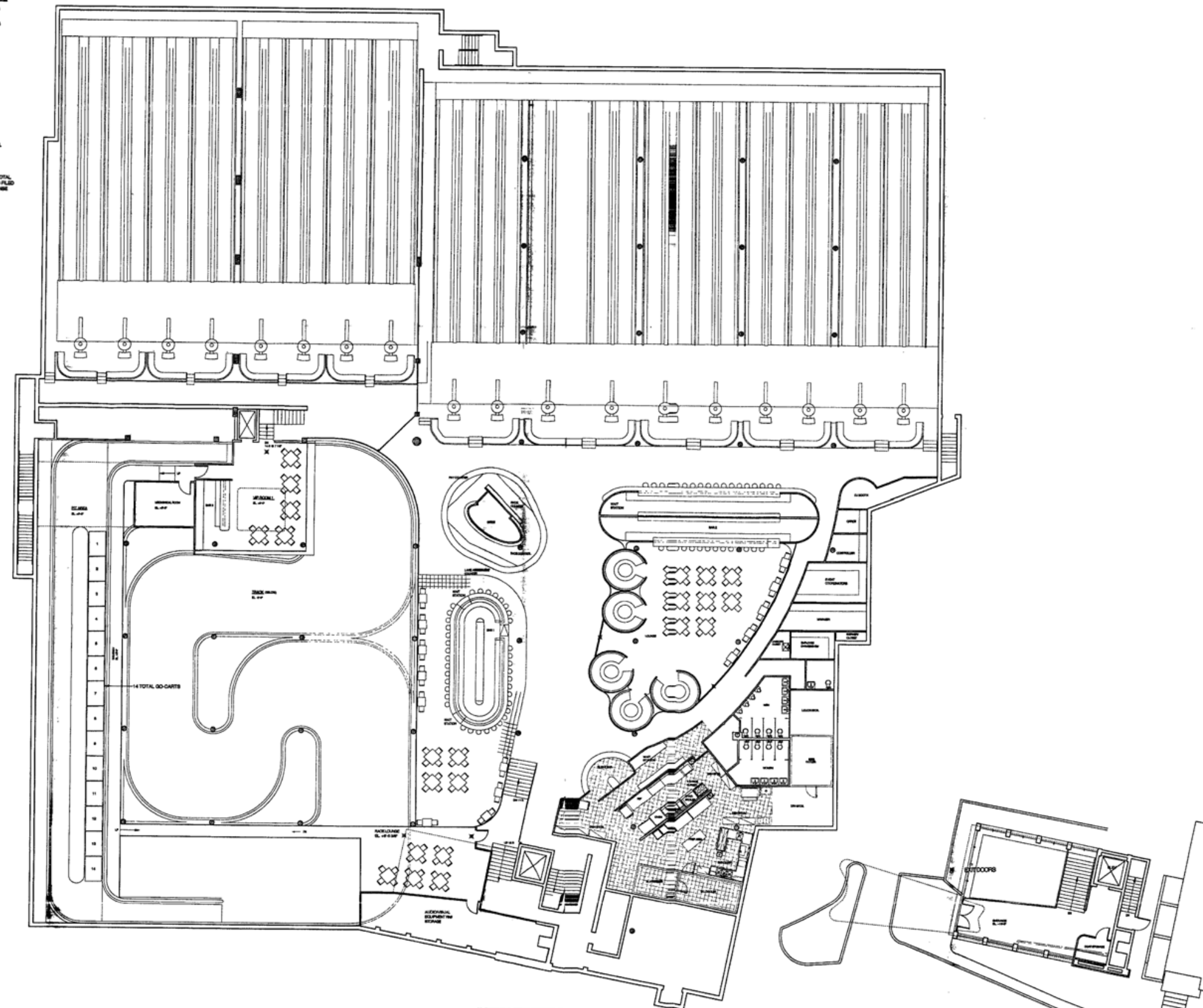
USE	NET SQUARE FEET	LOAD FACTOR	OCCUPANT LOAD
BOWLING ALLEY LANE	36 LAMBS	2 PERSONS/LANE	72 PERSONS
3 PERSONS/LANE INCL. W/ PLANKWAY			
REMAINDER OF MAIN FLOOR AREA (BOUNCING, BARS, ETC.)	3,094.50 S.F.	18 S.F./PERSON	172 PERSONS
LOUNGE (INCL. BAR & 7' FIXED SEATING BOOTHES W/ 6" DIA. TABLES)	1,131.50 S.F.	18 S.F./PERSON	63 PERSONS
VP ROOM #1*	658.4 S.F.	18 S.F./PERSON	37 PERSONS
BAR #1*	1,131.51 S.F.	18 S.F./PERSON	63 PERSONS
RACE TRACK LOUNGE	750 S.F.	18 S.F./PERSON	42 PERSONS
RACE CAFE (BAR)			
EMPLOYEE			44 PERSONS
OFFICE	4		
MAIN LOBBY	3		
RACE TRACK	30		
RESTROOMS (MEN, WOMEN, ETC.)	1		
BOWLING ALLEY	1		
TOTAL			286 PERSONS

\*NOT INCLUDING AREA FOR BAR, COUNTERS AND FIXED SEATING  
\*\* AS PER PUBLIC ASSEMBLY LICENSE ISSUED IN 1988

NOTE ORIGINAL BOWLING ALLEY TOTAL OCCUPANCY WAS 96 PERSONS AS FILED UNDER THE PUBLIC ASSEMBLY LICENSE ISSUED BY THE TOWN IN 1988.

DOOR AND STAIRWAY CAPACITY: THIS IS IN ACCORDANCE WITH THE STATE CODE - 107.10.1 UNIFORM FIRE PREVENTION AND BUILDING CODE, CURRENT EDITION (I.F.C.)

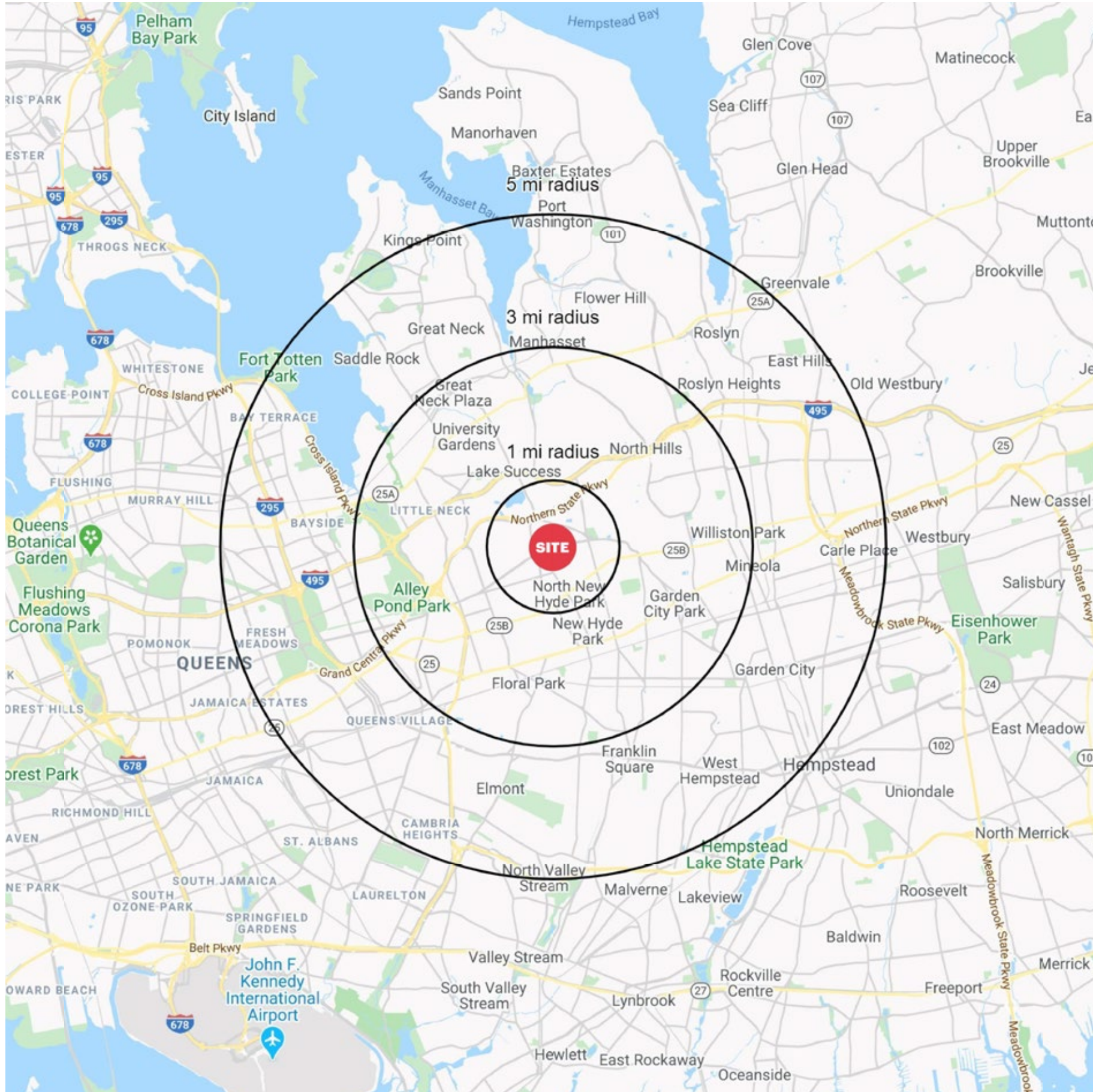
DOOR TYPE	DOOR WIDTH	STAIR WIDTH	DOOR TYPE	DOOR WIDTH	STAIR WIDTH
STANDARD	3'-0" (CAPACITY 100 PERSONS)	4'-0" (CAPACITY 100 PERSONS)	STANDARD	3'-0" (CAPACITY 100 PERSONS)	4'-0" (CAPACITY 100 PERSONS)
STANDARD	3'-6" (CAPACITY 150 PERSONS)	4'-6" (CAPACITY 150 PERSONS)	STANDARD	3'-6" (CAPACITY 150 PERSONS)	4'-6" (CAPACITY 150 PERSONS)
STANDARD	4'-0" (CAPACITY 200 PERSONS)	5'-0" (CAPACITY 200 PERSONS)	STANDARD	4'-0" (CAPACITY 200 PERSONS)	5'-0" (CAPACITY 200 PERSONS)
STANDARD	4'-6" (CAPACITY 250 PERSONS)	5'-6" (CAPACITY 250 PERSONS)	STANDARD	4'-6" (CAPACITY 250 PERSONS)	5'-6" (CAPACITY 250 PERSONS)
STANDARD	5'-0" (CAPACITY 300 PERSONS)	6'-0" (CAPACITY 300 PERSONS)	STANDARD	5'-0" (CAPACITY 300 PERSONS)	6'-0" (CAPACITY 300 PERSONS)



2 INTERMEDIATE FLOOR PLAN  
SCALE: 1" = 10'

1 UPPER FLOOR PLAN  
SCALE: 1" = 10'

# AREA DEMOGRAPHICS



1350 UNION TURNPIKE NEW HYDE PARK, NEW YORK

## 1 MILE RADIUS

### POPULATION

23,720

### HOUSEHOLDS

8,919

### AVERAGE HOUSEHOLD INCOME

\$141,431

### MEDIAN HOUSEHOLD INCOME

\$111,570

### COLLEGE GRADUATES (BACHELOR'S +)

8,638 - 47.4%

### TOTAL BUSINESSES

2,792

### TOTAL EMPLOYEES

48,860

### DAYTIME POPULATION (W/ 16 YR +)

58,245

## 3 MILE RADIUS

### POPULATION

221,512

### HOUSEHOLDS

81,446

### AVERAGE HOUSEHOLD INCOME

\$142,441

### MEDIAN HOUSEHOLD INCOME

\$110,802

### COLLEGE GRADUATES (BACHELOR'S +)

78,621 - 48.3%

### TOTAL BUSINESSES

12,677

### TOTAL EMPLOYEES

144,189

### DAYTIME POPULATION (W/ 16 YR +)

218,147

## 5 MILE RADIUS

### POPULATION

636,676

### HOUSEHOLDS

225,718

### AVERAGE HOUSEHOLD INCOME

\$137,655

### MEDIAN HOUSEHOLD INCOME

\$105,580

### COLLEGE GRADUATES (BACHELOR'S +)

202,870 - 44.1%

### TOTAL BUSINESSES

28,826

### TOTAL EMPLOYEES

292,804

### DAYTIME POPULATION (W/ 16 YR +)

494,827

# AREA DEMOGRAPHICS

