

RETAIL SPACE

MANHASSET, NY
1595 NORTHERN BOULEVARD

PROMINENT NEW RETAIL SPACE WITHIN THE HEART OF THE MIRACLE MILE



- Redevelopment of existing shopping center to create better parking and vehicular circulation
- Less than 1/2 mile from The Americana (Gucci, Tiffany, Louis Vuitton, Ralph Lauren, Apple, Crate & Barrel, etc.) in the heart of Long Island's most affluent trade area
- Suitable for upscale restaurant and first class retail brands

BUILDING SIZE - 4,500 SF

Space 1: 2,250 SF with 29 Feet of Northern Boulevard Frontage + full basement

Space 2: 2,250 SF with 29 Feet of Northern Boulevard Frontage + full basement

(Spaces can be combined, Spaces are divisible)

ESTIMATED DELIVERY DATE

Summer 2022

CONTACT EXCLUSIVE AGENTS

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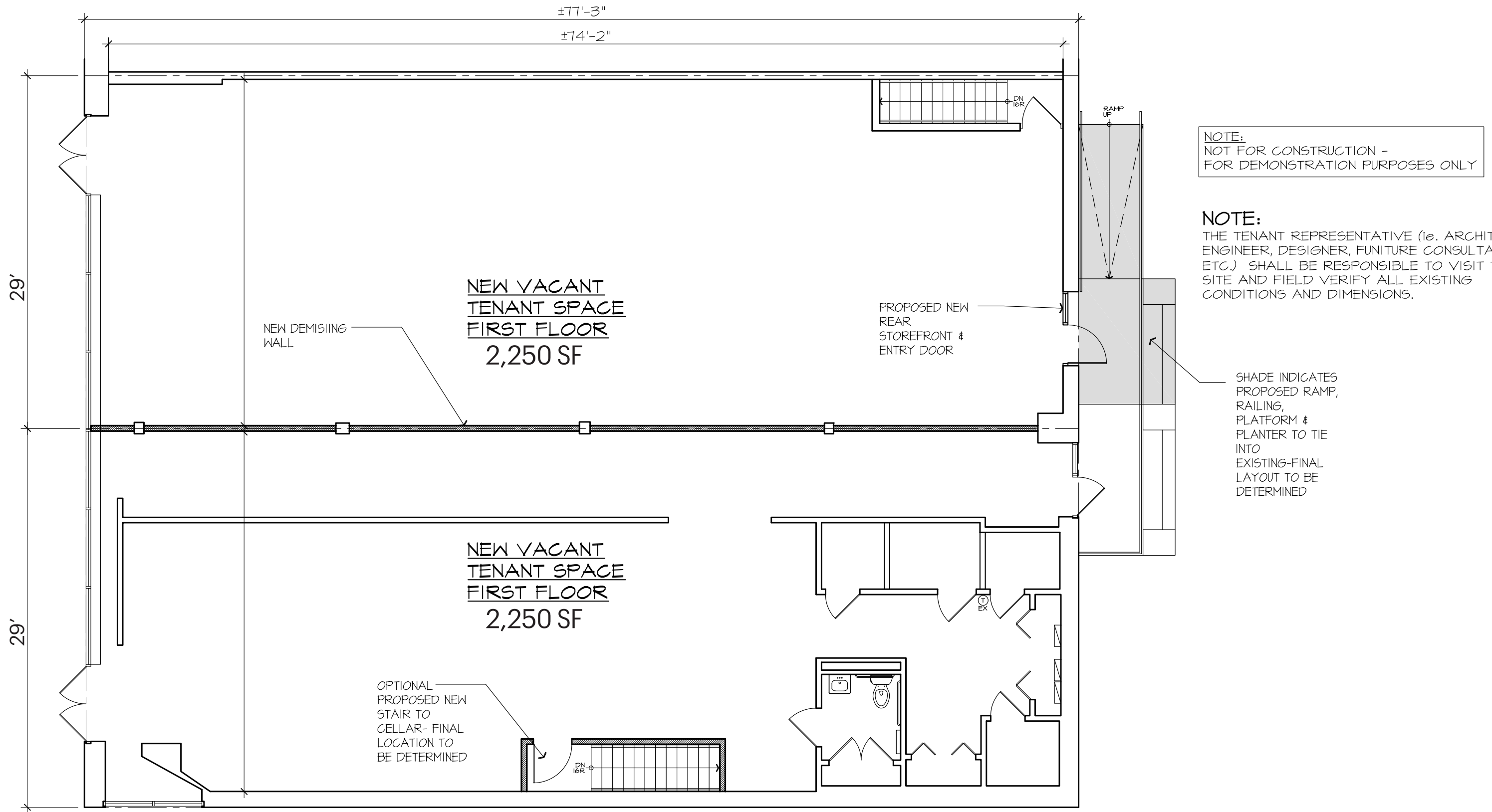


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Please visit us at ripcony.com for more information

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.

FIRST FLOOR

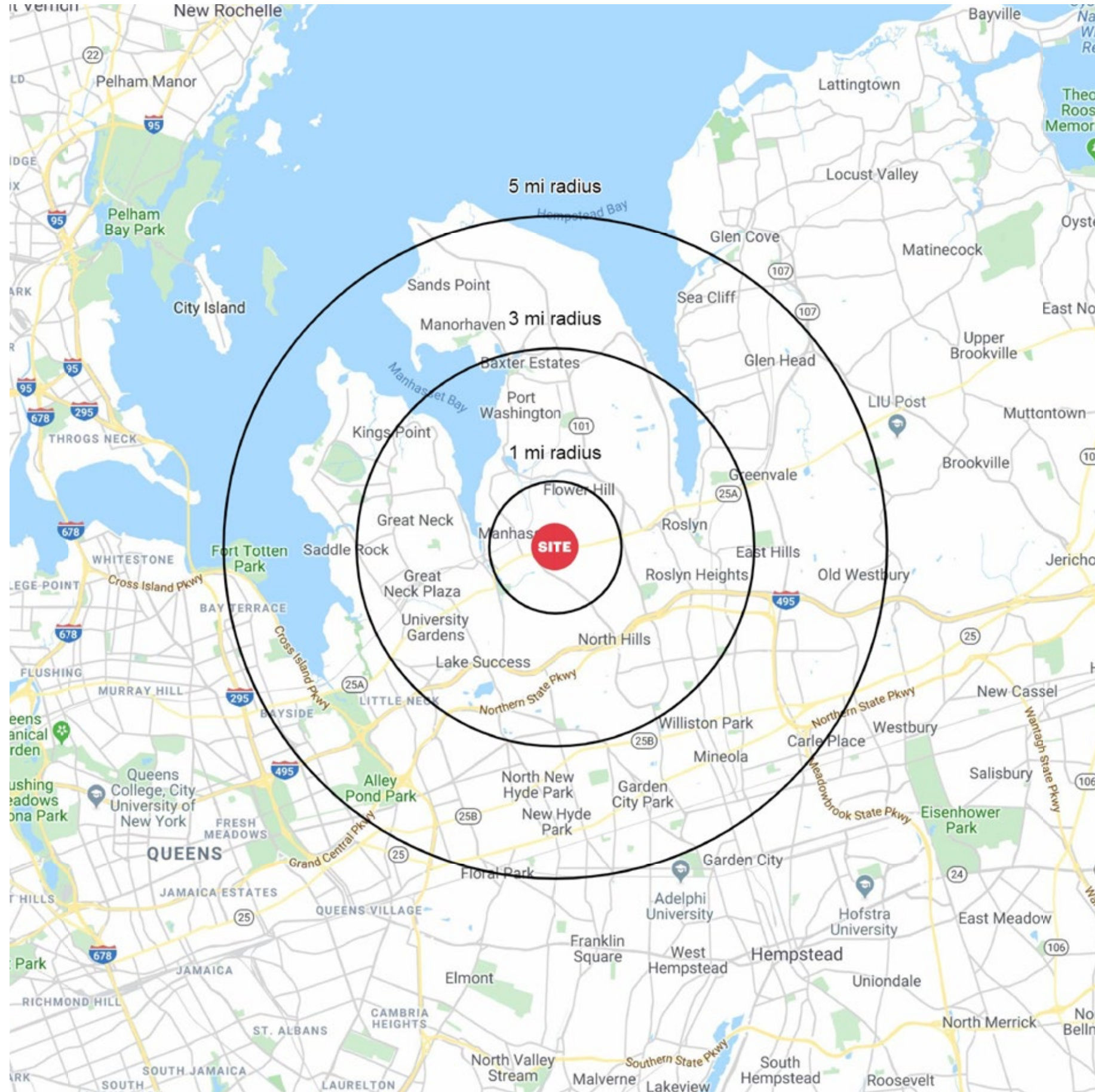


MARKET AERIAL



1595 NORTHERN BOULEVARD MANHASSET, NEW YORK

AREA DEMOGRAPHICS



1595 NORTHERN BOULEVARD MANHASSET, NEW YORK

1 MILE RADIUS

POPULATION

11,638

HOUSEHOLDS

3,878

AVERAGE HOUSEHOLD INCOME

\$310,705

MEDIAN HOUSEHOLD INCOME

\$202,527

COLLEGE GRADUATES (Bachelor's +)

5,950 - 73.5%

TOTAL BUSINESSES

796

TOTAL EMPLOYEES

8,103

DAYTIME POPULATION (w/ 16 yr +)

11,846

3 MILE RADIUS

POPULATION

112,615

HOUSEHOLDS

41,759

AVERAGE HOUSEHOLD INCOME

\$194,494

MEDIAN HOUSEHOLD INCOME

\$132,187

COLLEGE GRADUATES (Bachelor's +)

51,329 - 62.5%

TOTAL BUSINESSES

9,843

TOTAL EMPLOYEES

106,608

DAYTIME POPULATION (w/ 16 yr +)

145,828

5 MILE RADIUS

POPULATION

347,482

HOUSEHOLDS

126,730

AVERAGE HOUSEHOLD INCOME

\$161,062

MEDIAN HOUSEHOLD INCOME

\$116,440

COLLEGE GRADUATES (Bachelor's +)

136,023 - 53.7%

TOTAL BUSINESSES

21,008

TOTAL EMPLOYEES

225,755

DAYTIME POPULATION (w/ 16 yr +)

340,586

AREA DEMOGRAPHICS

