



RETAIL SPACE

NEW HYDE PARK, NY

1596 UNION TURNPIKE

SIZE

3,010 SF

9,000 SF - Divisible

ASKING RENT

Upon Request

CO-TENANTS

Starbucks, T-Mobile

COMMENTS

Extremely busy, high profile intersection, situated in the heart of Long Island's most densely populated, high income trade areas.

Within one mile there are 34,215 employees and Long Island's two largest hospitals.

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.

HIGHWAY ACCESS AERIAL



1596 UNION TURNPIKE

NEW HYDE PARK SHOPPING CENTER

- PETSMART
- SMASHBURGER
- CHOPT
- Jovia
- CLUB PILATES
- DOS TOROS
- COMING SOON

LAKE SUCCESS SHOPPING CENTER

- target
- backstage
- BED BATH & BEYOND
- BARNES & NOBLE
- SEPHORA
- SHAKE SHACK

- Cohens Children's Medical Center
- Nassau Radiologic Group
- Healthy Hands Center
- LI Neurosurgical Associates
- Jewish Medical Center

LA FITNESS
30,000 Members

- i-Park
- Monter Cancer Center
- Polar Electro
- SJM Solutions
- Public Access TV Corporation

- North Shore LIJ Health Systems
- Walgreens District Office

Caramed Broadridge Financial Solutions

- Fletcher Recovery Group
- Pearson Professional Center Regus

- Cohen's Childrens Medical Center
- microMEDIA Imaging Systems
- Coby Electronics

Long Island Podiatry
Law Offices of David Silverman

- Gymnastics
- CompuColor
- America's Finest
- Self Storage

- Pediatrics
- Nassau Radiology
- Physical Therapy
- Michael Allen CPA
- Weiser Mazars
- Solomon Richman F
- Vivohealth Fitness

Pentland USA

IBEW Local 282 [93 employees]

ProHealth Complex

Canon Business Solutions

Canon Software America

Foot & Ankle Surgeons of New York

Advanced Urology Centers of New York

Kimco Realty Associated Global Systems Hunter Boot USA

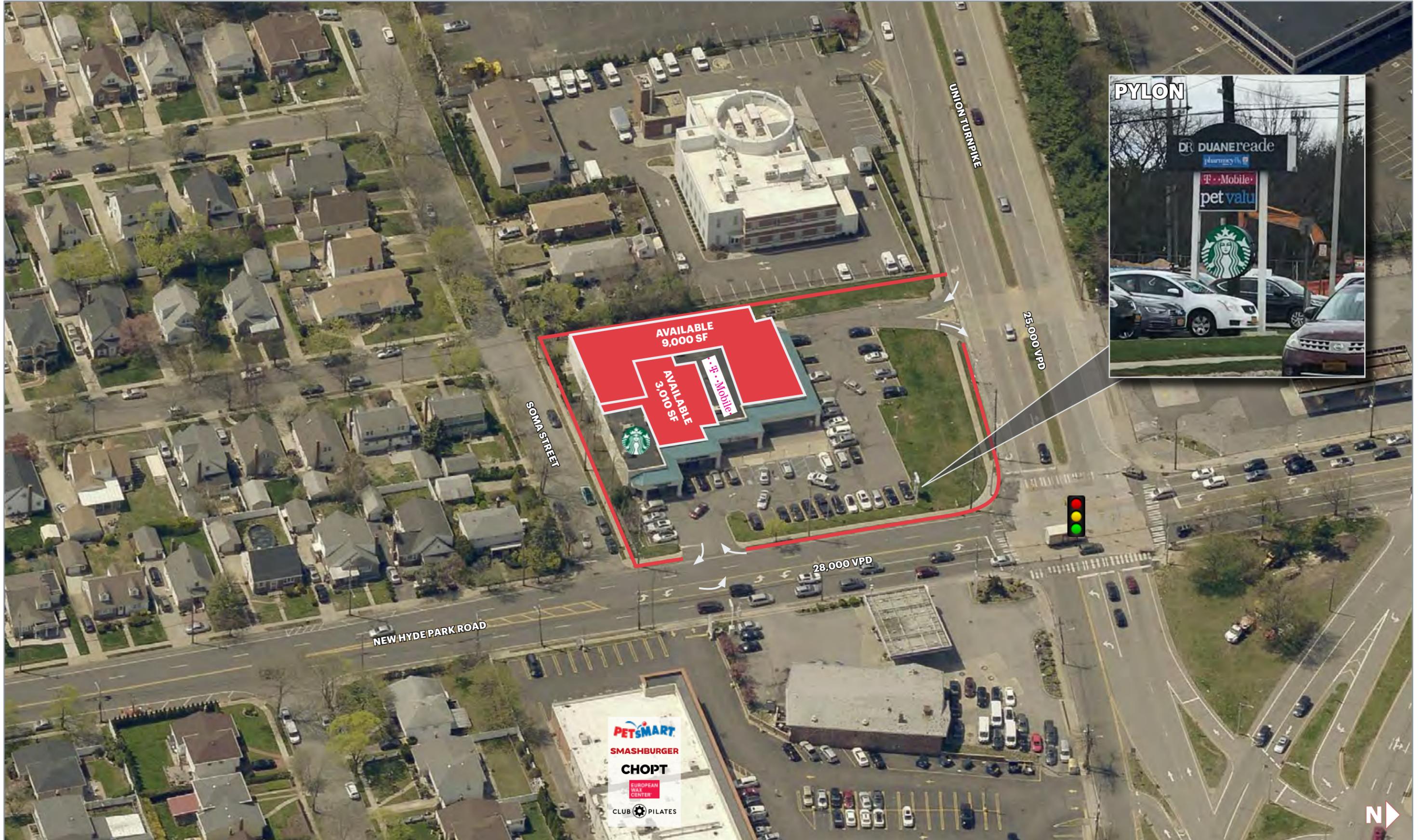
Sono Bello Body Contouring & Facial Aesthetics

Dealertrack

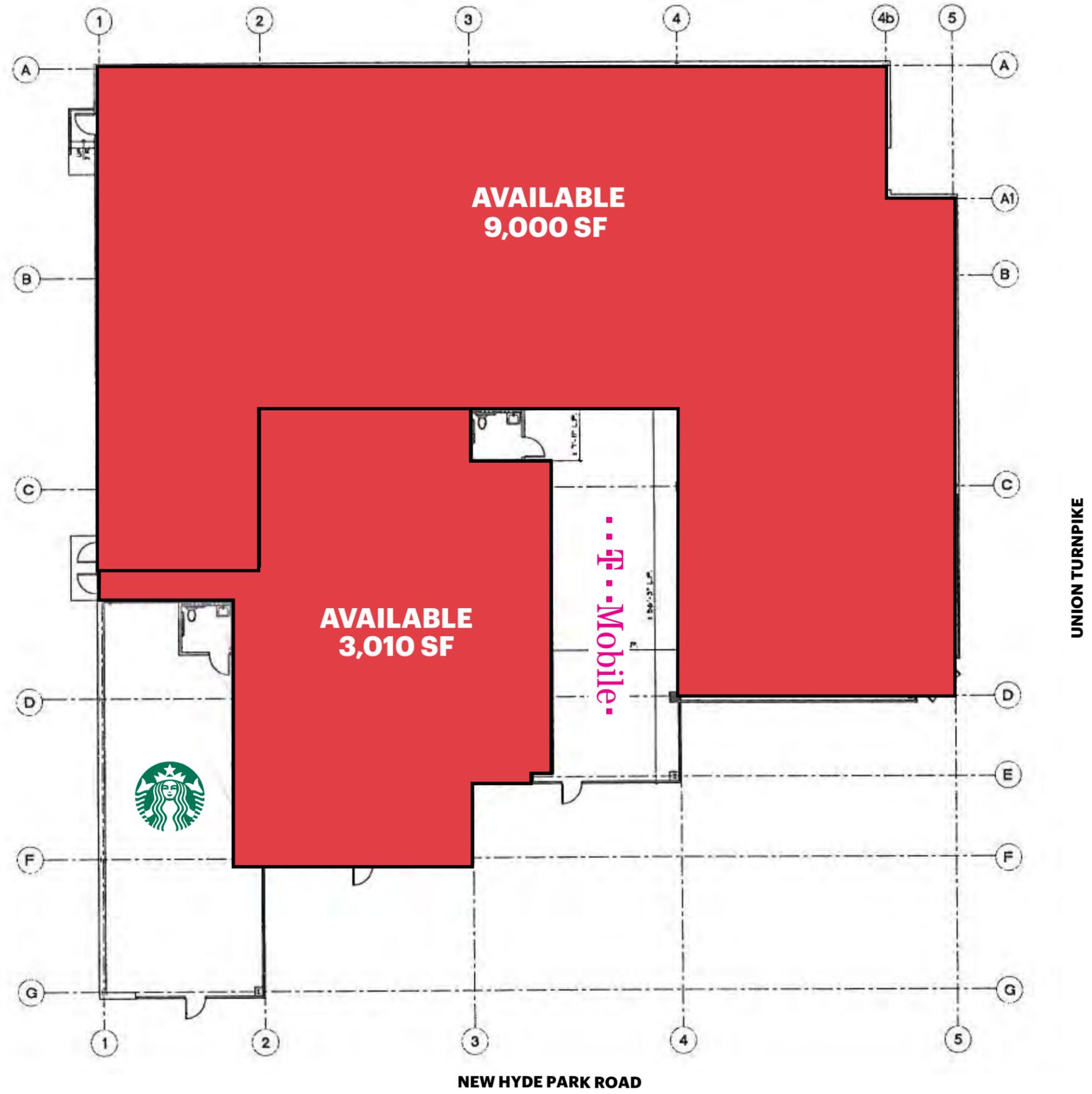
Bristol Assisted Living
Ritz-Carlton Residences Luxury Condos

Chatham at North Hills

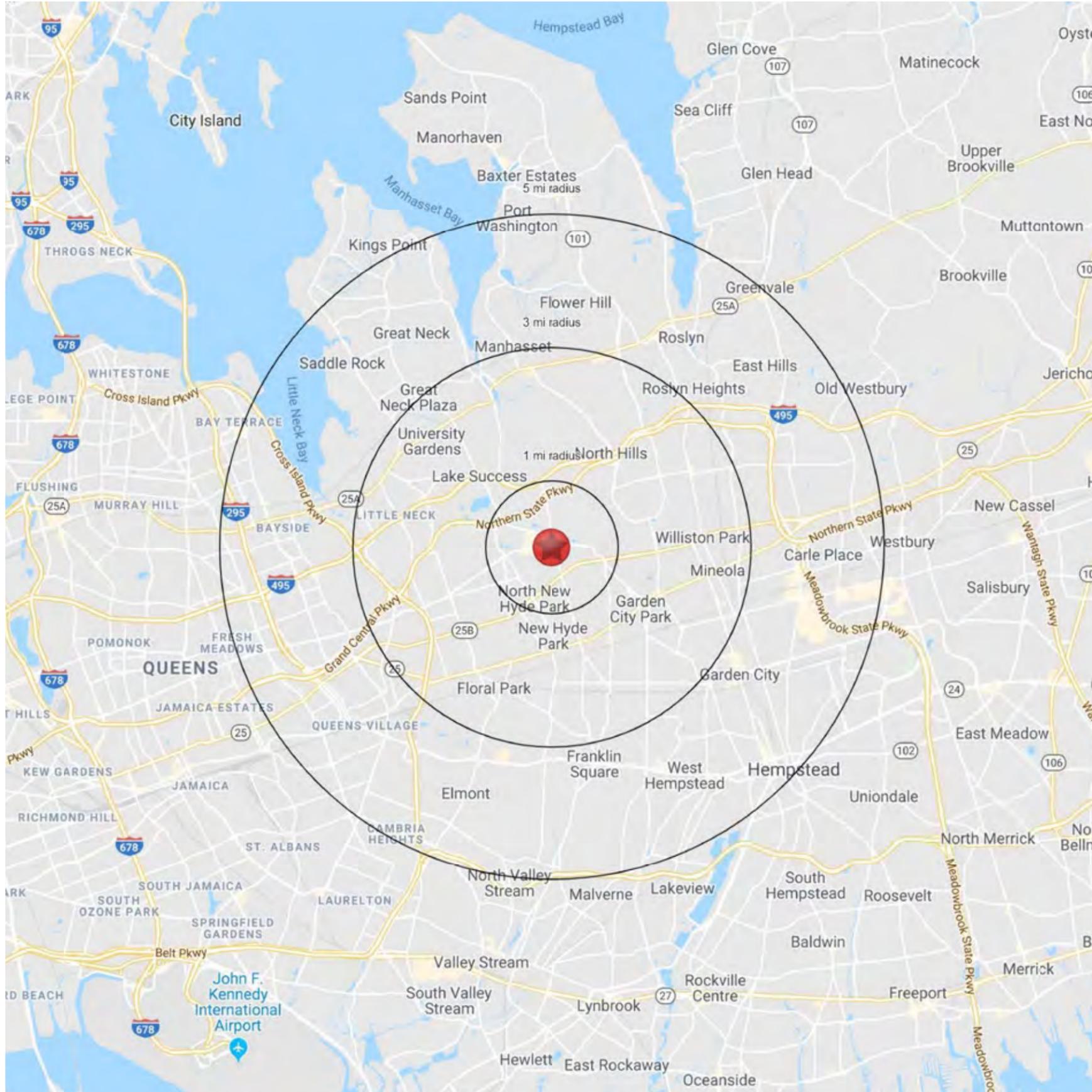
OBLIQUE AERIAL



SITE PLAN



AREA DEMOGRAPHICS



1596 UNION TURNPIKE NEW HYDE PARK, NEW YORK

1 MILE RADIUS

POPULATION

18,759

HOUSEHOLDS

6,158

AVERAGE HOUSEHOLD INCOME

\$167,573

MEDIAN HOUSEHOLD INCOME

\$127,833

COLLEGE GRADUATES (Bachelor's +)

7,017 - 51.67%

TOTAL BUSINESSES

2,024

TOTAL EMPLOYEES

34,215

DAYTIME POPULATION (w/ 16 yr +)

40,730

3 MILE RADIUS

POPULATION

212,123

HOUSEHOLDS

75,007

AVERAGE HOUSEHOLD INCOME

\$154,163

MEDIAN HOUSEHOLD INCOME

\$114,141

COLLEGE GRADUATES (Bachelor's +)

75,330 - 49.0%

TOTAL BUSINESSES

13,073

TOTAL EMPLOYEES

153,405

DAYTIME POPULATION (w/ 16 yr +)

223,895

5 MILE RADIUS

POPULATION

597,723

HOUSEHOLDS

203,951

AVERAGE HOUSEHOLD INCOME

\$142,521

MEDIAN HOUSEHOLD INCOME

\$105,713

COLLEGE GRADUATES (Bachelor's +)

184,681 - 43.2%

TOTAL BUSINESSES

28,869

TOTAL EMPLOYEES

297,886

DAYTIME POPULATION (w/ 16 yr +)

489,118

AREA DEMOGRAPHICS

