

FOR LEASE

271-11 Union Turnpike
New Hyde Park, NY 11040

HIGH VISIBILITY LOCATION WITH PARKING



MITCH WEISS

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GABI WEISS

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PROPERTY DESCRIPTION

271-11 Union Turnpike
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- Size: 2,000 SF Available (Divisible)
- Front: Approx. 30 LF
- 1/4 mile to a 24 hour built-in Population of L.I.J. Hospital with 587 beds, 15,710 employees
- 1/4 mile to L.A. Fitness with 30,000 members
- Around the corner from i Park, one of Nassau County's largest office campuses composed of over 1 Mil. SF of office
- On-site and street parking
- Bus stops in front of the store Q46 QM6 QM36
- 15,619 cars pass this site everyday
- 23,264 cars on Lakeville Road 200' away from site (total of 38,883 cars)
- Neighboring tenants include: Bango Bowls, GUAC shop, Dunkin Donuts, Juice for life, Vitamin World, Krispy Karma, Buffalo Wild Wings To Go

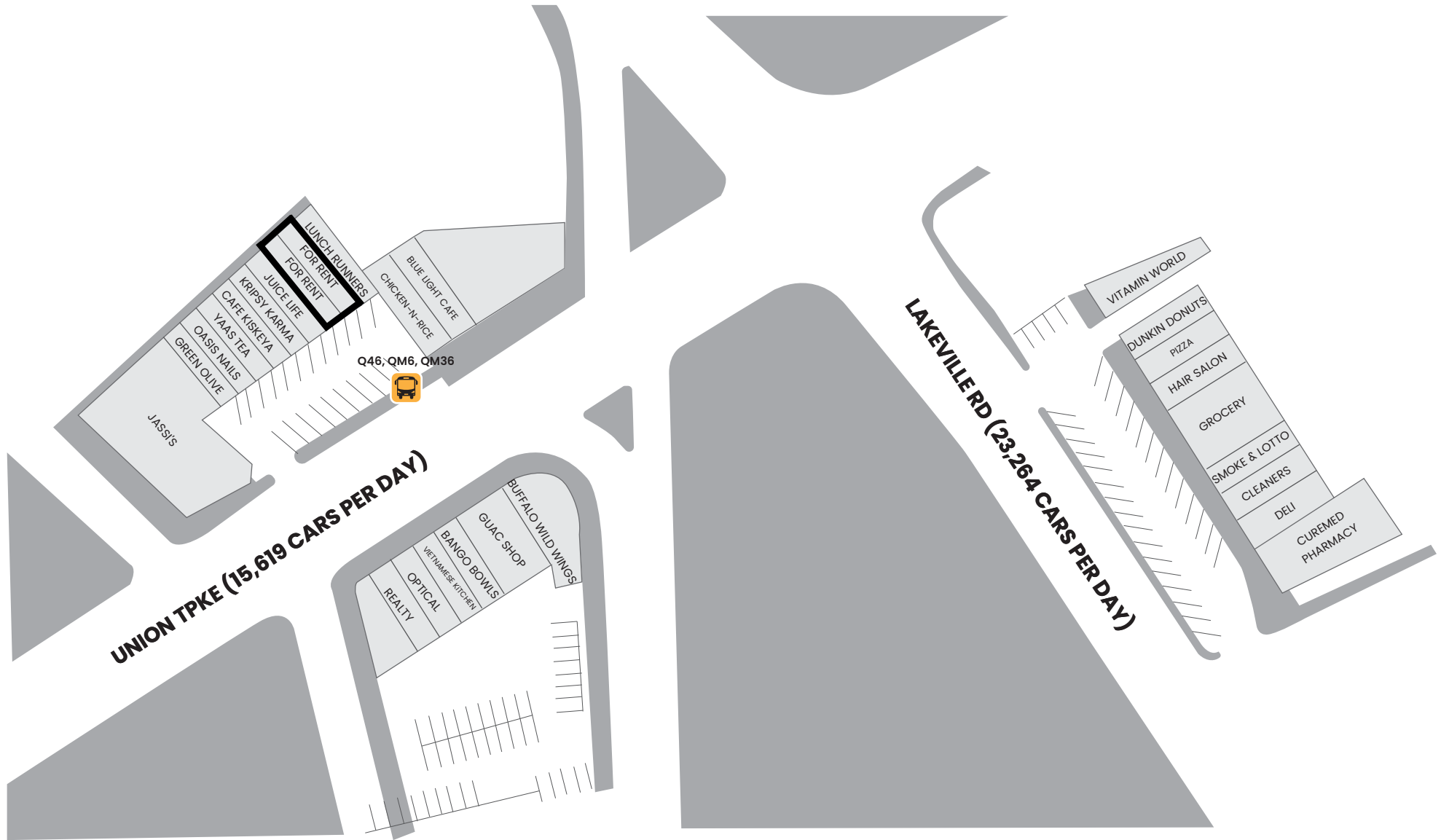


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RETAIL MAP

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DEMOGRAPHICS

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2026 SUMMARY	1 MILE	2 MILES	3 MILES
Population	25,378	100,508	235,444
Households	9,782	35,560	83,057
Families	6,049	24,520	58,623
Avg HH Size	2.53	2.78	2.80
Median Age	50.7	47.1	45.5
Median HH Income	\$105,337	\$114,774	\$112,569
Avg HH Income	\$149,253	\$159,010	\$161,790



9,447
TOTAL BUSINESSES



264,125
DAY POPULATION



\$112,569
MEDIAN HH INCOME



\$57,169
PER CAPITA INCOME



\$515,681
MEDIAN NET WOTH

PARKING/
DRIVE-THRU



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MERCHANTS

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