

# FOR LEASE

271-11 Union Turnpike  
New Hyde Park, NY 11040

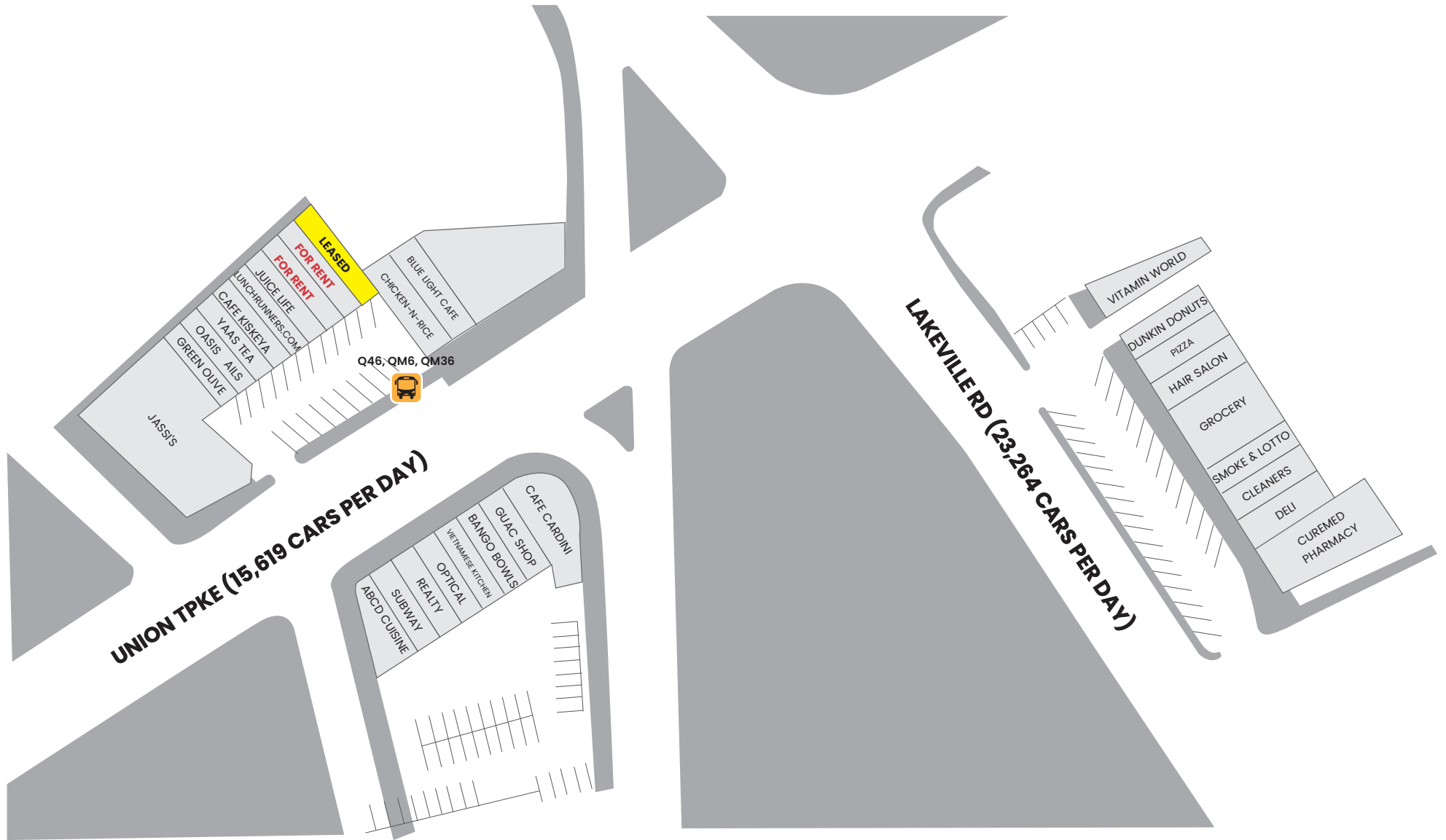


MITCH WEISS

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mitch@merchantsres.com 

- Size: 1,000 - 2,000 SF Available
- Front: 24 L.F Available
- Walking distance to a 24 hour built-in Population of L.I.J. Hospital with 587 beds
- Walking distance 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



# DEMOGRAPHICS

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2023 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

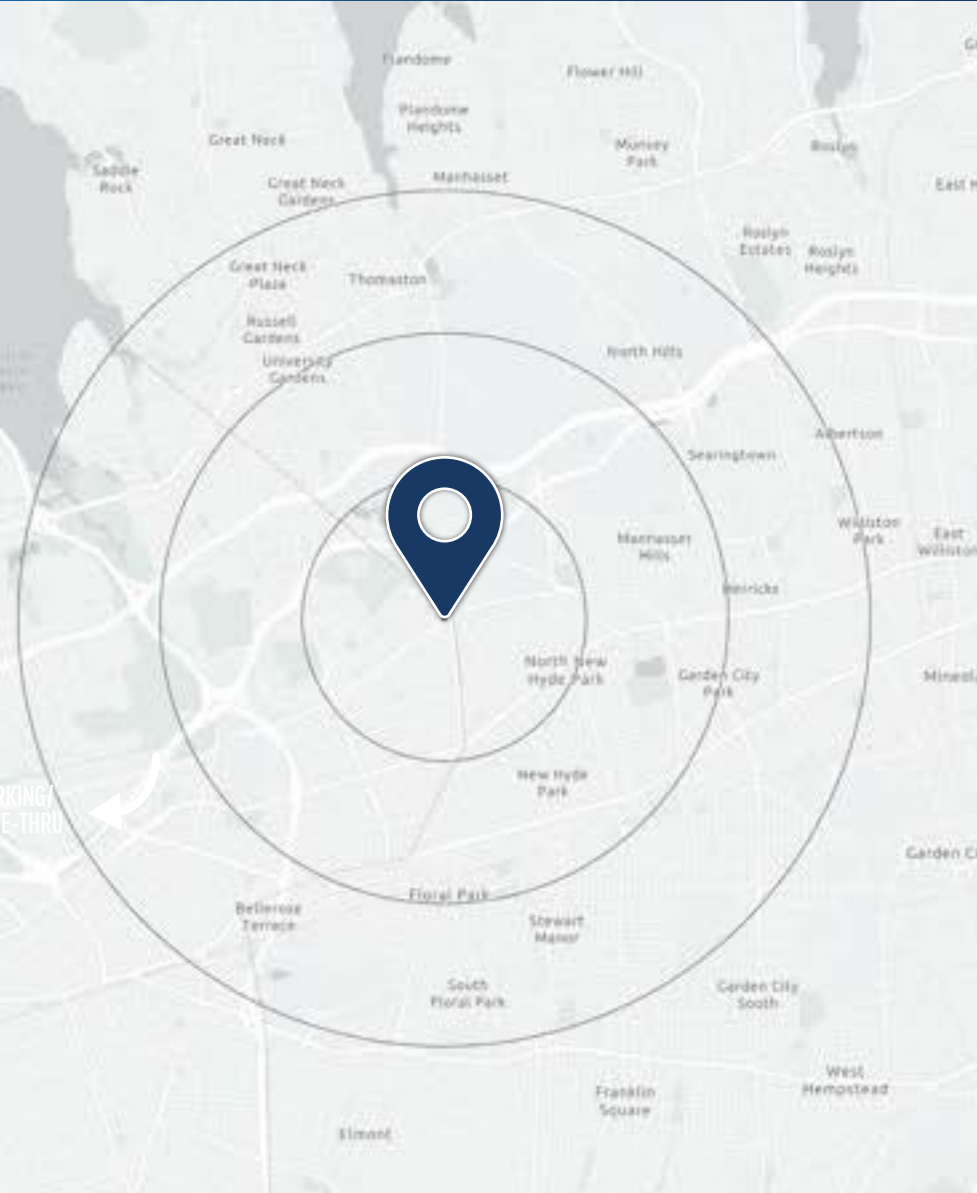
 **264,125**  
DAY POPULATION

  
**\$112,569**  
MEDIAN HH INCOME

  
**\$57,169**  
PER CAPITA INCOME

  
**\$515,681**  
MEDIAN NET WOTH

PARKING  
DRIVE-THRU





# MERCHANTS

REALTY SERVICES

MITCH WEISS

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