



RETAIL/RESTAURANT SPACE

WYANDANCH, NY

STATION PLAZA - WYANDANCH VILLAGE

10-40 STATION DRIVE

SIZE

Multiple Retail Spaces Available
1,133 SF - 11,305 SF

Building L - Community Facility Spaces Available
1,675 SF - 8,500 SF

ASKING RENT

Upon Request

CO-TENANTS

7-Eleven, Domino's Pizza, NYCB, Chase Bank, The Academy School

NEIGHBORS

McDonald's, Tire City, Sprint, Advance Auto Parts

COMMENTS

40 acre transit-oriented development with 300 fully occupied apartments and more in development

Ample parking and close proximity to MTA parking facility for 920 cars

Adjacent to LIRR and new train station over 4,500 commuters daily

Located on a major vehicle artery offering excellent visibility and access from LIE and the Southern State Parkway

Park with ice skating rink and plaza hosts public events and attracts pedestrian shoppers throughout the work week and weekends

Turnkey or Build-to-Suit opportunities available

CONTACT EXCLUSIVE AGENTS

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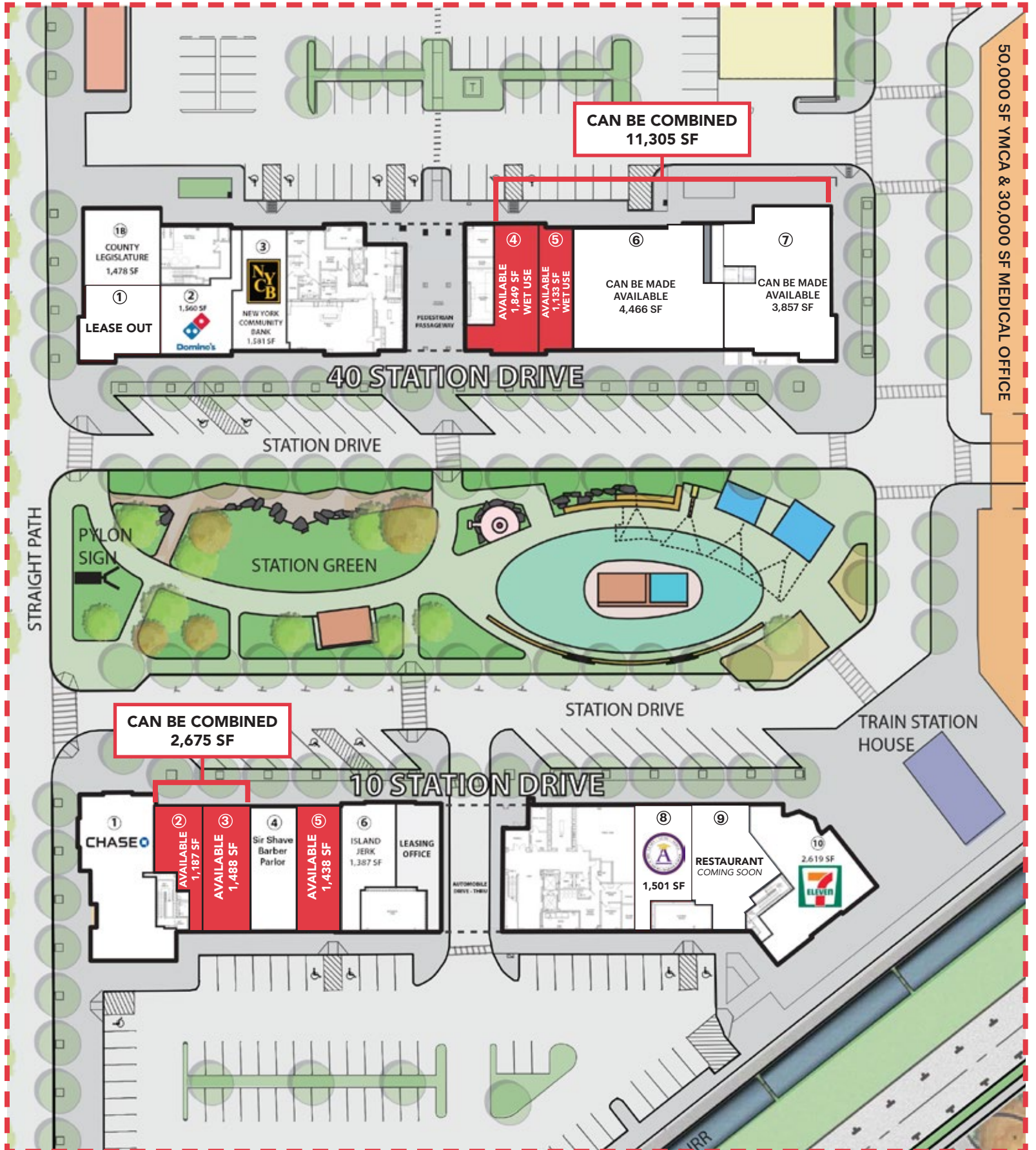
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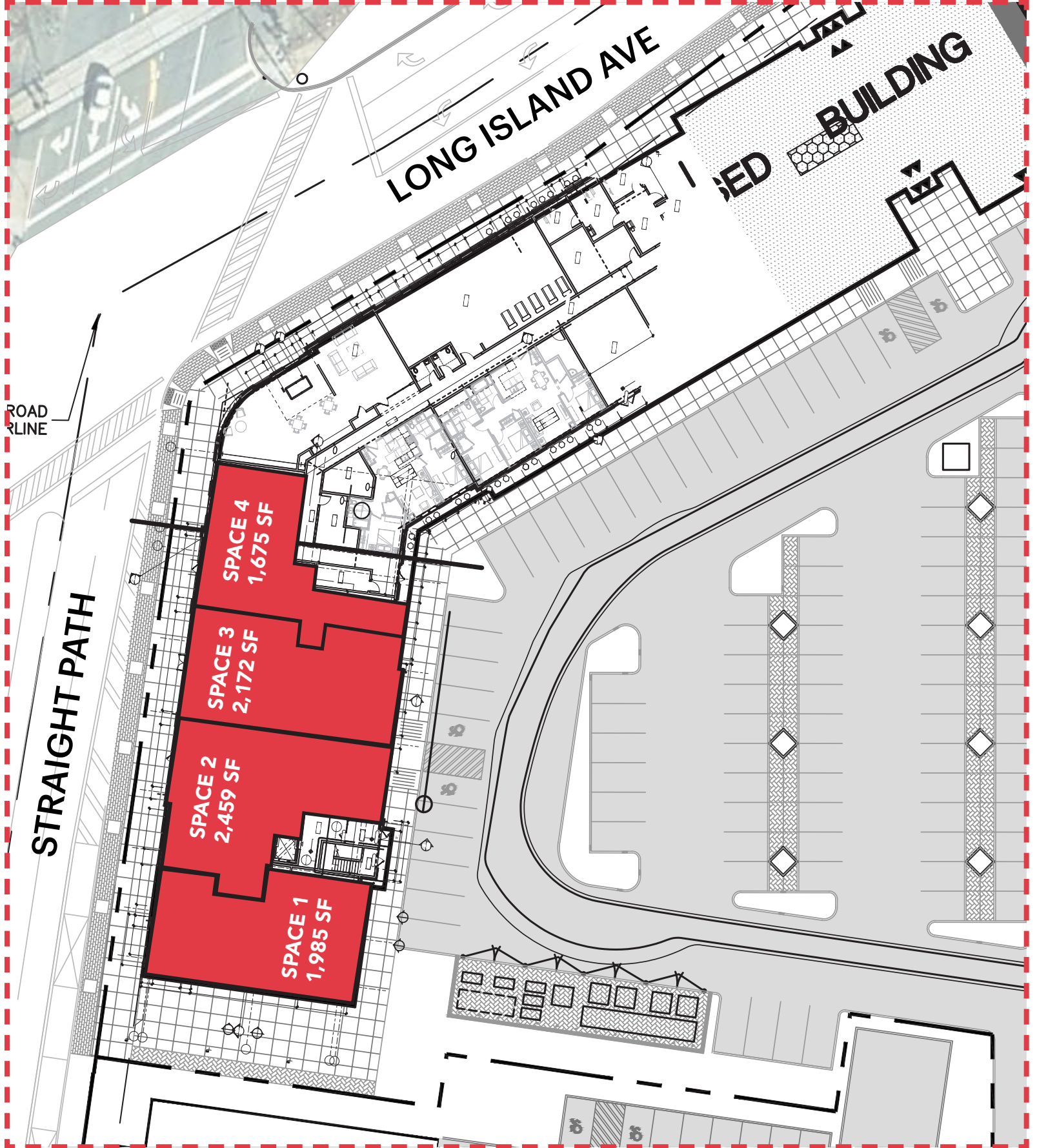
Please visit us at ripcony.com for more information

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.

SITE PLAN - RETAIL



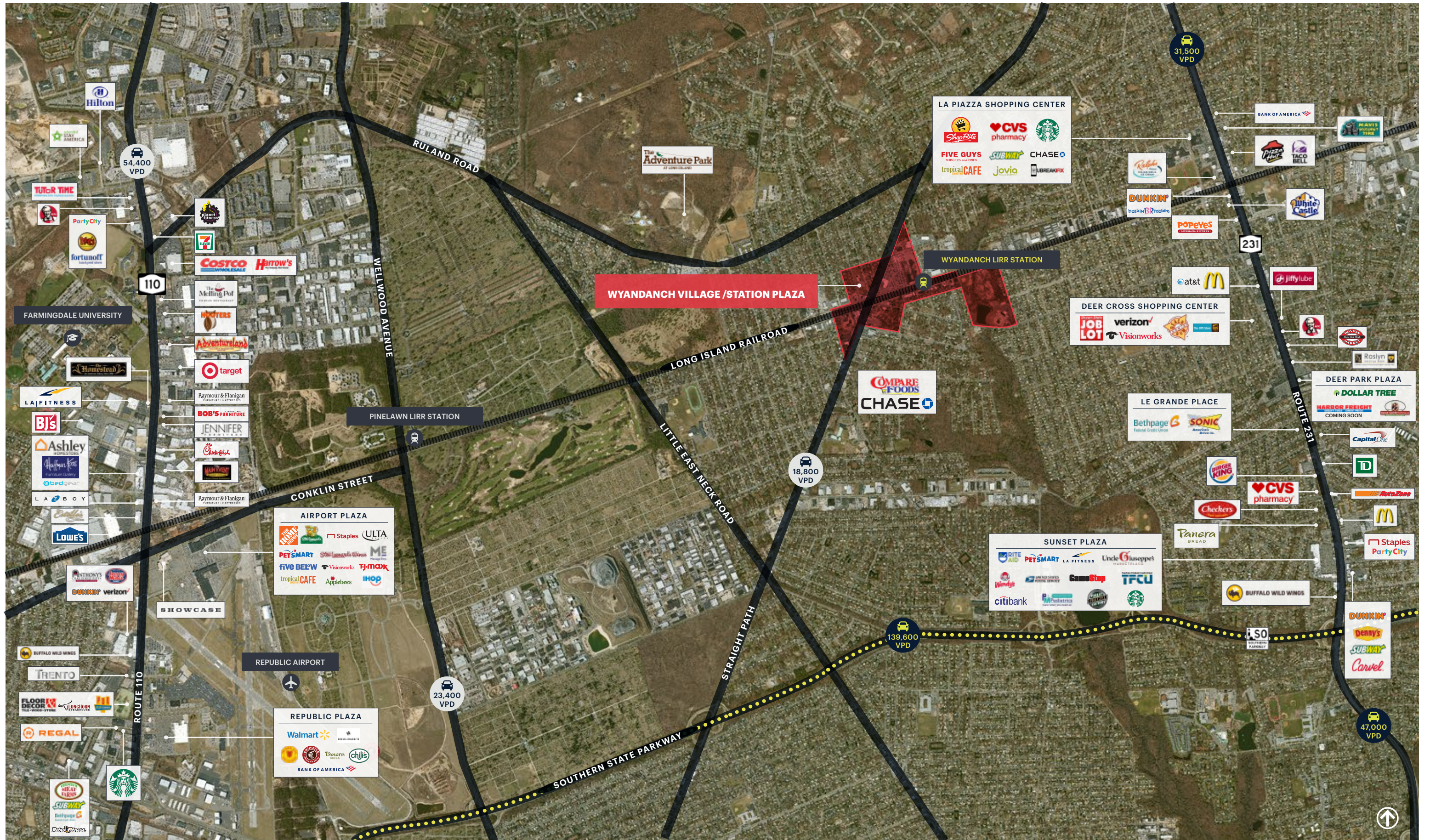
SITE PLAN - BUILDING L - COMMUNITY FACILITY SPACES



PHOTOS



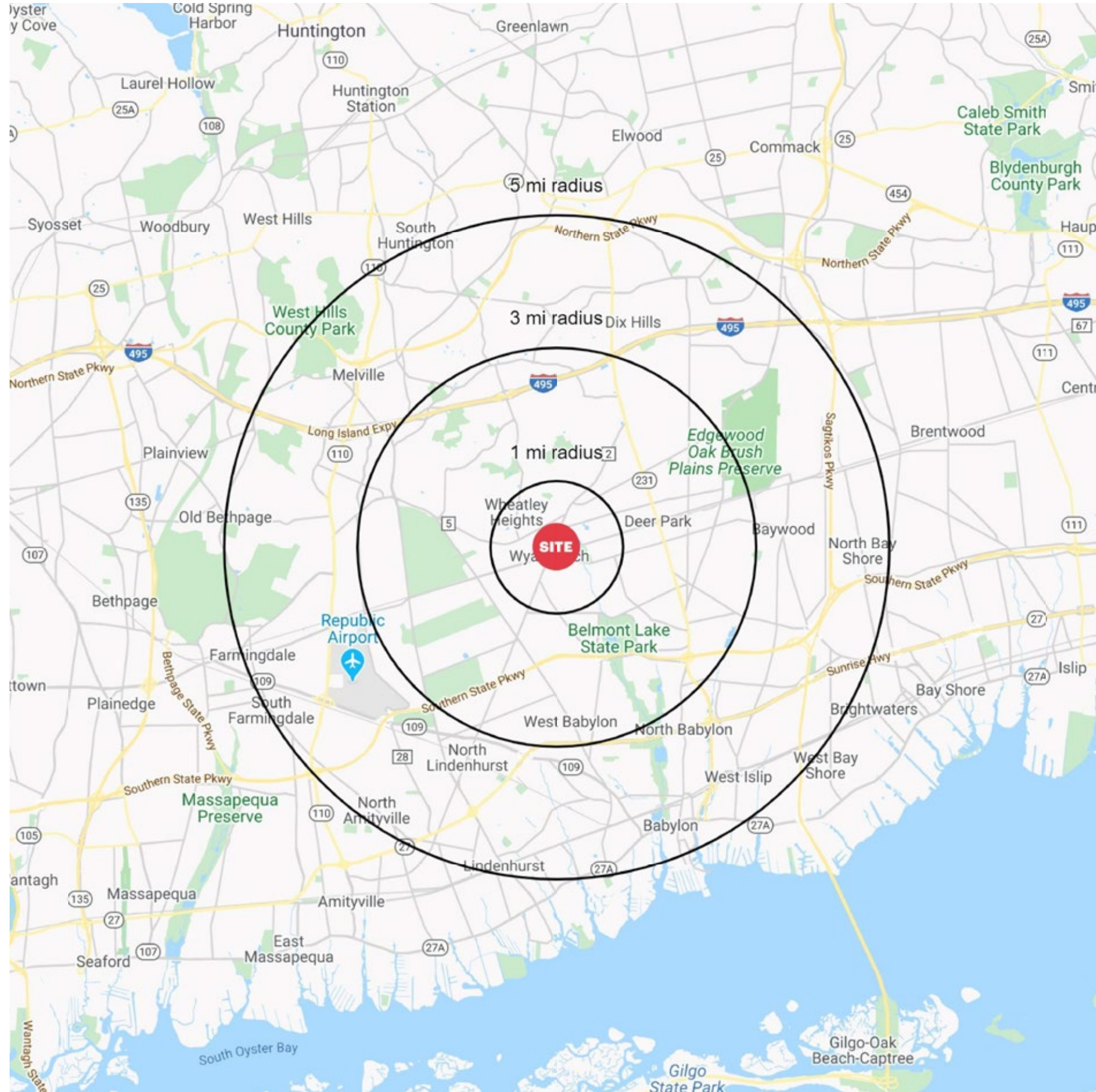
MARKET AERIAL



AERIAL



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

17,185

HOUSEHOLDS

4,950

AVERAGE HOUSEHOLD INCOME

\$93,479

MEDIAN HOUSEHOLD INCOME

\$90,550

COLLEGE GRADUATES (BACHELOR'S +)

2,929 - 26.0%

TOTAL BUSINESSES

338

TOTAL EMPLOYEES

2,713

DAYTIME POPULATION (W/ 16 YR +)

7,720

3 MILE RADIUS

POPULATION

97,649

HOUSEHOLDS

32,300

AVERAGE HOUSEHOLD INCOME

\$122,149

MEDIAN HOUSEHOLD INCOME

\$106,392

COLLEGE GRADUATES (BACHELOR'S +)

22,270 - 32.8%

TOTAL BUSINESSES

4,018

TOTAL EMPLOYEES

39,296

DAYTIME POPULATION (W/ 16 YR +)

68,232

5 MILE RADIUS

POPULATION

255,008

HOUSEHOLDS

86,312

AVERAGE HOUSEHOLD INCOME

\$127,838

MEDIAN HOUSEHOLD INCOME

\$108,193

COLLEGE GRADUATES (BACHELOR'S +)

61,982 - 34.8%

TOTAL BUSINESSES

13,033

TOTAL EMPLOYEES

159,755

DAYTIME POPULATION (W/ 16 YR +)

235,190

AREA DEMOGRAPHICS

