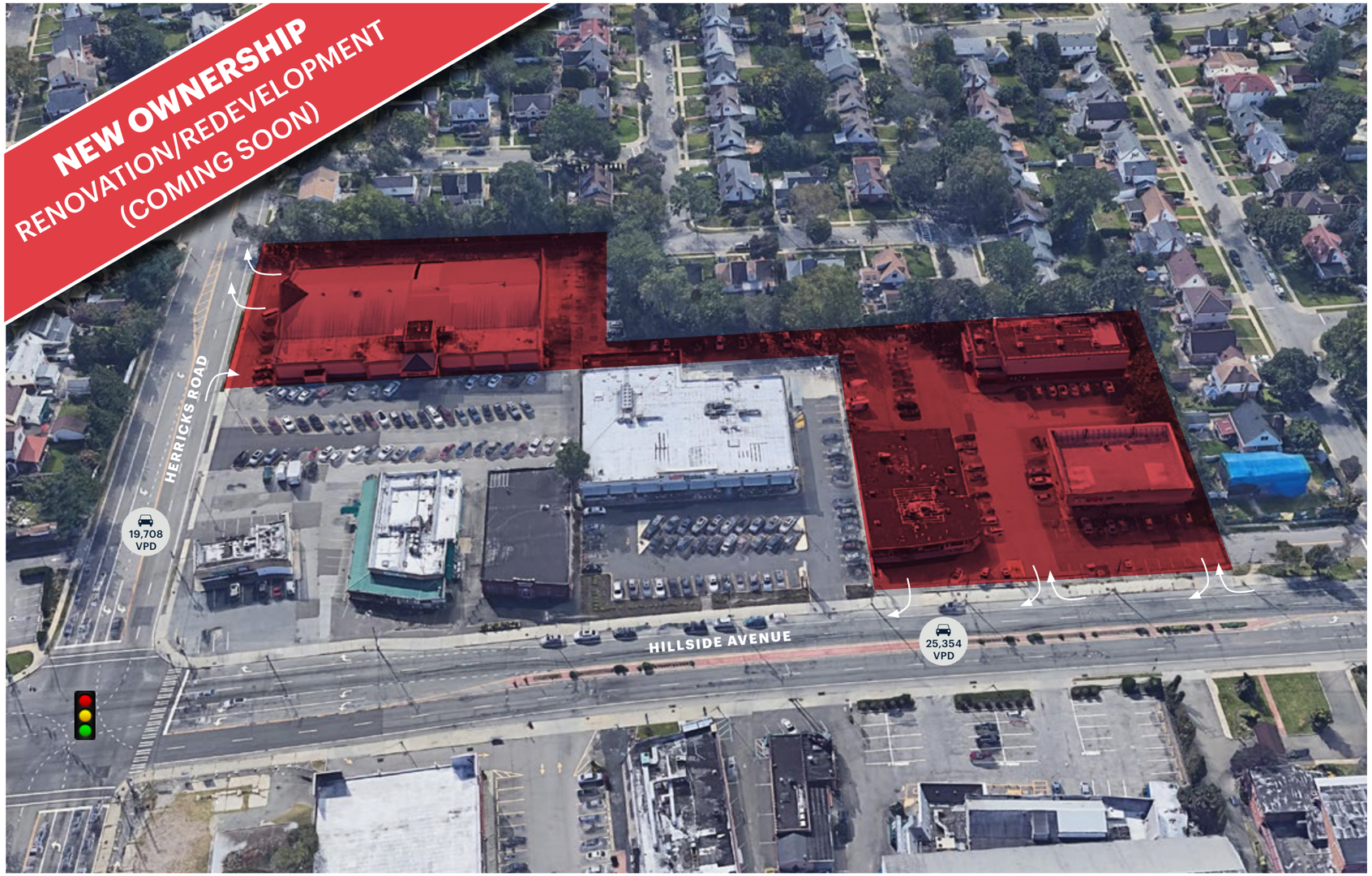


RETAIL/MEDICAL/OFFICE SPACE

NEW HYDE PARK, NY

3320 HILLSIDE AVENUE

BUILDING SIZE
1,000 SF - 27,000 SF Available

PROPERTY SIZE
3.3 Acres

ASKING RENT
Upon Request

NEIGHBORS
H Mart, Rite Aid, Opa Grille, Capital One Bank, Santander Bank, Foodtown, Nathan's Famous

COMMENTS
Join this planned re-development shopping center

4 new leases signed!

2 new offers in process!

Over 25,300 vehicles pass this site daily on Hillside Avenue and 19,708 vehicles on Herricks Road

Access to Hillside Avenue & Herricks Road

CONTACT EXCLUSIVE AGENTS

DOUG WEINSTEIN
dweinstein@ripcony.com
516.933.8880

JOHN GENOVESE
jgenovese@ripcony.com
516.933.8880

RIPCO REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

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.

MARKET AERIAL

NEW SHOPPING CENTER ELEVATIONS

VIEW FROM MOVIE THEATER (REAR AND SIDE OF BUILDING)

VIEW FROM HILLSIDE AVENUE (FRONT OF BUILDING)

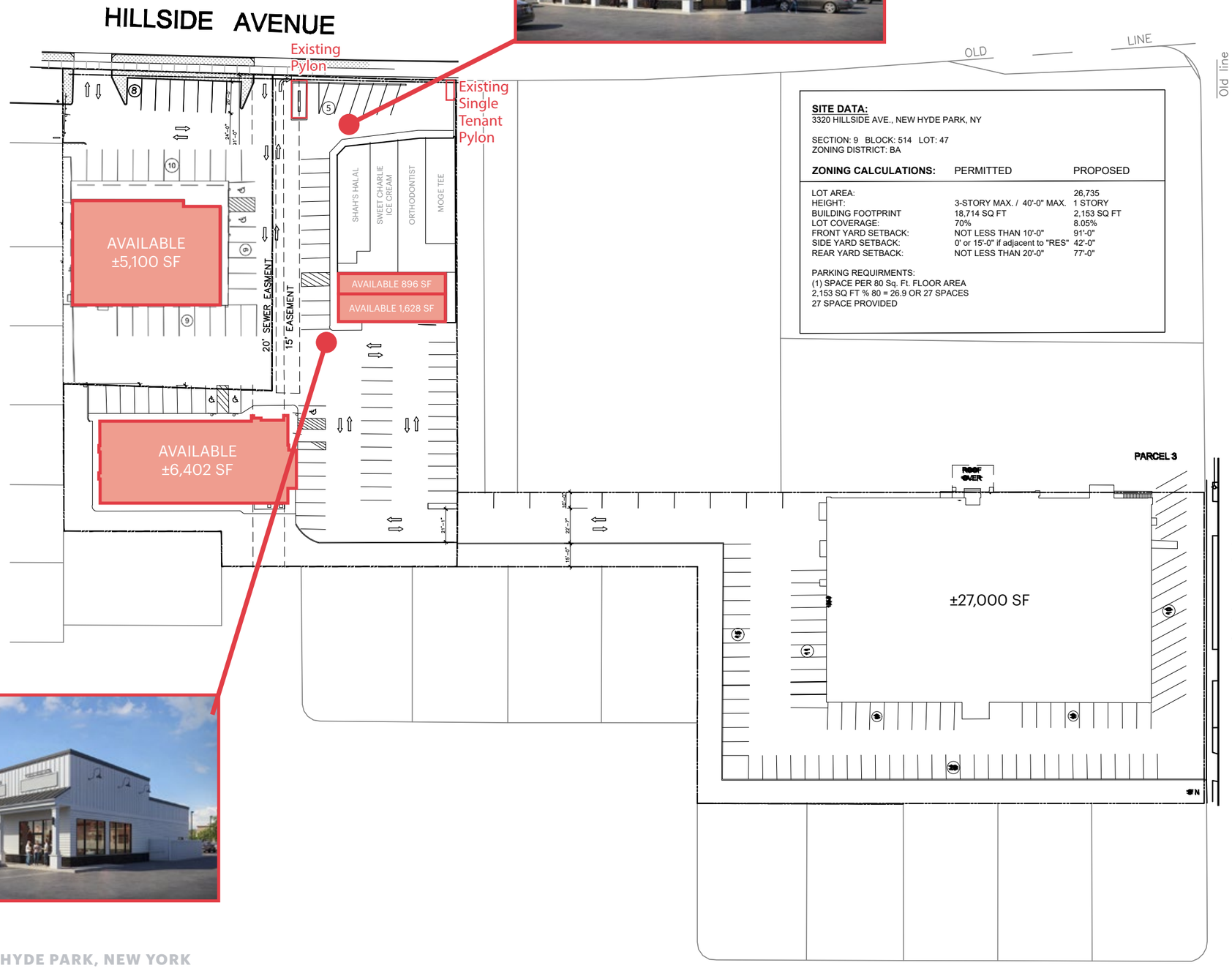
AERIAL

AVAILABLE ±6,402 SF
AVAILABLE 1,628 SF
AVAILABLE 896 SF
ORTHODONTIST
SWEET CHARLIE'S
SHAHI'S
AVAILABLE ±5,100 SF

SITE PLAN

EXISTING CONDITIONS

LOCATION VIEW



SITE DATA:
3320 HILLSIDE AVE., NEW HYDE PARK, NY

SECTION: 9 BLOCK: 514 LOT: 47
ZONING DISTRICT: BA

ZONING CALCULATIONS:	PERMITTED	PROPOSED
LOT AREA:		26,735
HEIGHT:	3-STORY MAX. / 40'-0" MAX.	1 STORY
BUILDING FOOTPRINT	18,714 SQ FT	2,153 SQ FT
LOT COVERAGE:	70%	8.05%
FRONT YARD SETBACK:	NOT LESS THAN 10'-0"	91'-0"
SIDE YARD SETBACK:	0' or 15'-0" if adjacent to "RES"	42'-0"
REAR YARD SETBACK:	NOT LESS THAN 20'-0"	77'-0"

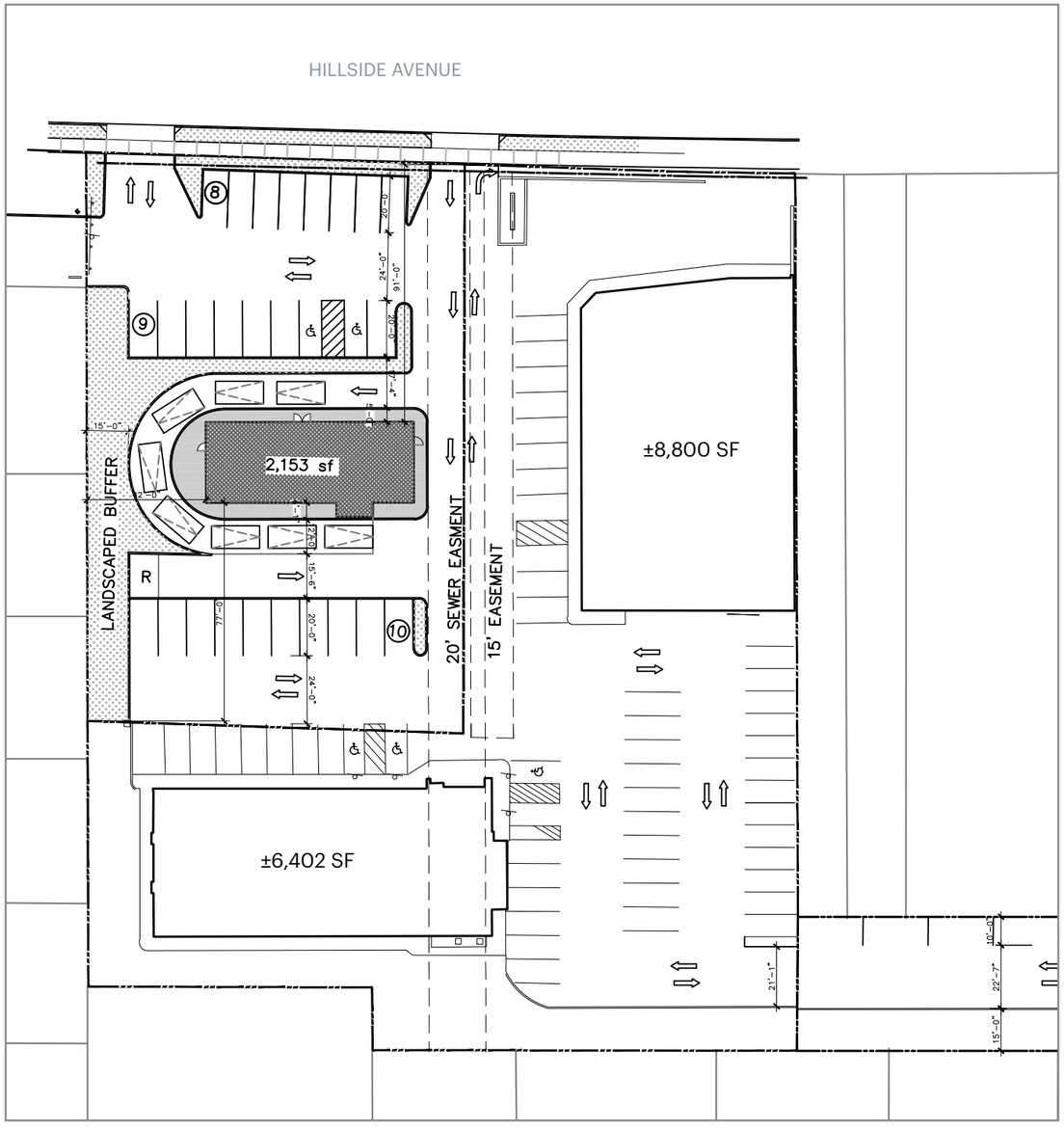
PARKING REQUIRMENTS:
(1) SPACE PER 80 Sq. Ft. FLOOR AREA
2,153 SQ FT % 80 = 26.9 OR 27 SPACES
27 SPACE PROVIDED

LOCATION VIEW

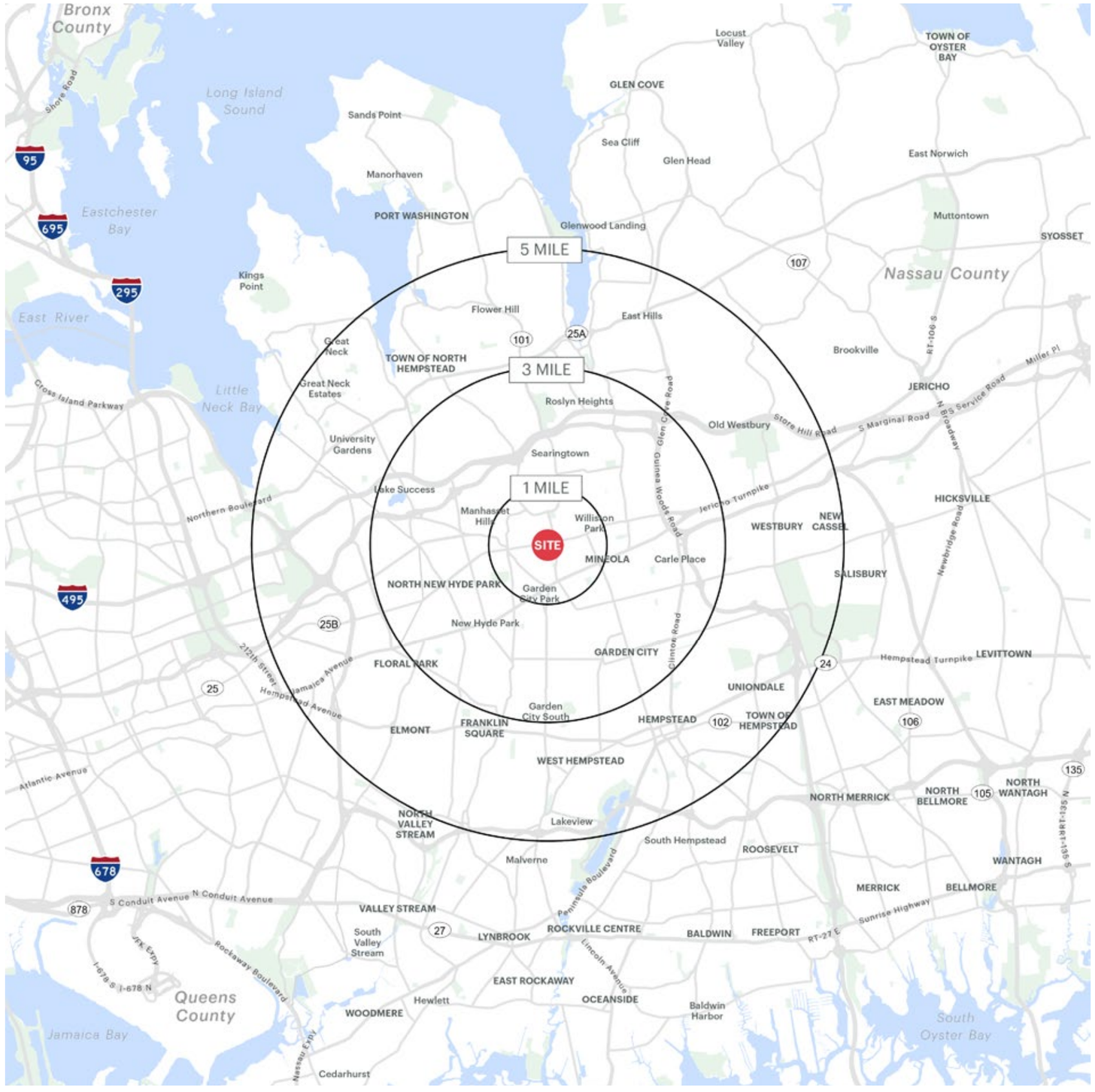
SITE PLAN

PROPOSED

PROPOSED OPTION



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
25,161

HOUSEHOLDS
8,393

AVERAGE HOUSEHOLD INCOME
$155,538

MEDIAN HOUSEHOLD INCOME
$122,969

COLLEGE GRADUATES (BACHELOR'S +)
9,406 - 52.0%

TOTAL BUSINESSES
1,175

TOTAL EMPLOYEES
10,815

DAYTIME POPULATION (W/ 16 YR +)
24,227

3 MILE RADIUS

POPULATION
164,729

HOUSEHOLDS
57,816

AVERAGE HOUSEHOLD INCOME
$167,815

MEDIAN HOUSEHOLD INCOME
$123,048

COLLEGE GRADUATES (BACHELOR'S +)
66,046 - 55.0%

TOTAL BUSINESSES
9,165

TOTAL EMPLOYEES
115,055

DAYTIME POPULATION (W/ 16 YR +)
203,197

5 MILE RADIUS

POPULATION
515,052

HOUSEHOLDS
170,588

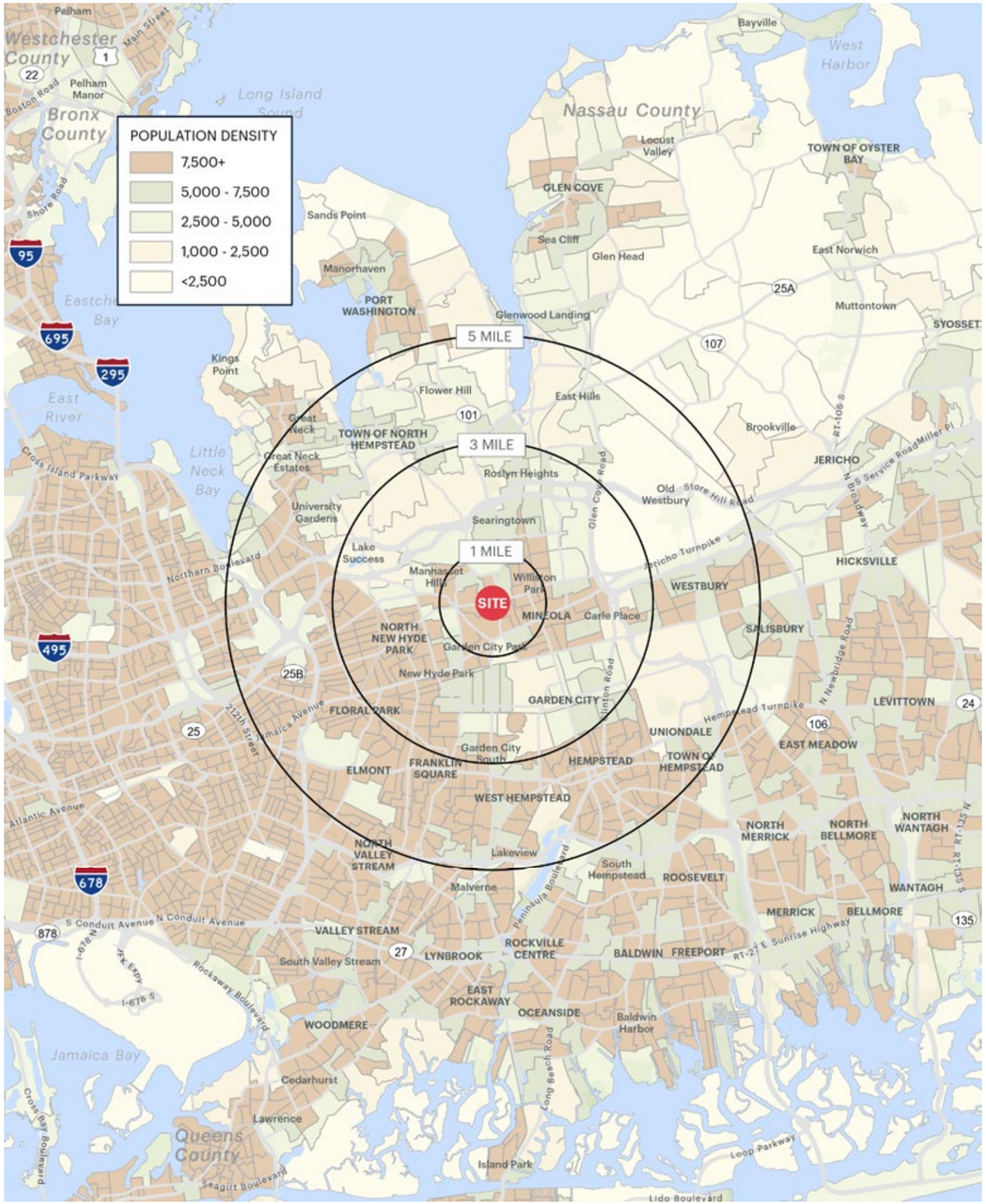
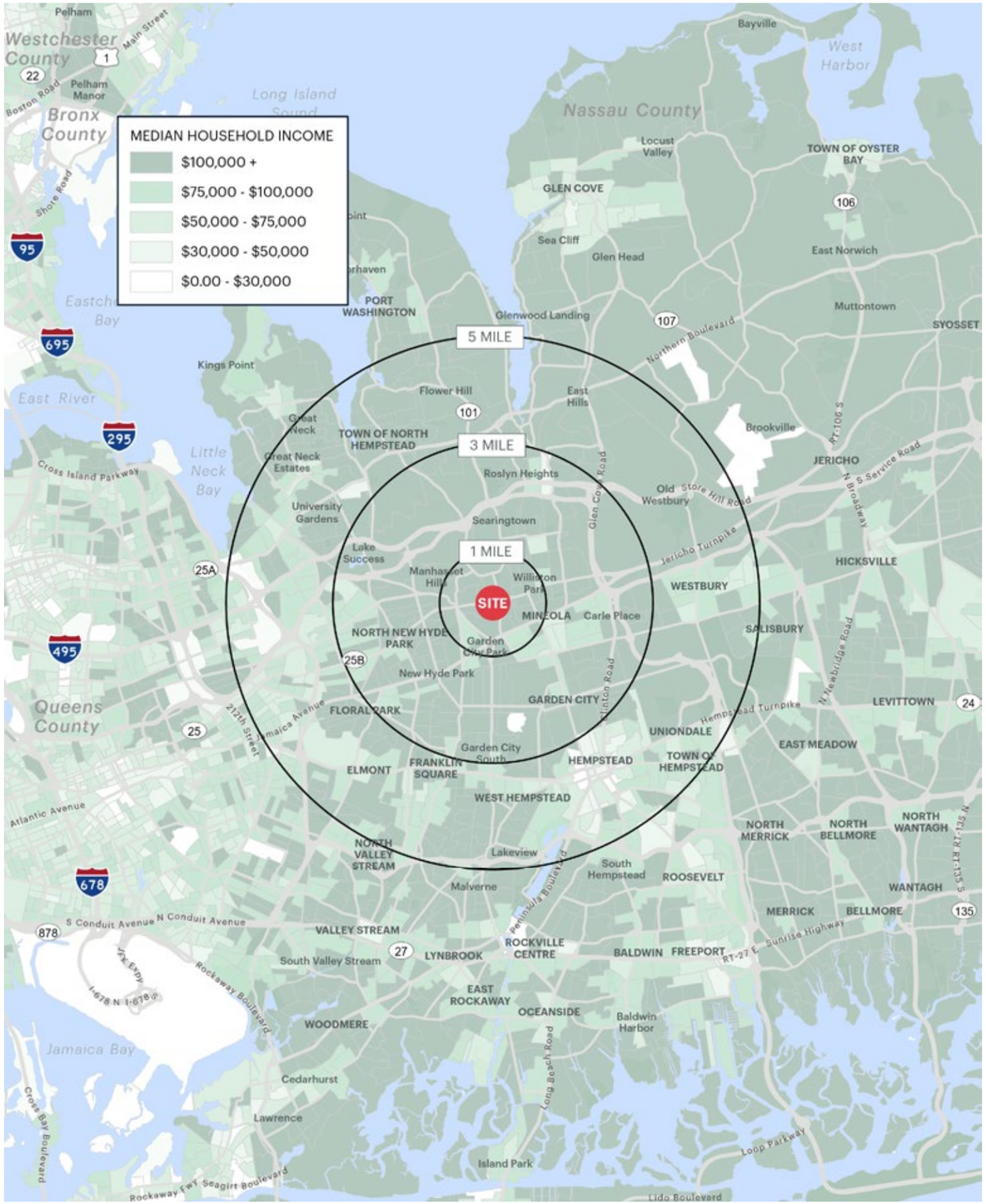
AVERAGE HOUSEHOLD INCOME
$146,729

MEDIAN HOUSEHOLD INCOME
$106,947

COLLEGE GRADUATES (BACHELOR'S +)
166,306 - 46.0%

TOTAL BUSINESSES
22,066

TOTAL EMPLOYEES
256,234

DAYTIME POPULATION (W/ 16 YR +)
534,311

AREA DEMOGRAPHICS