



SECOND GENERATION RESTAURANT SPACE

Perfect for Retail, Restaurant, Medical & Fitness Tenants

FRESH MEADOWS, NY

168-12 UNION TURNPIKE

SIZE

Ground floor of 2,888 SF + 1,982 SF in cellar (for storage and prep) (Divisible)

ASKING RENT

Upon Request

STATUS OF PREMISES

Former Wo Kee Noodle

FRONTAGE

Approx. 40 FT on Union Turnpike

CEILING HEIGHTS

12 FT

NEIGHBORS

Dunkin Donuts, St. John's University, Hair Xpress Salon and Barbershop, Double J Deli, Stand-Up MRI, AT&T, Chang Xin Foods Market, 7-Eleven, Bruce's Wines & Liquors, Vincenzo's Pizza, Popeyes, Burger King, Subway, Cold Stone Creamery, Papa John's, Carvel

COMMENTS

- Second generation restaurant space steps from St. John's University
- Gas lines in place and three existing restrooms on the ground floor
- Space can be divided further; basement serves as a full prep space with walk-in boxes
- St. John's University's flagship Queens campus boasts over 18,000 of combined students and faculty members in addition to 25% of the student body living on campus
- Surrounded by a strong mix of both national and local tenants including education and medical institutions including Northwell, Jamaica Hospital & NYC Health + Hospitals
- Premise is located right in front of the Q46 bus stop which services from Lake Success LIJ Hospital to Kew Gardens Queens Blvd via Union Tpke
- Approx. over 26,000 cars pass by daily and heavy pedestrian foot traffic; dense neighborhood with over 85,000 people living within a one-mile radius
- Ideal for restaurant, retail, medical and fitness users

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.



ENROLLMENT
15,452 Students and 965 Faculty Members

GRADUATE PROGRAMS ON CAMPUS
Business & Management, Social Sciences, Education & Training, Computer Science & IT, Humanities, Medicine & Health, Natural Sciences & Mathematics, Law, Environmental Studies & Earth Sciences, Hospitality, Leisure & Sports, Arts, Design & Architecture, Engineering & Technology

STUDENT HOUSING
25% of students live in college affiliated housing or dorms - 3,863 students
75% live off campus - 11,589 students

SPORTS
The university hosts many games in the fall and spring seasons:
Fall - Soccer, Basketball and Volleyball
Spring - Basketball, Volleyball and Lacrosse

**Information from SJU Website*

REGINA'S PIZZA
 NAIL CLUB
 EMPIRE DELI PLUS
 JUICY CRAB

RAM UNION GLATT SUPERMARKET

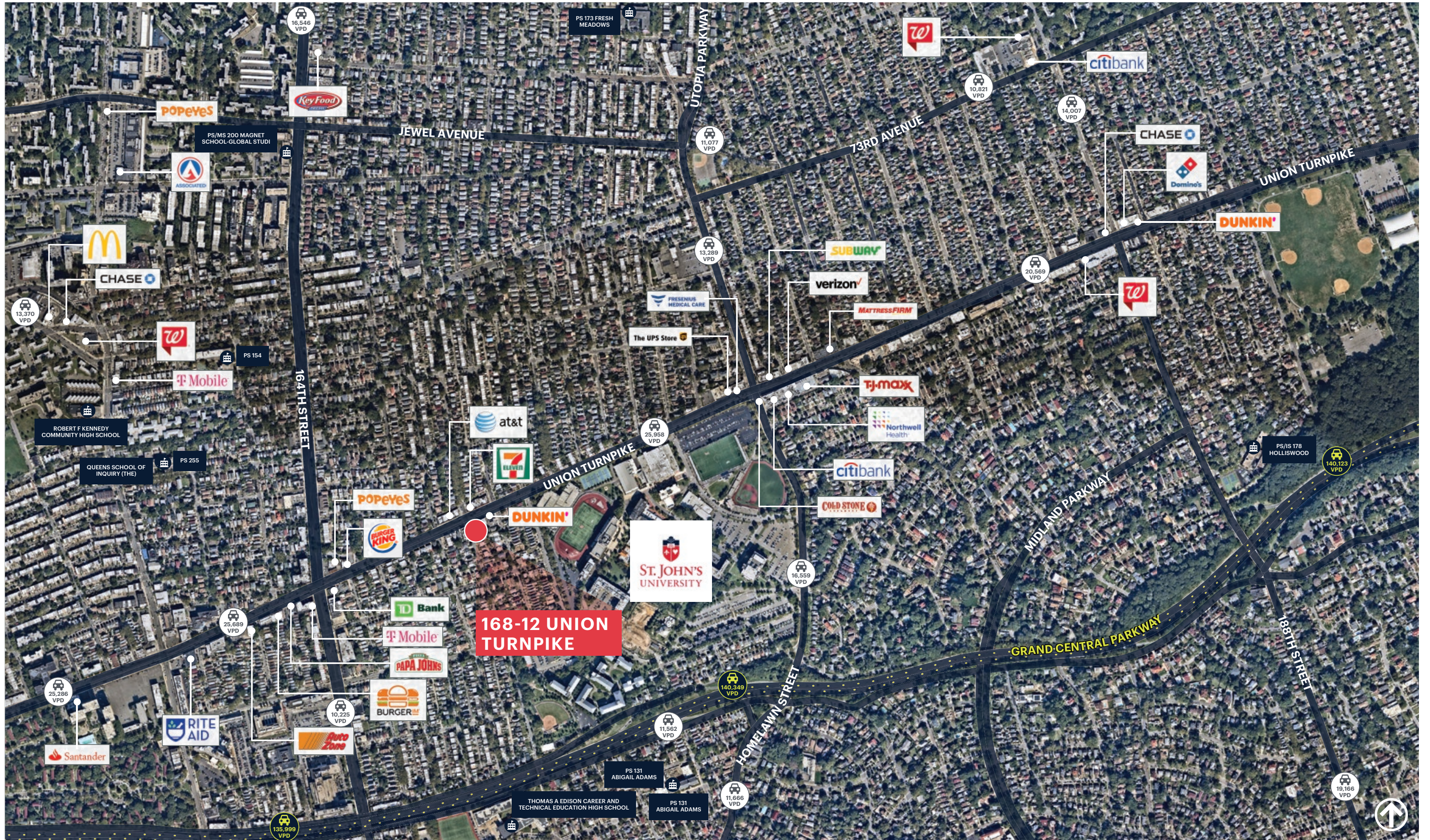
CHANG XIN FOODS MARKET

168-12 UNION TURNPIKE

STAND-UP MRI OF QUEENS, P.C.
MULTI-POSITION MRI

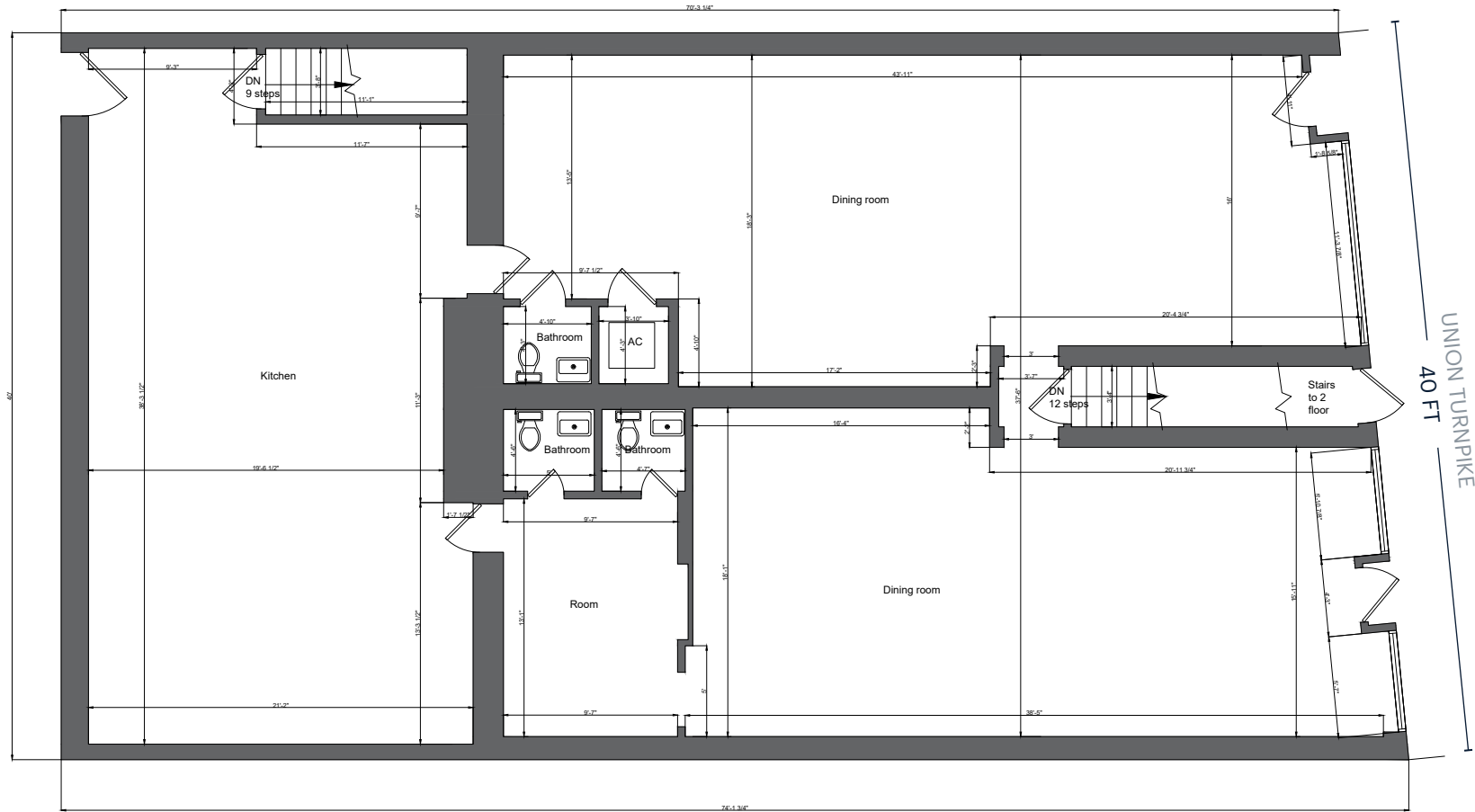
25,958 VPD

MARKET AERIAL

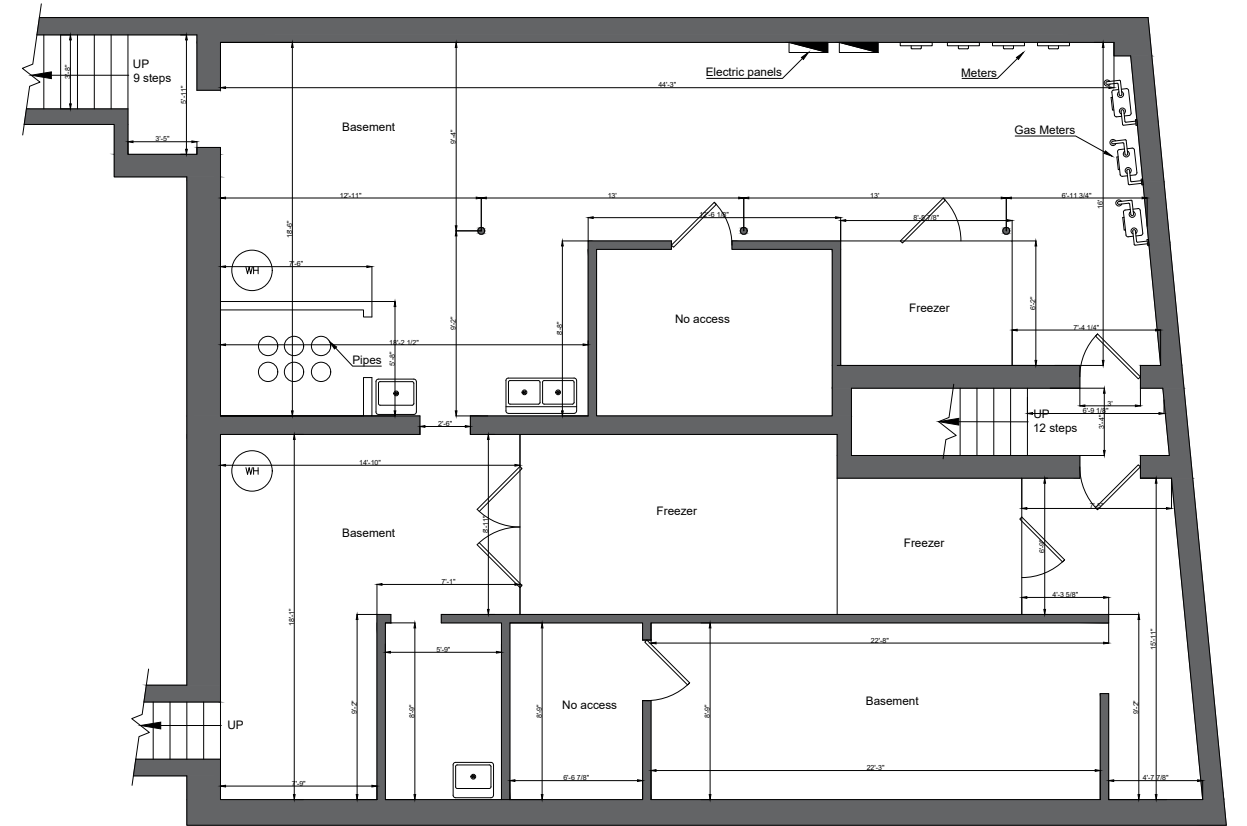


FLOOR PLANS

GROUND FLOOR



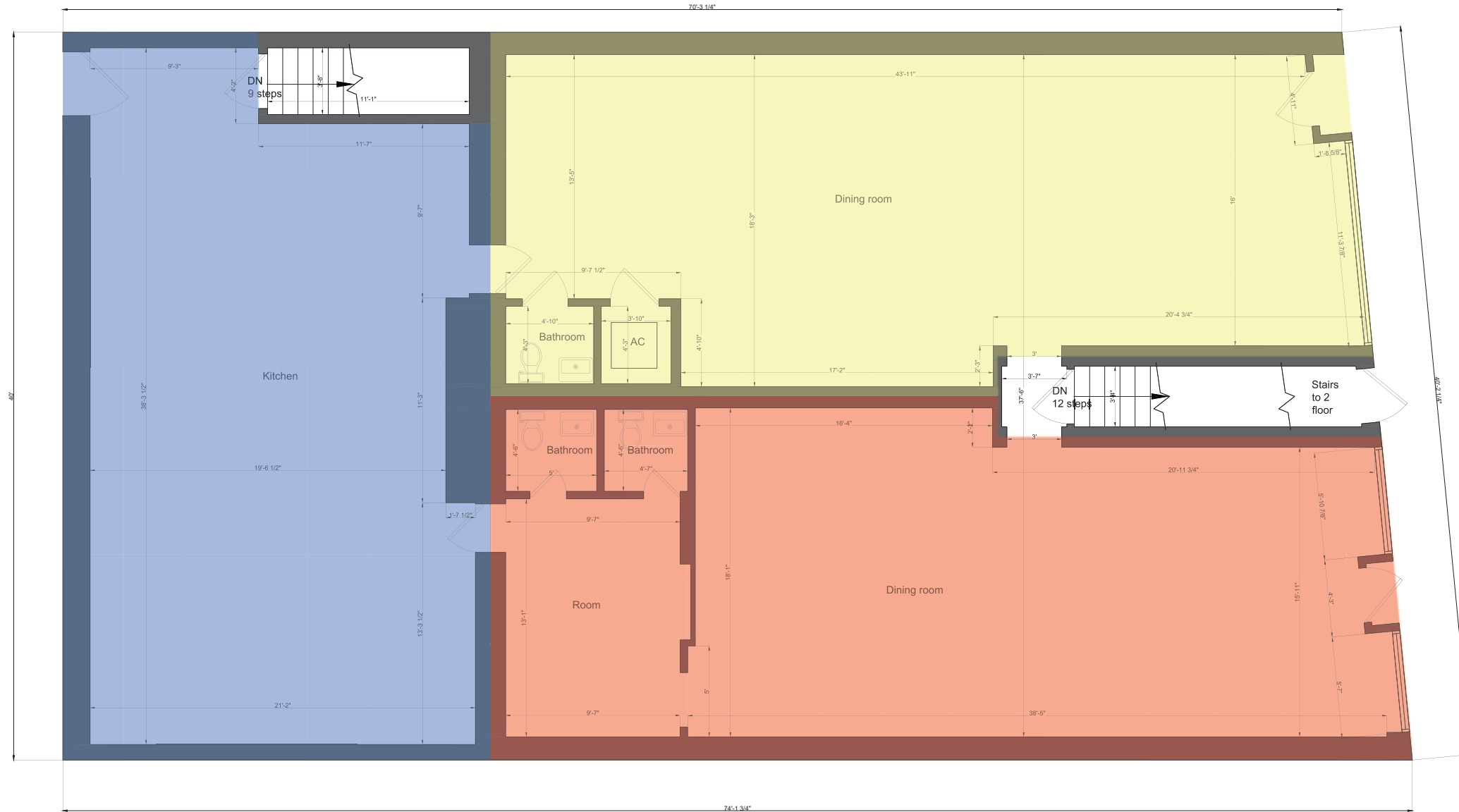
CELLAR



PROPOSED DIVISION PLAN

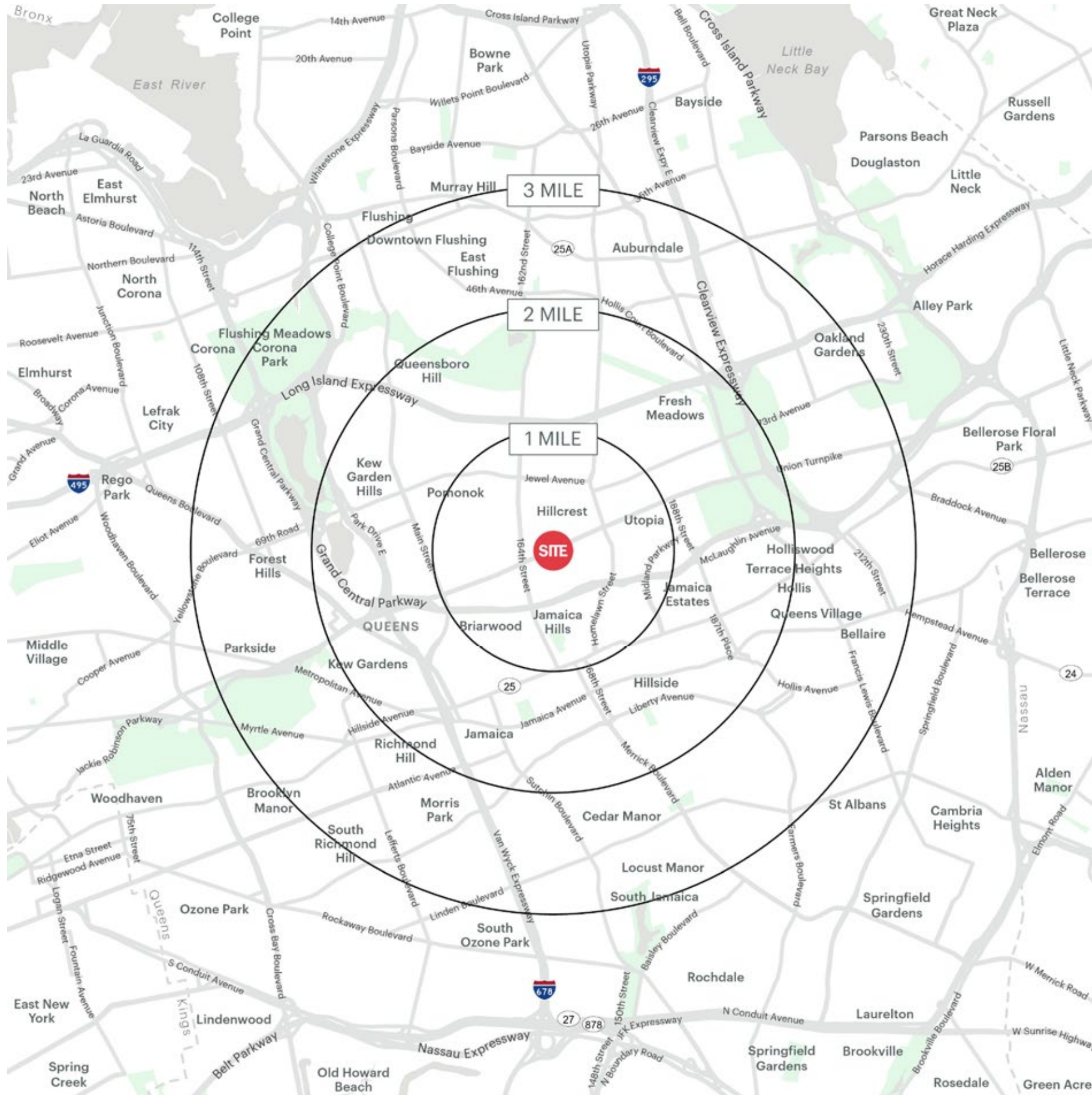
876 sq.ft.

910 sq.ft.



945 sq.ft.

AREA DEMOGRAPHICS



168-12 UNION TURNPIKE FRESH MEADOWS, NEW YORK

1 MILE RADIUS

POPULATION

84,243

HOUSEHOLDS

28,081

AVERAGE HOUSEHOLD INCOME

\$104,400

MEDIAN HOUSEHOLD INCOME

\$73,534

COLLEGE GRADUATES (BACHELOR'S +)

25,452 - 43.0%

TOTAL BUSINESSES

1,683

TOTAL EMPLOYEES

24,986

DAYTIME POPULATION (W/ 16 YR +)

73,273

2 MILE RADIUS

POPULATION

299,335

HOUSEHOLDS

102,574

AVERAGE HOUSEHOLD INCOME

\$100,921

MEDIAN HOUSEHOLD INCOME

\$70,867

COLLEGE GRADUATES (BACHELOR'S +)

84,856 - 40.0%

TOTAL BUSINESSES

7,015

TOTAL EMPLOYEES

101,320

DAYTIME POPULATION (W/ 16 YR +)

268,125

3 MILE RADIUS

POPULATION

735,670

HOUSEHOLDS

256,171

AVERAGE HOUSEHOLD INCOME

\$103,624

MEDIAN HOUSEHOLD INCOME

\$72,603

COLLEGE GRADUATES (BACHELOR'S +)

200,465 - 38.0%

TOTAL BUSINESSES

16,883

TOTAL EMPLOYEES

206,353

DAYTIME POPULATION (W/ 16 YR +)

611,183

AREA DEMOGRAPHICS

