



## RETAIL SPACE

# FLORAL PARK, NY

## 2 WHITNEY AVENUE

NWC JERICHO TURNPIKE & WHITNEY AVENUE

### SITE

Currently Rite Aid

### SIZE

10,980 SF - Ground Floor

10,980 SF - Lower Level

### ASKING RENT

Upon Request

### FRONTAGE

90 FT on Jericho Turnpike

122 FT on Whitney Avenue

### CEILING HEIGHTS

14 FT to Deck Ground Floor

10 FT to Deck Lower Level

### DELIVERY

Arranged

### NEIGHBORS

Wendy's, AT&T, Citibank, Webster Bank, 7-Eleven, CVS, Taco Bell, TD Bank

### COMMENTS

Free Standing Building

Logical Divisions Considered

In Place Drive-Thru Lane (Double Width)

Multiple Ingress/Egress Points

Exclusive Parking Lot with 31 Spaces

Adjacent Municipal Parking Lot (Free 2 Hour Parking) with 44 Spaces

## CONTACT EXCLUSIVE AGENT

### EVAN SCHUCKMAN

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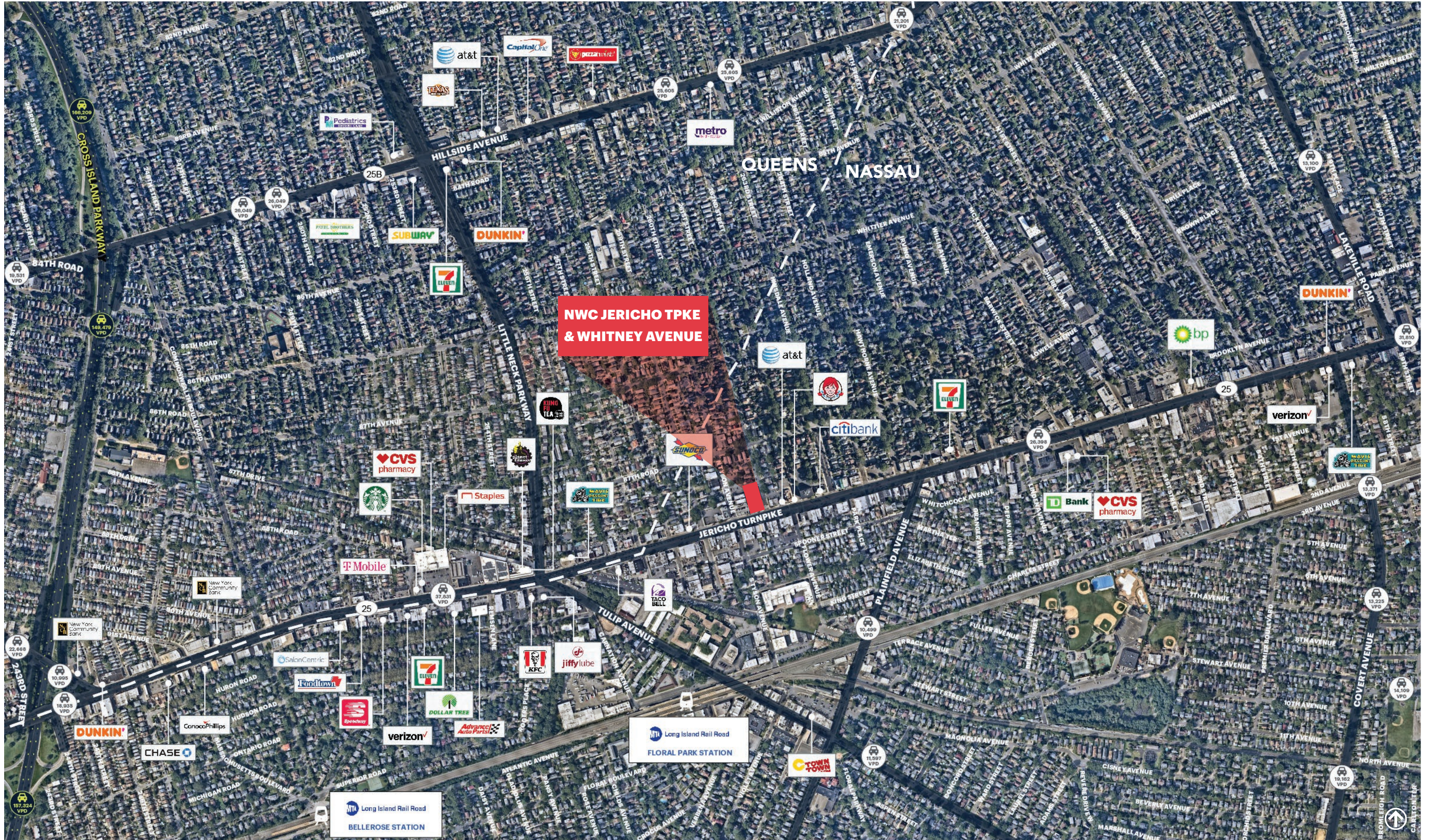


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Please visit us at [ripcony.com](http://ripcony.com) for more information

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**

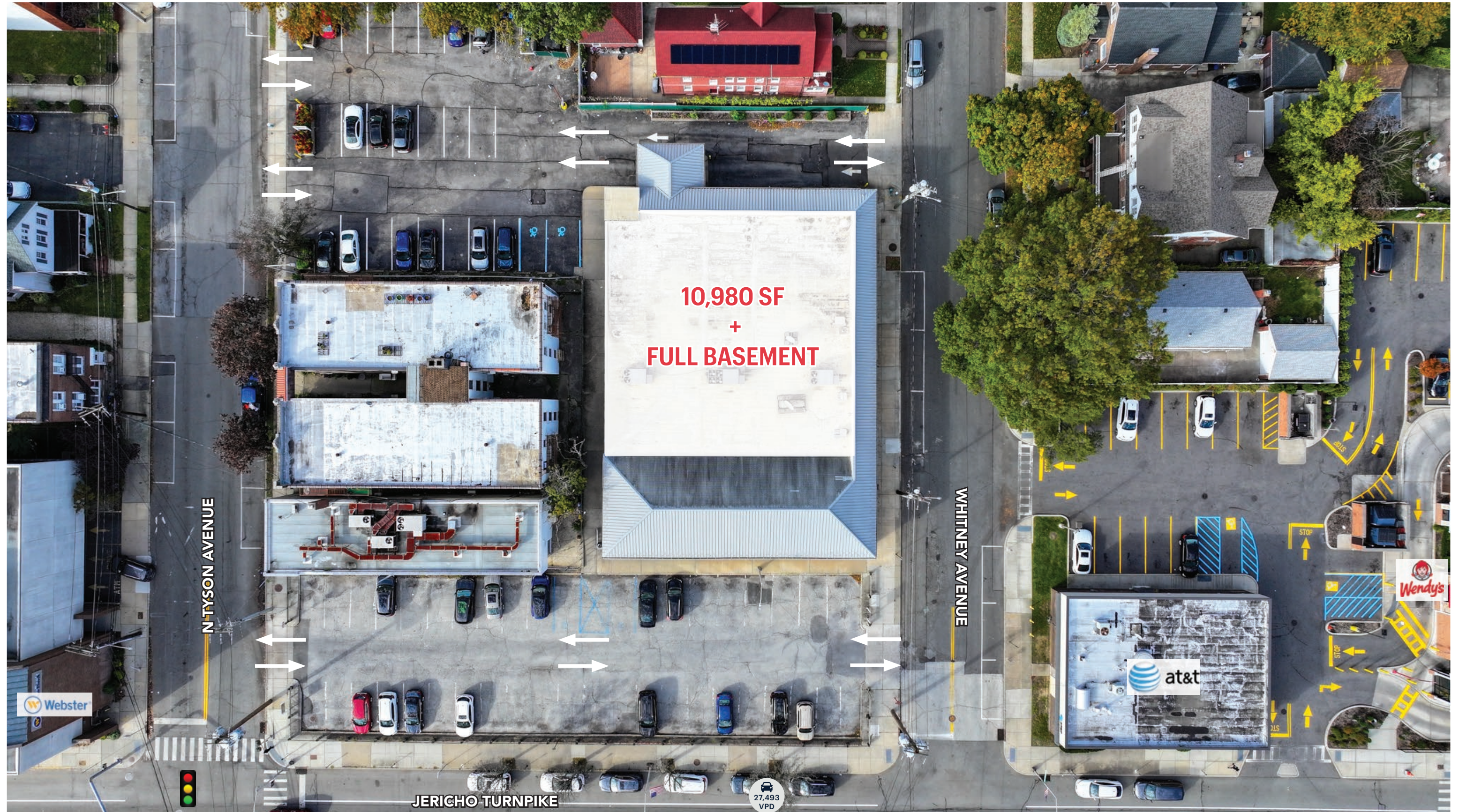


**NWC JERICO TPKE  
& WHITNEY AVENUE**

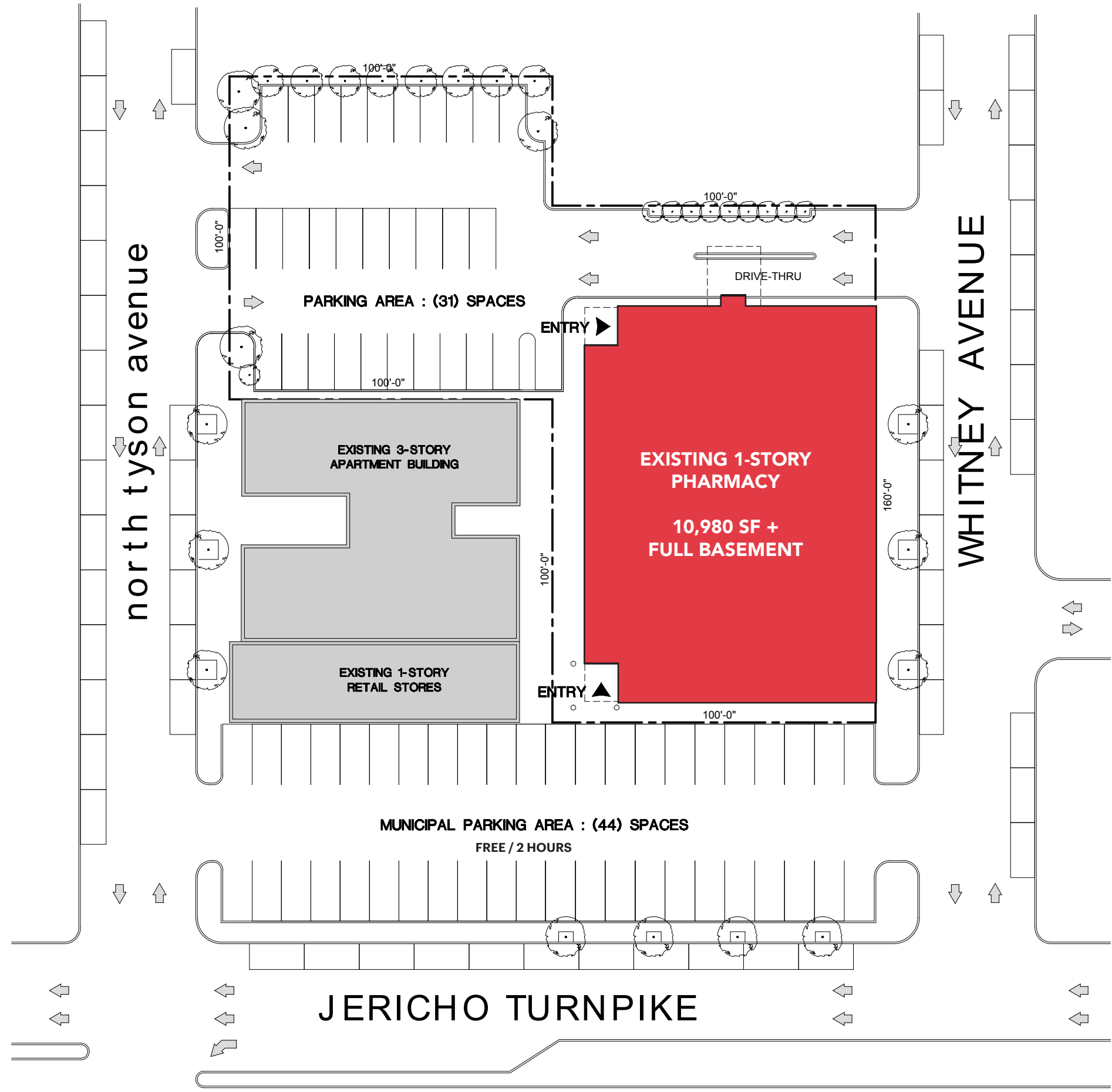
**AERIAL**



**AERIAL**



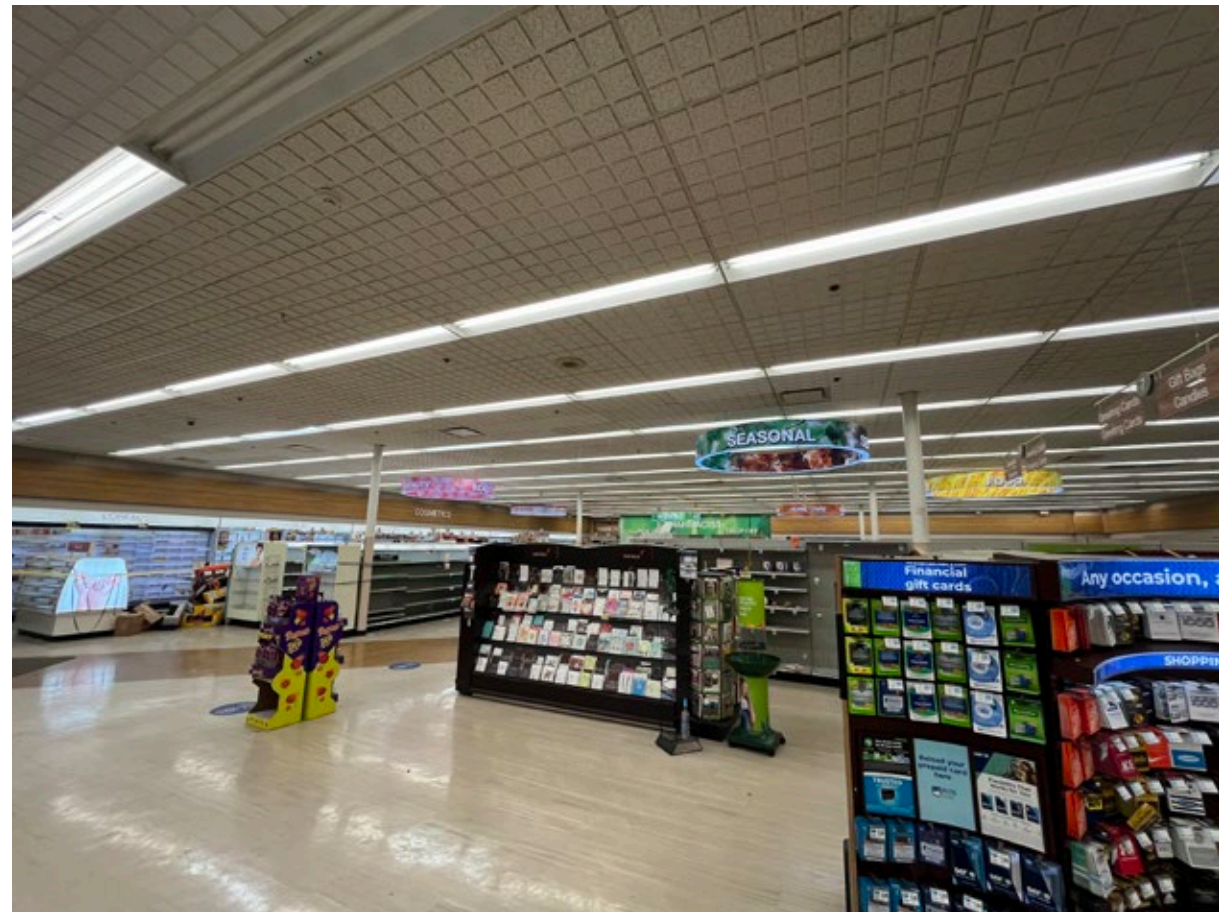
**SITE PLAN**



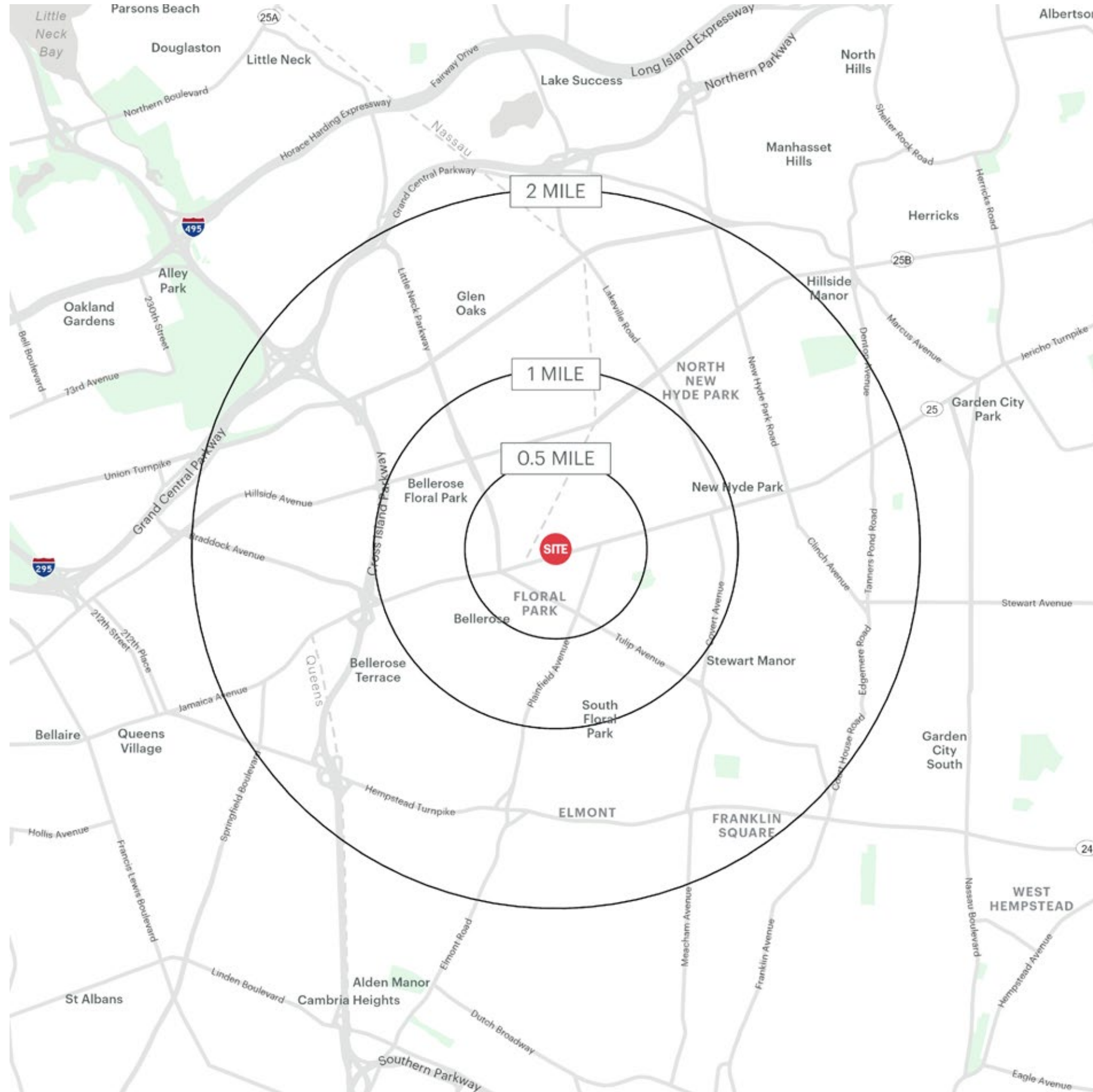
**EXTERIOR PHOTOS**



**INTERIOR PHOTOS**



# AREA DEMOGRAPHICS



NWC JERICHO TURNPIKE & WHITNEY AVENUE FLORAL PARK, NEW YORK

## 0.5 MILE RADIUS

**POPULATION**  
10,965  
**HOUSEHOLDS**  
3,997  
**AVERAGE HOUSEHOLD INCOME**  
\$151,621  
**MEDIAN HOUSEHOLD INCOME**  
\$117,193

**COLLEGE GRADUATES (BACHELOR'S +)**  
4,073 - 50.0%  
**TOTAL BUSINESSES**  
691  
**TOTAL EMPLOYEES**  
4,339  
**DAYTIME POPULATION (W/ 16 YR +)**  
9,679

## 1 MILE RADIUS

**POPULATION**  
41,842  
**HOUSEHOLDS**  
13,951  
**AVERAGE HOUSEHOLD INCOME**  
\$162,866  
**MEDIAN HOUSEHOLD INCOME**  
\$124,018

**COLLEGE GRADUATES (BACHELOR'S +)**  
16,046 - 51.0%  
**TOTAL BUSINESSES**  
1,513  
**TOTAL EMPLOYEES**  
10,933  
**DAYTIME POPULATION (W/ 16 YR +)**  
31,518

## 2 MILE RADIUS

**POPULATION**  
143,015  
**HOUSEHOLDS**  
47,229  
**AVERAGE HOUSEHOLD INCOME**  
\$151,743  
**MEDIAN HOUSEHOLD INCOME**  
\$111,647

**COLLEGE GRADUATES (BACHELOR'S +)**  
50,692 - 48.0%  
**TOTAL BUSINESSES**  
4,516  
**TOTAL EMPLOYEES**  
73,357  
**DAYTIME POPULATION (W/ 16 YR +)**  
147,431



# AREA DEMOGRAPHICS

