



## RETAIL SPACE

# GREENVALE, NY

## 32 GLEN COVE ROAD

### SIZE

Lower Level 4,000 SF  
Elevator and Multiple Staircase Access

### ASKING RENT

Upon Request  
Lower Level Taxes: \$8.00 PSF  
Lower Level CAM: \$2.00 PSF  
Lower Level Ins.: Included in CAM

### CEILING HEIGHTS

8 FT clear - Lower Level

### CO-TENANTS

Beach Bum Tanning, C2 Education, Tropical Smoothie Cafe (Coming Soon)

### NEIGHBORS

TJ Maxx, Stretch Lab (Coming Soon), Jovia Financial Credit Union, Moe's Southwest Grill, Equinox Gym, Wells Fargo Bank, European Wax Center, Dunkin', Sterling National Bank, Shari's, blo blow dry bar, Mieka, Bar Frites, Stop & Shop, Starbucks, Bens Kosher Deli, People's United Bank, London Jewelers, Orangetheory Fitness

### COMMENTS

Cross easement with neighboring shopping center including access to signalized intersection; Northern Boulevard and Glen Cove Road

Prominent signage on Glen Cove Road and Parking Lot side

Brand new expanded parking lot with approximately 35 parking spots

New elevator and additional staircase to be installed

## CONTACT EXCLUSIVE AGENTS

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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.

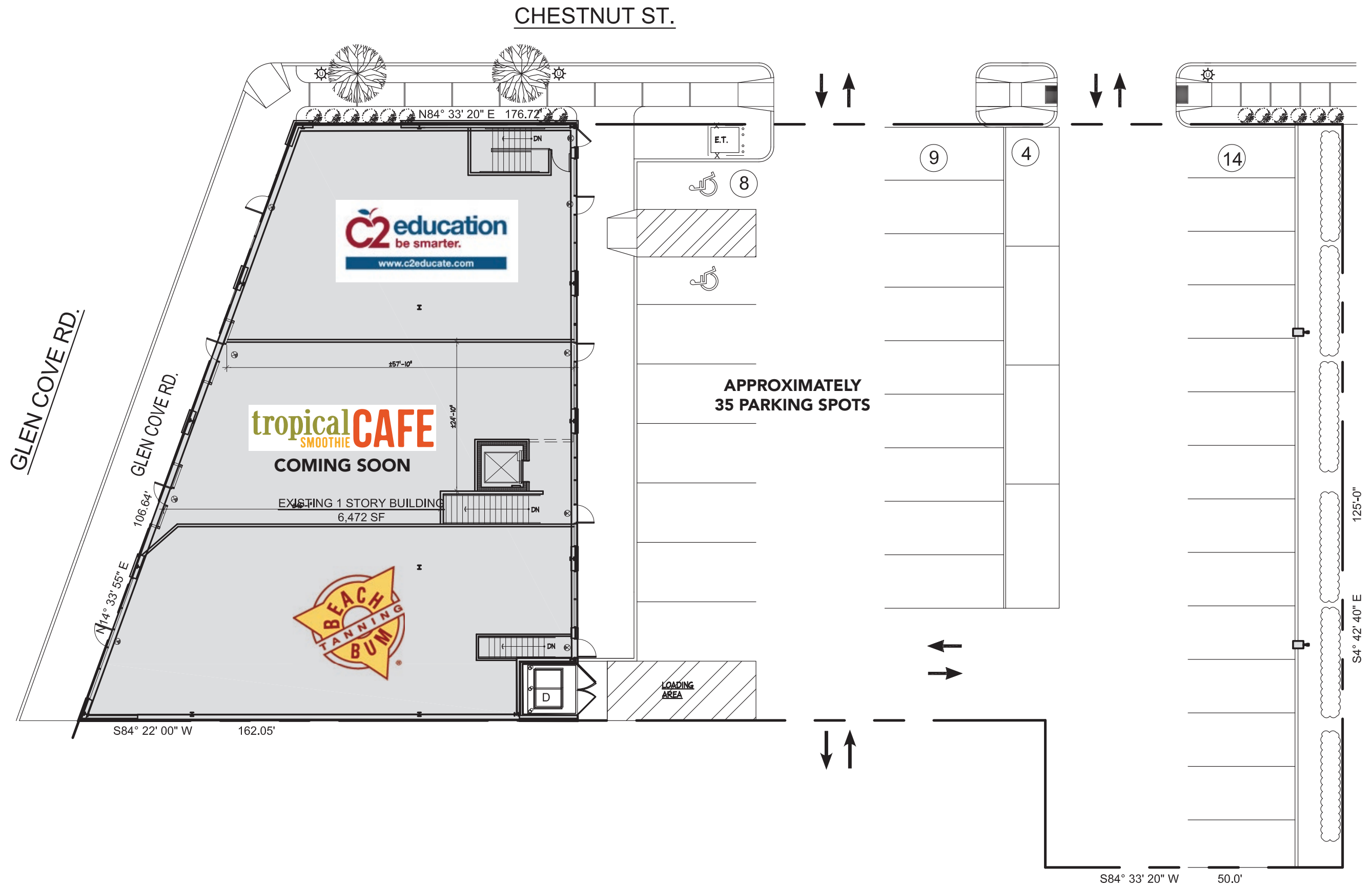
# MARKET AERIAL



**AERIAL**



**GROUND FLOOR**

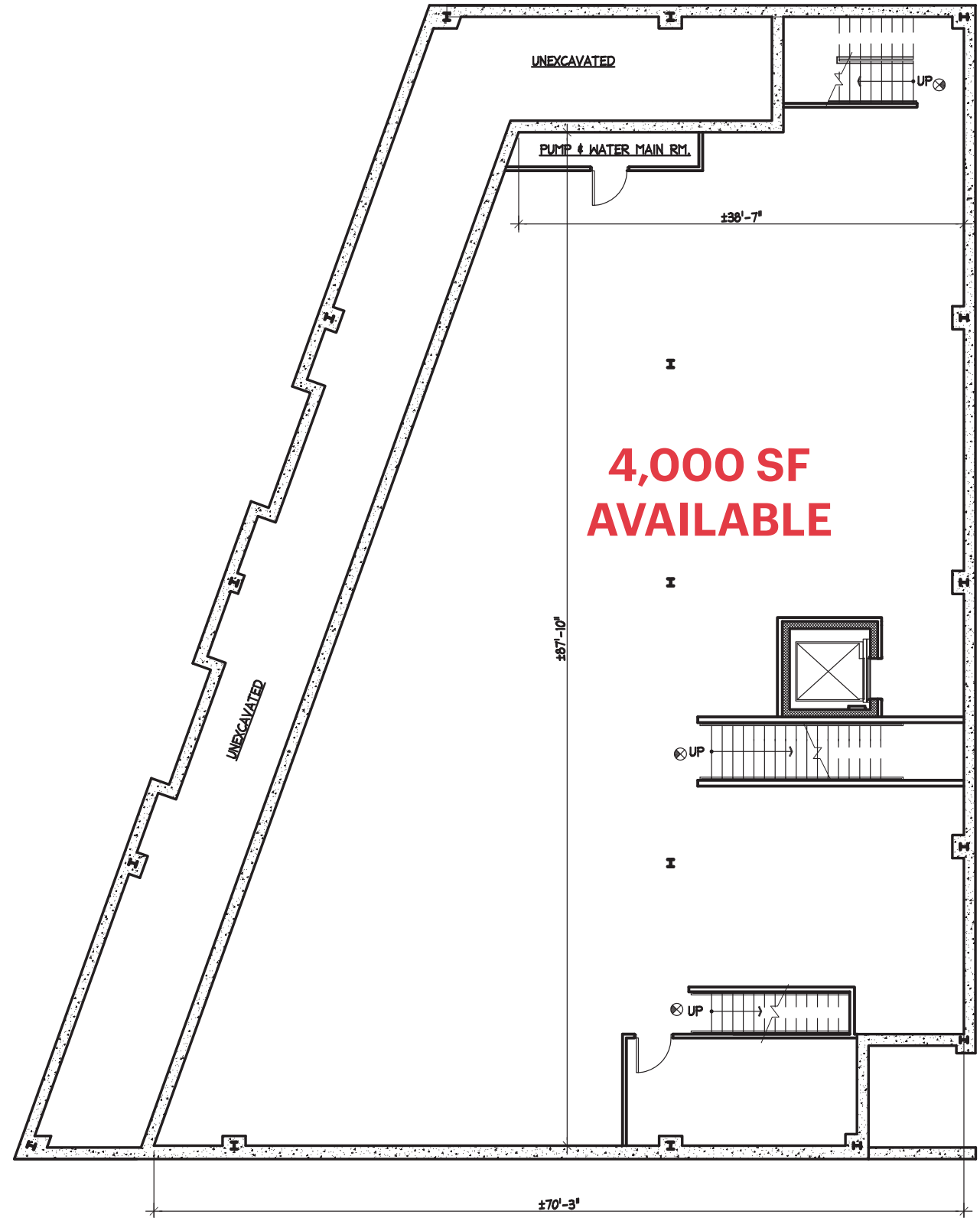


**LOD's: Ground and Lower Level**

**GROUND FLOOR**



**LOWER LEVEL**



# AREA DEMOGRAPHICS



32 GLEN COVE ROAD GREENVALE, NEW YORK

## 1 MILE RADIUS

### POPULATION

6,091

### HOUSEHOLDS

1,813

### AVERAGE HOUSEHOLD INCOME

\$279,504

### MEDIAN HOUSEHOLD INCOME

\$197,960

### COLLEGE GRADUATES (BACHELOR'S +)

3,238 - 76.0%

### TOTAL BUSINESSES

378

### TOTAL EMPLOYEES

3,727

### DAYTIME POPULATION (W/ 16 YR +)

7,022

## 3 MILE RADIUS

### POPULATION

58,220

### HOUSEHOLDS

19,168

### AVERAGE HOUSEHOLD INCOME

\$249,129

### MEDIAN HOUSEHOLD INCOME

\$173,629

### COLLEGE GRADUATES (BACHELOR'S +)

28,725 - 72.0%

### TOTAL BUSINESSES

2,963

### TOTAL EMPLOYEES

34,796

### DAYTIME POPULATION (W/ 16 YR +)

66,074

## 5 MILE RADIUS

### POPULATION

229,252

### HOUSEHOLDS

76,862

### AVERAGE HOUSEHOLD INCOME

\$202,061

### MEDIAN HOUSEHOLD INCOME

\$138,916

### COLLEGE GRADUATES (BACHELOR'S +)

94,714 - 58.0%

### TOTAL BUSINESSES

12,829

### TOTAL EMPLOYEES

141,494

### DAYTIME POPULATION (W/ 16 YR +)

261,935

# AREA DEMOGRAPHICS

