RETAIL REDEVELOPMENT OPPORTUNITY

FRESH MEADOWS, NY

161-09 UNION TURNPIKE

LOT SIZE
10,000 SF

ASKING RENT
Upon Request

TAXES
$29,956

FRONTAGE
150 FT on Union Turnpike / 45 FT on 162nd Street

STATUS OF PREMISES
Vacant Land

NEIGHBORS
AutoZone, Rite-Aid, TD Bank, Santander Bank, St. John's University, NYC Health + Hospitals / Queens

COMMENTS

- Ground Lease or Build To Suit Opportunity
- Multiple Redevelopment Scenarios Including A Freestanding Retail Building With Potential Drive Thru
- High Visibility Along Union Turnpike, With Over 25,000 Cars Per Day

CONTACT EXCLUSIVE AGENT

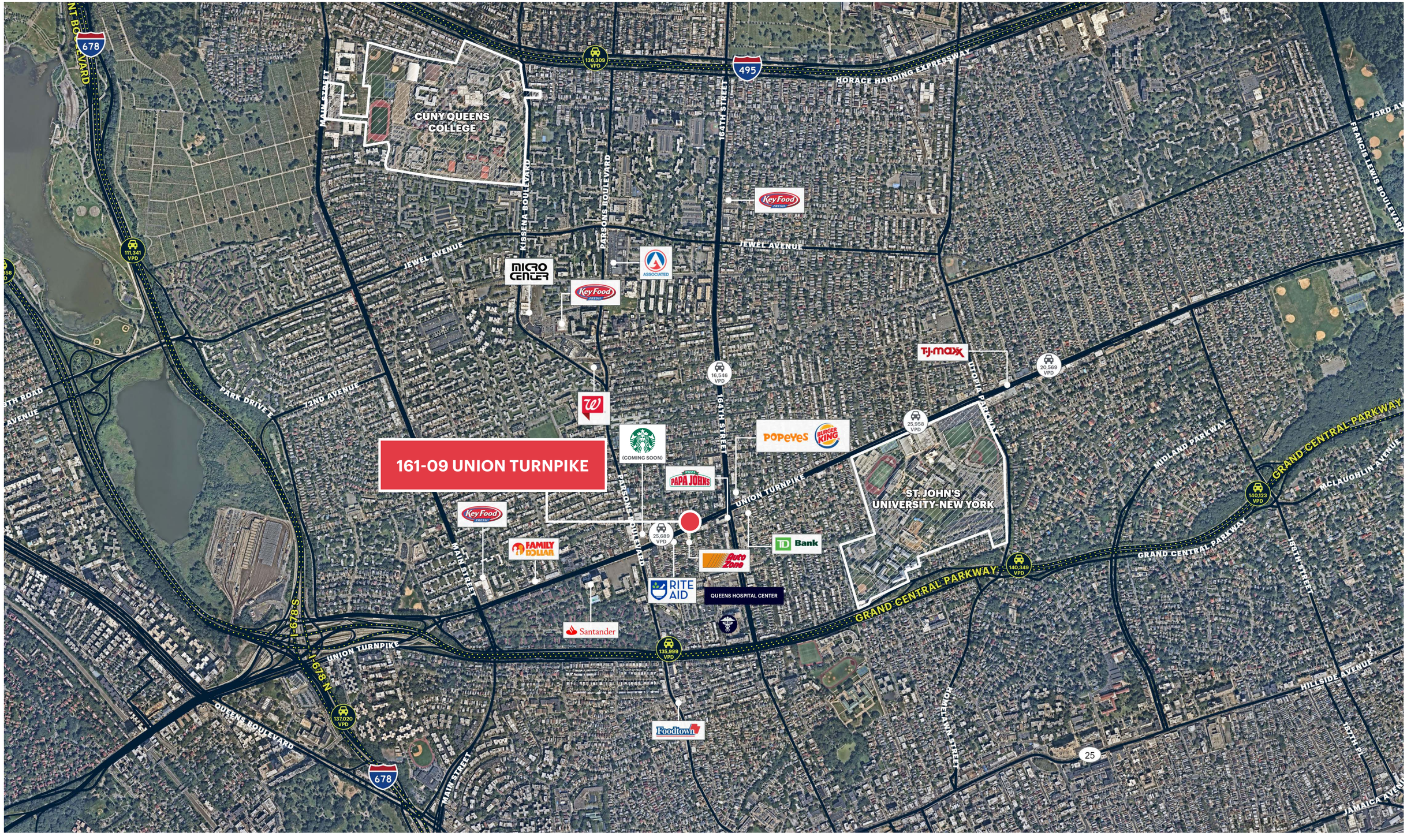
EVAN SCHUCKMAN
eschuckman@ripcony.com
212.750.0667

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



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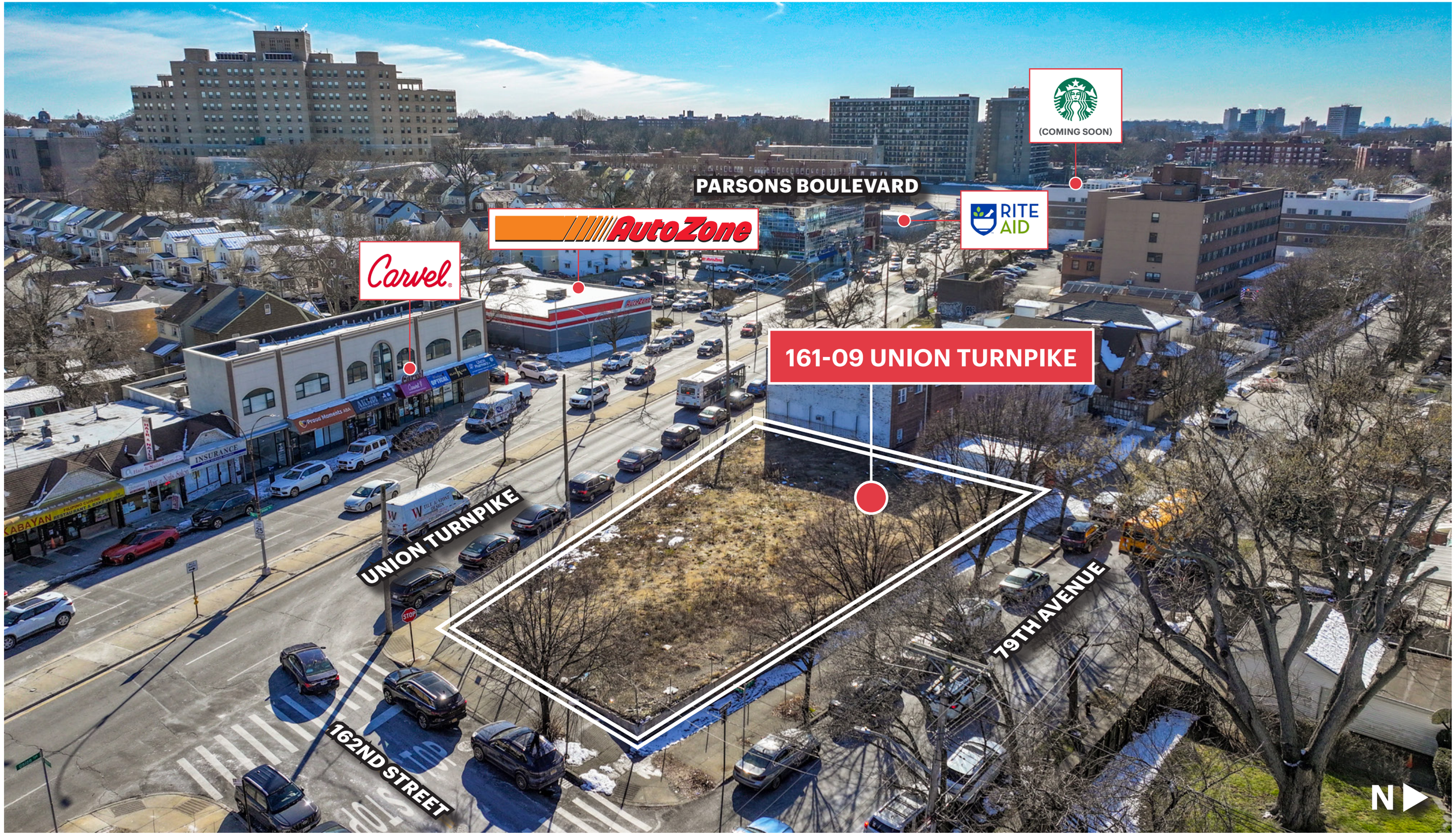

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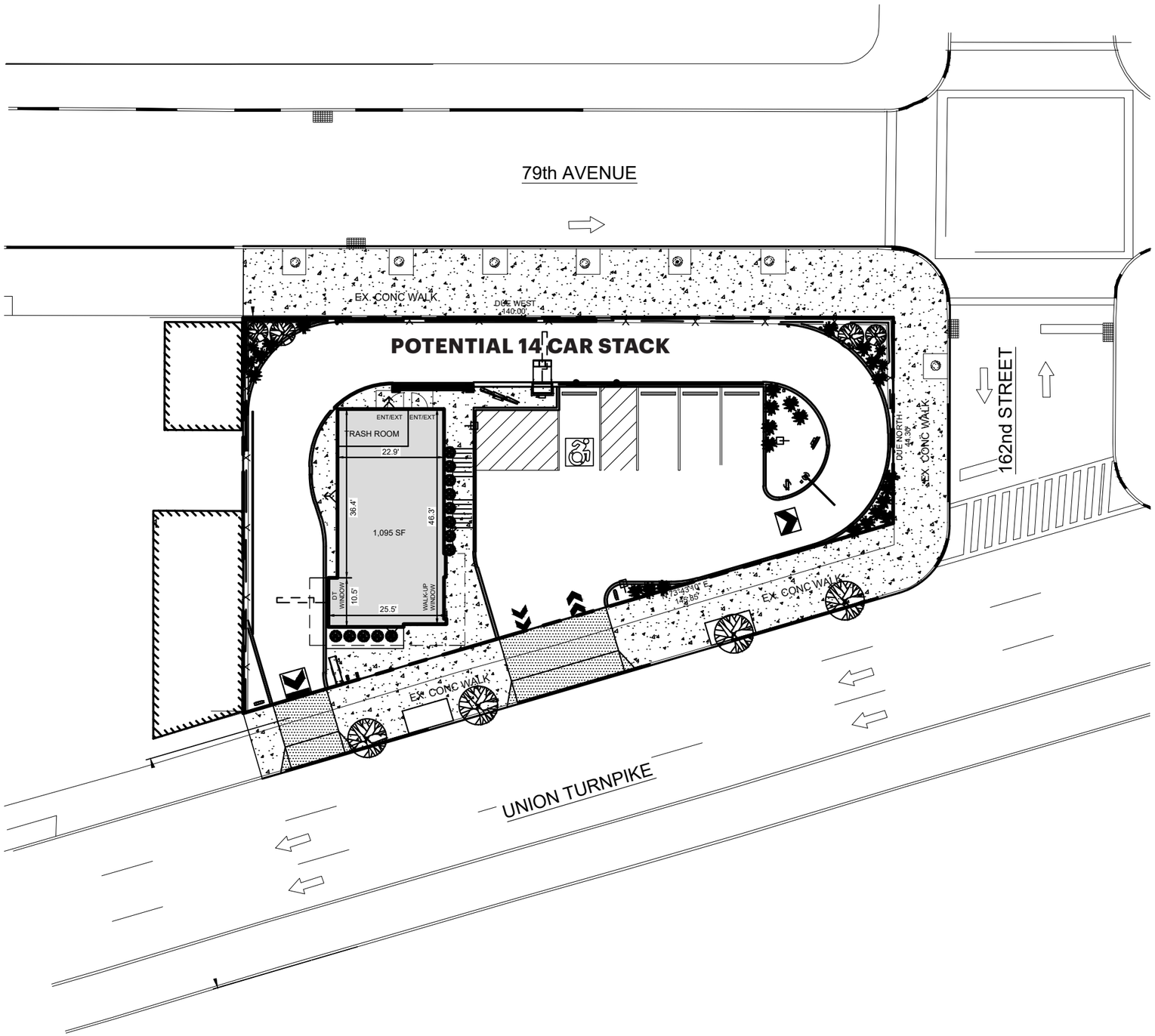
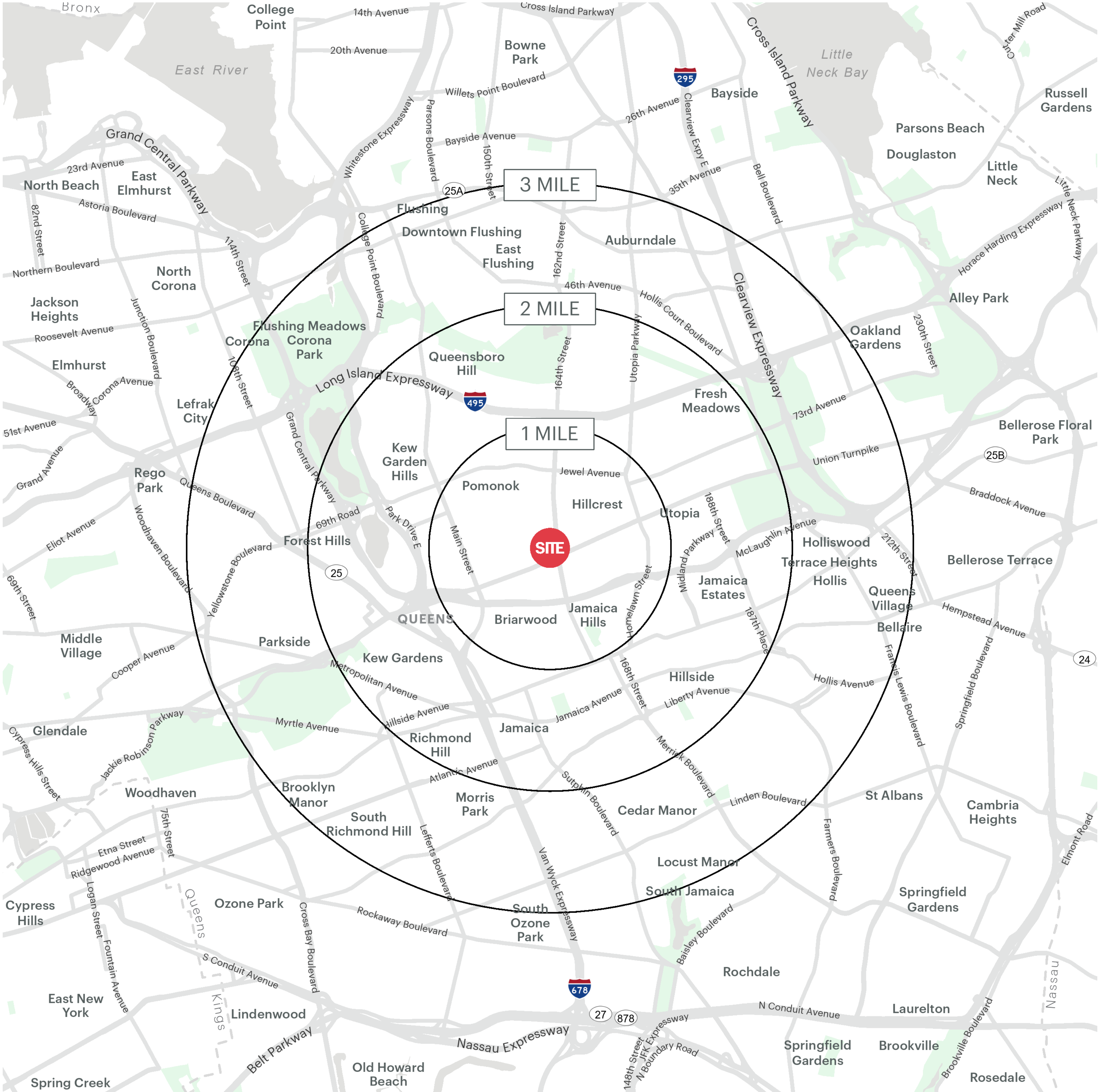
SITE PLAN - PROPOSED DRIVE-THRU



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
91,714

HOUSEHOLDS
32,044

AVERAGE HOUSEHOLD INCOME
$100,807

MEDIAN HOUSEHOLD INCOME
$72,492

COLLEGE GRADUATES (BACHELOR'S +)
27,862 - 30.6%

TOTAL BUSINESSES
1,635

TOTAL EMPLOYEES
25,740

DAYTIME POPULATION (W/ 16 YR +)
77,729

2 MILE RADIUS

POPULATION
312,695

HOUSEHOLDS
109,323

AVERAGE HOUSEHOLD INCOME
$104,649

MEDIAN HOUSEHOLD INCOME
$72,874

COLLEGE GRADUATES (BACHELOR'S +)
93,001 - 29.2%

TOTAL BUSINESSES
7,610

TOTAL EMPLOYEES
112,505

DAYTIME POPULATION (W/ 16 YR +)
285,480

3 MILE RADIUS

POPULATION
770,294

HOUSEHOLDS
270,573

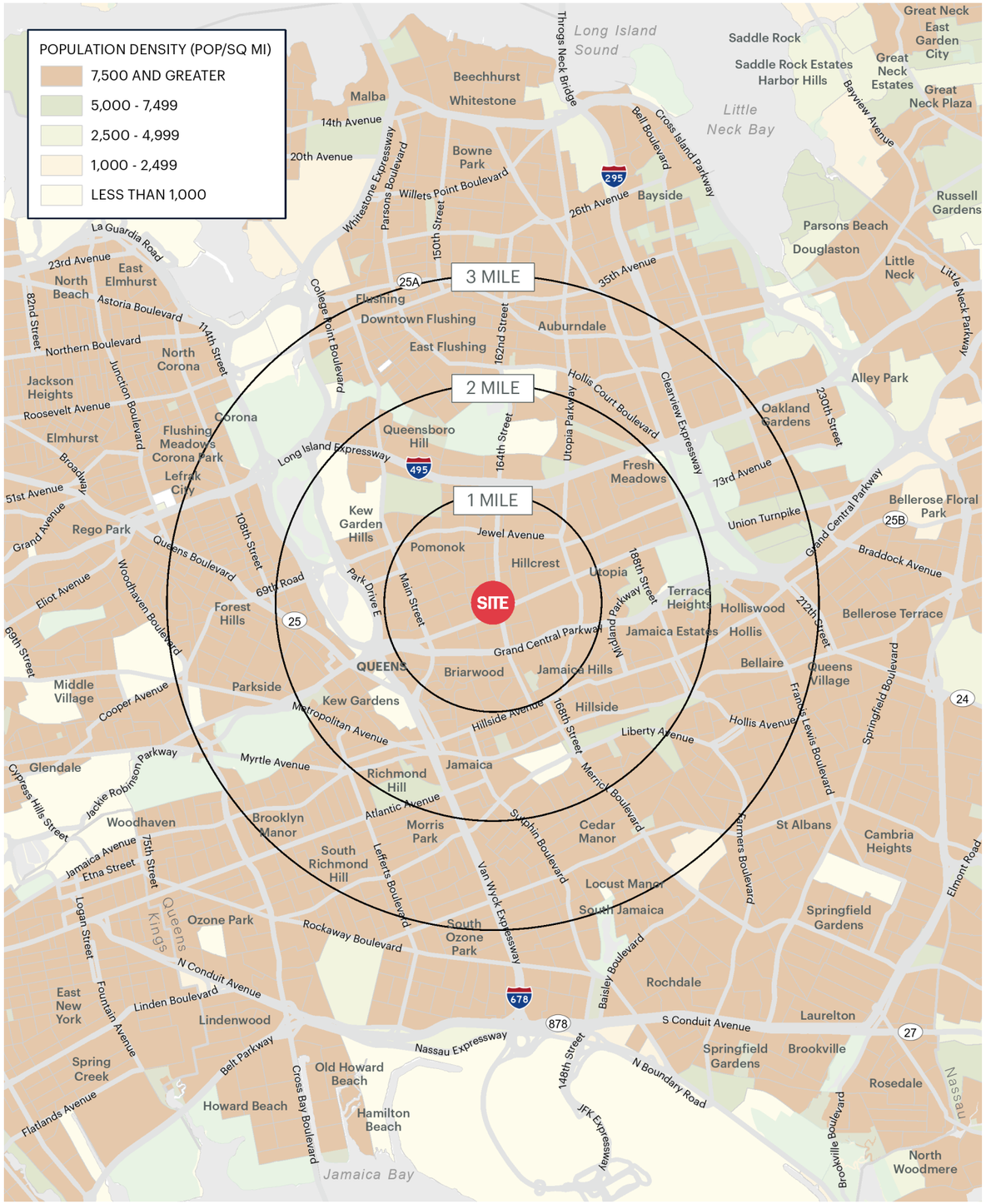
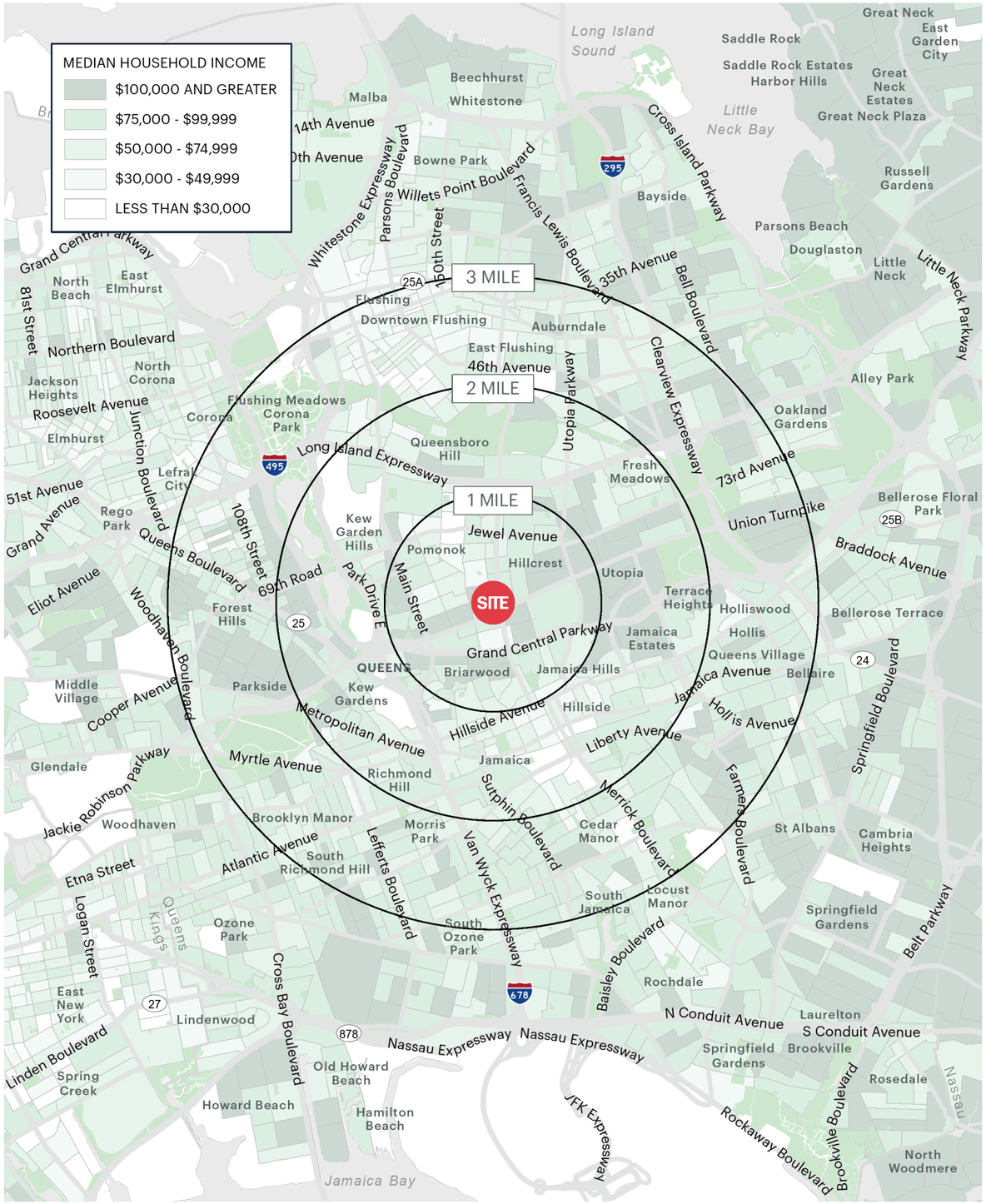
AVERAGE HOUSEHOLD INCOME
$102,658

MEDIAN HOUSEHOLD INCOME
$71,535

COLLEGE GRADUATES (BACHELOR'S +)
211,057 - 26.4%

TOTAL BUSINESSES
18,191

TOTAL EMPLOYEES
218,641

DAYTIME POPULATION (W/ 16 YR +)
642,268

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