



VENTED RESTAURANT SPACE

ELMONT, NY

BROADWAY PLAZA SHOPPING CENTER

1629 DUTCH BROADWAY

SIZE

1,525 SF

ASKING RENT

Upon Request

CO-TENANTS

Sanjha Punjab Supermarket, Gino's Pizzeria, Nail & Spa, Card Store, Bagel Store, Chinese Restaurant, Laundromat, NuCare Pharmacy

NEIGHBORS

Western Beef, Wings 'N Things, CVS, Dollar Tree, Bethpage Federal Credit Union, Benjamin Moore, Carvel, Dunkin'

COMMENTS

- Caribbean Restaurant Space has gas and is vented
- Great visibility and generous frontage on busy Dutch Broadway
- ADA compliant entrance with 2 ADA bathrooms
- Ample Parking
- Over 18,000 vehicles pass this site daily
- Pylon Signage Opportunity

CONTACT EXCLUSIVE AGENTS

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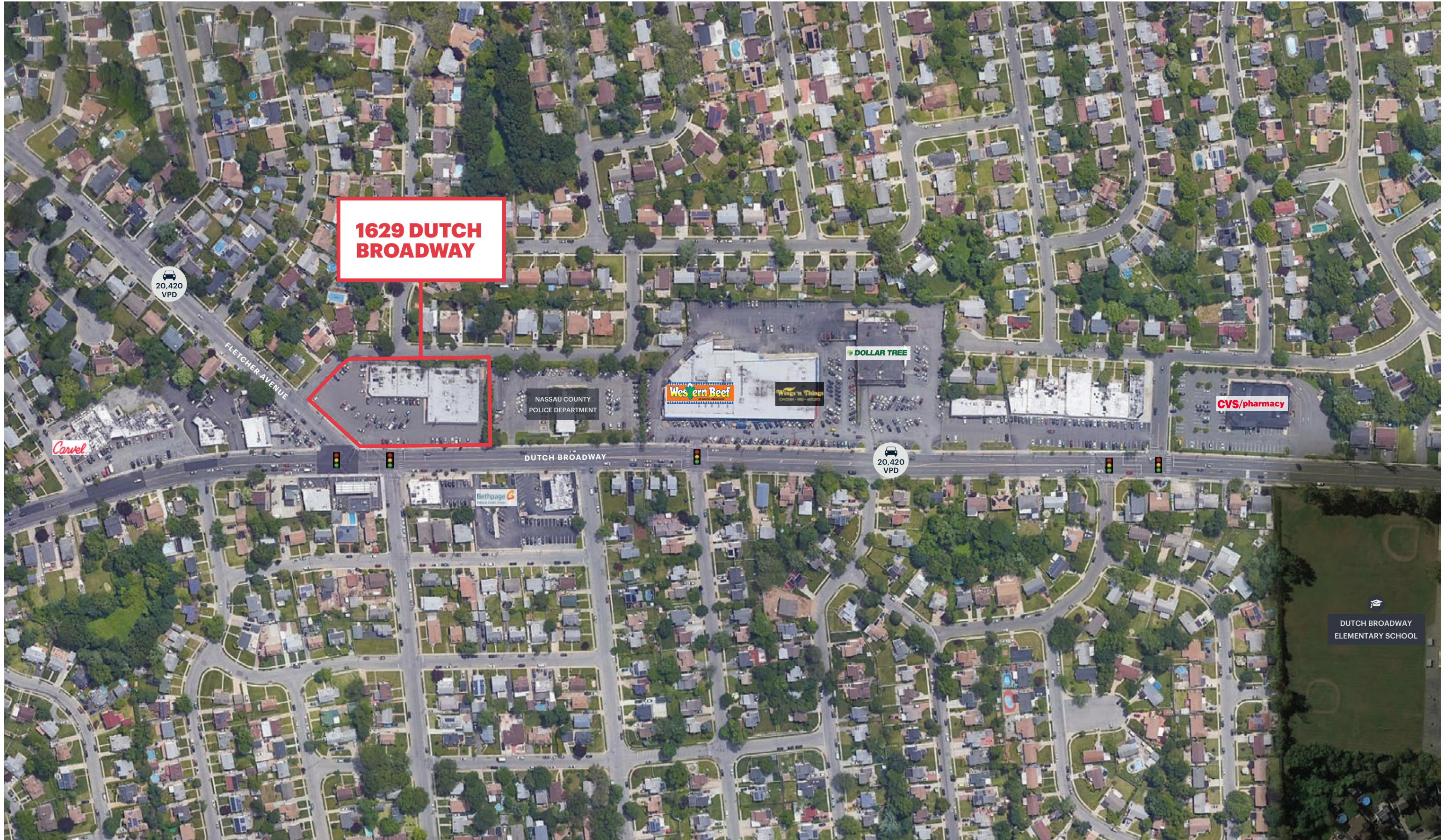
RIPCO
REAL ESTATE

80-02 Kew Gardens Rd
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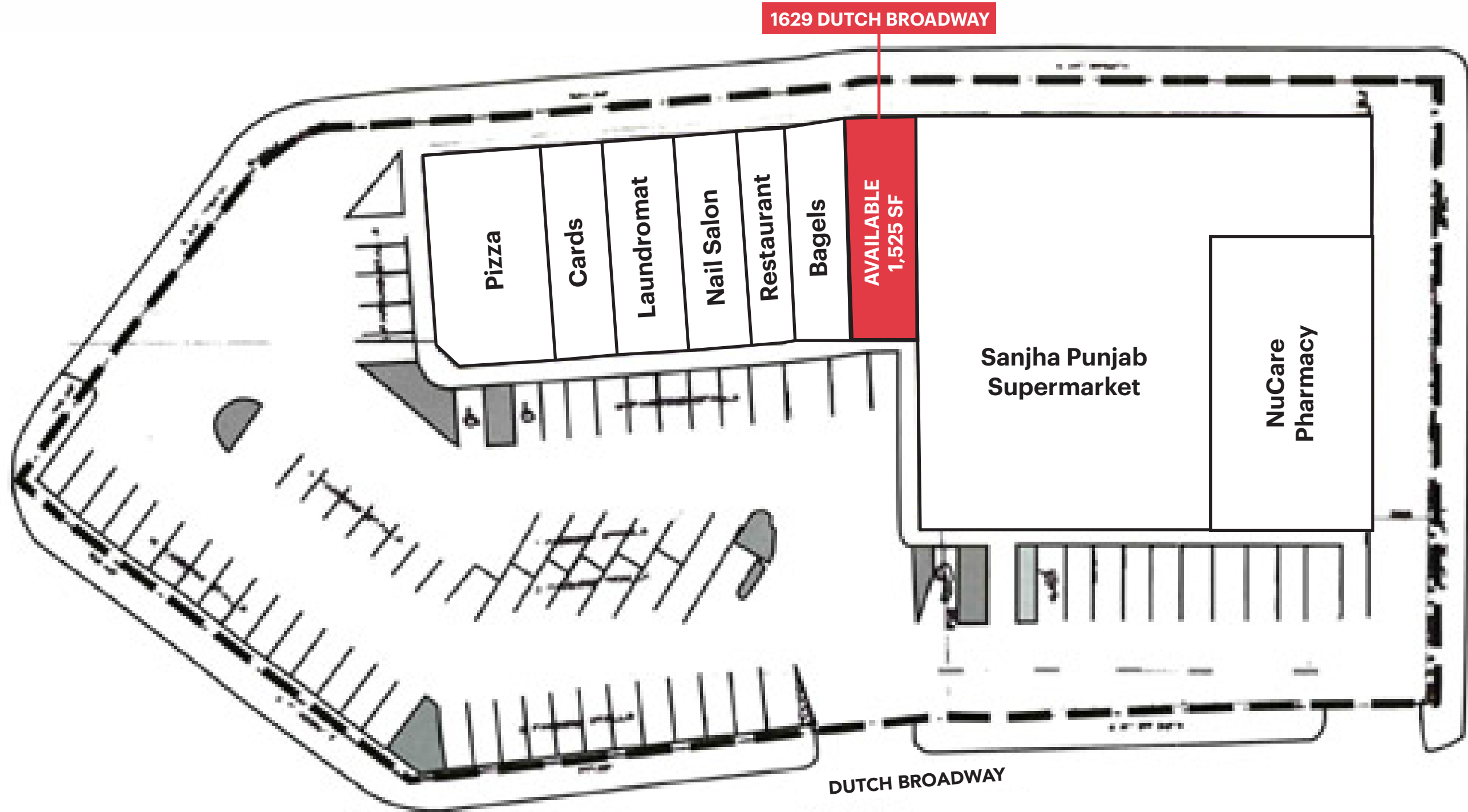
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

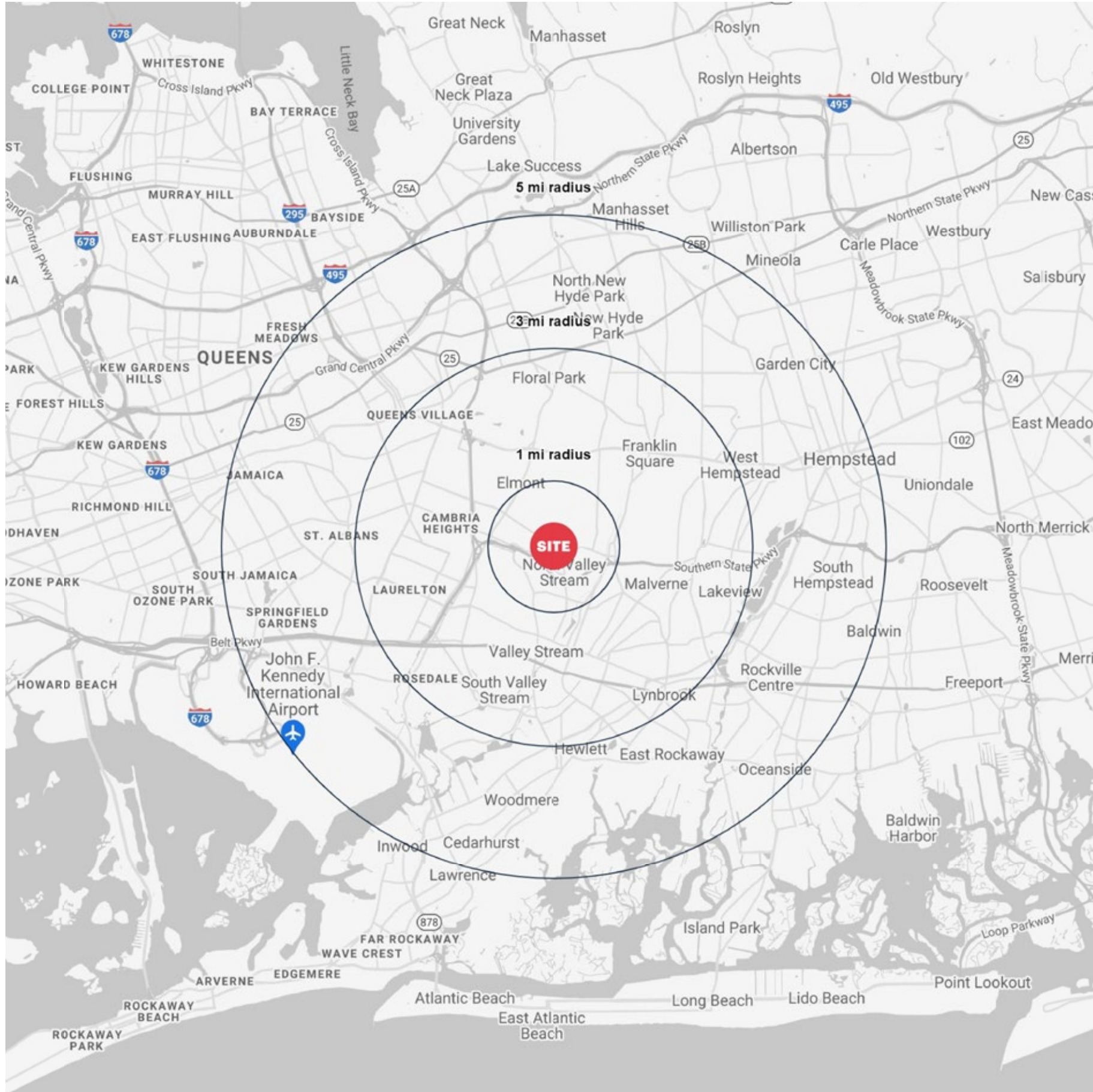
MARKET AERIAL



SITE PLAN



AREA DEMOGRAPHICS



1633 DUTCH BROADWAY ELMONT, NEW YORK

1 MILE RADIUS

POPULATION

31,337

HOUSEHOLDS

9,279

AVERAGE HOUSEHOLD INCOME

\$149,986

MEDIAN HOUSEHOLD INCOME

\$116,725

COLLEGE GRADUATES (BACHELOR'S +)

8,548 - 39.1%

TOTAL BUSINESSES

866

TOTAL EMPLOYEES

7,139

DAYTIME POPULATION (W/ 16 YR +)

16,912

3 MILE RADIUS

POPULATION

331,847

HOUSEHOLDS

104,531

AVERAGE HOUSEHOLD INCOME

\$135,726

MEDIAN HOUSEHOLD INCOME

\$109,291

COLLEGE GRADUATES (BACHELOR'S +)

86,490 - 36.7%

TOTAL BUSINESSES

11,496

TOTAL EMPLOYEES

82,976

DAYTIME POPULATION (W/ 16 YR +)

196,329

5 MILE RADIUS

POPULATION

845,535

HOUSEHOLDS

274,882

AVERAGE HOUSEHOLD INCOME

\$130,112

MEDIAN HOUSEHOLD INCOME

\$101,776

COLLEGE GRADUATES (BACHELOR'S +)

221,806 - 36.9%

TOTAL BUSINESSES

31,563

TOTAL EMPLOYEES

260,760

DAYTIME POPULATION (W/ 16 YR +)

531,623

AREA DEMOGRAPHICS

