



## RESTAURANT SPACE

# ROCKVILLE CENTRE, NY

88 N VILLAGE AVENUE

### SIZE

1,150 SF

### ASKING RENT

Upon Request

### CO-TENANTS

Golden Fortune Chinese, Siam Emerald (Thai), Greek Town

### NEIGHBORS

Kookaburra Coffee Co., Tap Room, Dirty Taco & Tequila, uBreakiFix, Dunkin'

### COMMENTS

Equipped 2nd Generation Restaurant Space

Partial Basement with Walk In Cooler

With Hood and Vent

20-Car On-Site Parking Lot

Steps from Rockville Centre LIRR Station

Fast and Easy Access to Sunrise Highway

## CONTACT EXCLUSIVE AGENTS

### JASON SOBEL

jsobel@ripcony.com

516.933.8880

### JULIANA CHIARELLI

jchiarelli@ripcony.com

516.933.8880

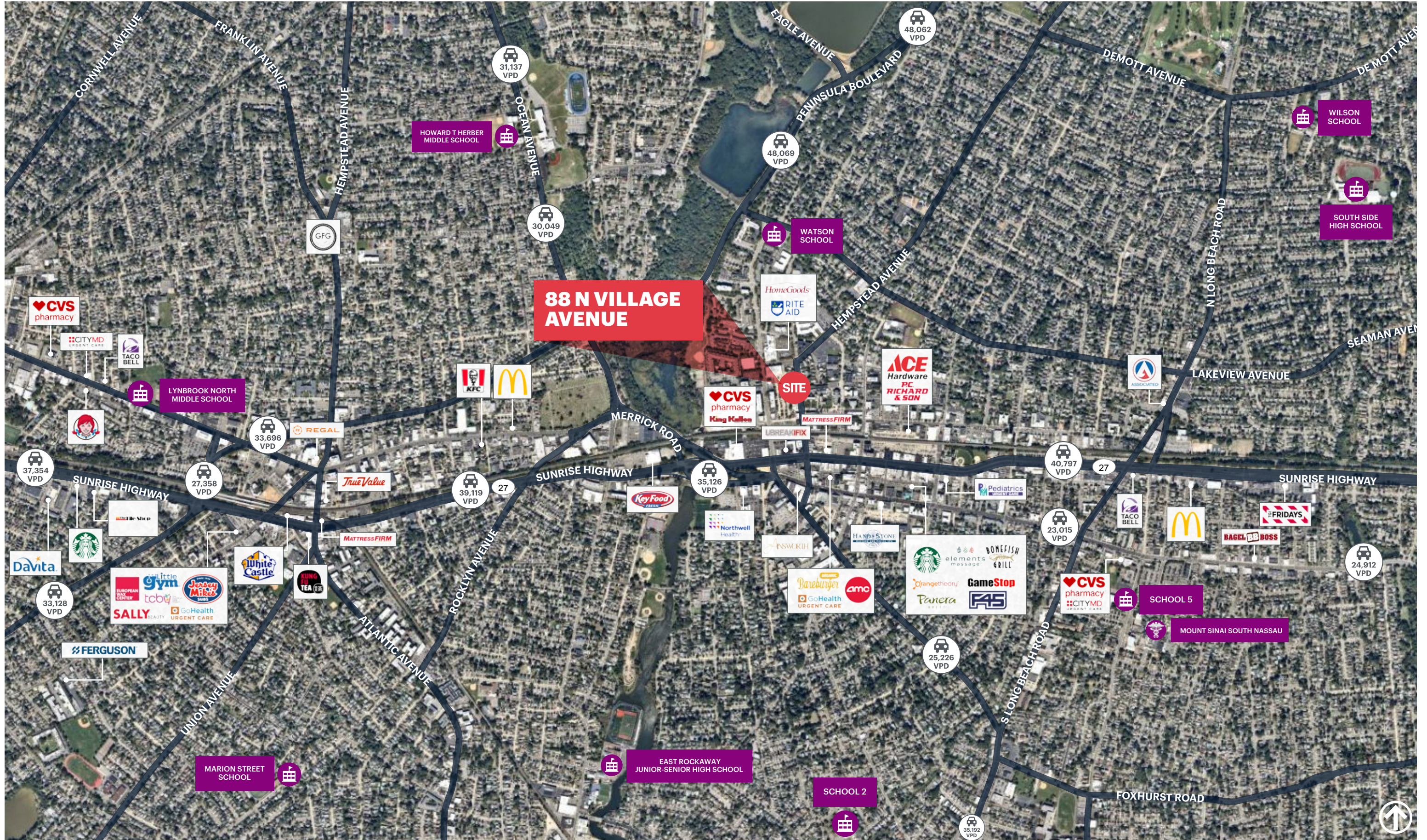
**RIPCO**  
REAL ESTATE

1000 Woodbury Road  
Suite 100  
Woodbury, NY 11797  
516.933.8880

Please visit us at [ripcony.com](https://www.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



**88 N VILLAGE AVENUE**

**SITE**



**88 N VILLAGE AVENUE**

LAW OFFICE

P

ST. AGNES CATHEDRAL

AVALON ROCKVILLE CENTRE  
177 Apartment Units

SITE

10,733  
VPD

ROCKVILLE CENTRE  
FIRE DEPARTMENT

QUEALY PLACE

LAW OFFICE

KOOKABURRA COFFEE CO

DUNKIN'

FRONT STREET

ROCKVILLE CENTRE LIRR TRAIN STATION

TAP ROOM

BW  
Best Western

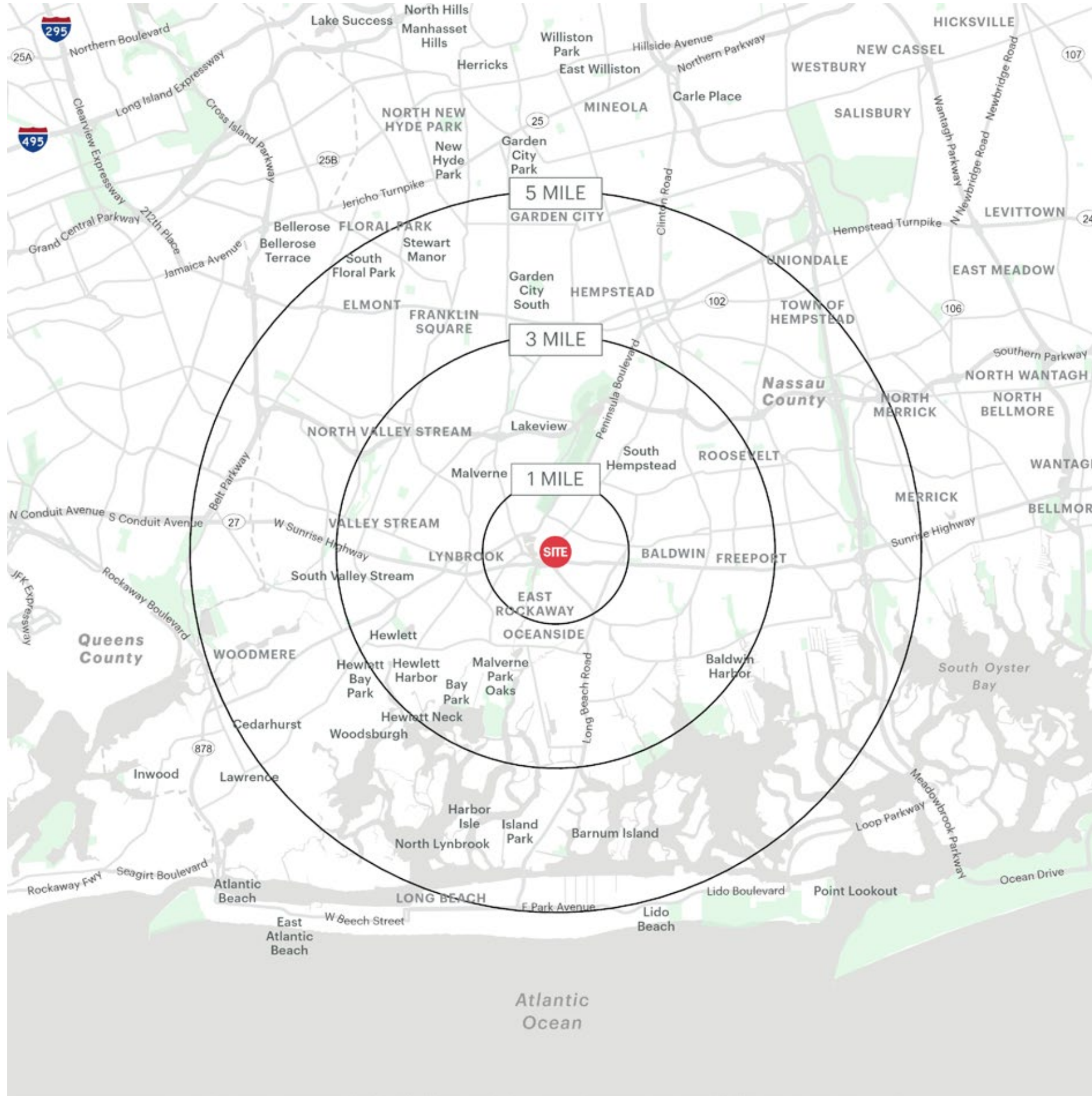
UBREAKIFIX

dirty loco  
TEQUILA

**PHOTOS**



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

25,837

### HOUSEHOLDS

9,775

### AVERAGE HOUSEHOLD INCOME

\$162,994

### MEDIAN HOUSEHOLD INCOME

\$110,684

### COLLEGE GRADUATES (BACHELOR'S +)

10,070 - 54.0%

### TOTAL BUSINESSES

1,527

### TOTAL EMPLOYEES

12,497

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

25,556

## 3 MILE RADIUS

### POPULATION

213,472

### HOUSEHOLDS

71,677

### AVERAGE HOUSEHOLD INCOME

\$168,794

### MEDIAN HOUSEHOLD INCOME

\$125,980

### COLLEGE GRADUATES (BACHELOR'S +)

75,186 - 48.0%

### TOTAL BUSINESSES

7,869

### TOTAL EMPLOYEES

71,317

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

174,019

## 5 MILE RADIUS

### POPULATION

584,879

### HOUSEHOLDS

182,033

### AVERAGE HOUSEHOLD INCOME

\$156,911

### MEDIAN HOUSEHOLD INCOME

\$114,754

### COLLEGE GRADUATES (BACHELOR'S +)

175,745 - 43.0%

### TOTAL BUSINESSES

19,250

### TOTAL EMPLOYEES

175,597

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

466,936

# AREA DEMOGRAPHICS

