



## RETAIL SPACE

# MALVERNE, NY

344 HEMPSTEAD AVENUE

### SIZE

2,000 SF - Former Restaurant with Venting  
1,700 SF

### ASKING RENT

Upon Request

### NEIGHBORS

USPS, Malverne Cinema & Art Center, Webster Bank, Allstate Insurance, Fitness 19, Joyce Brothers Funeral Home

### COMMENTS

Former Restaurant Space with Hood/Venting

Adjacent Ample Municipal Parking Lot

Steps from Malverne LIRR Station

## CONTACT EXCLUSIVE AGENTS

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REAL ESTATE

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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.

**PHOTO**



**RESTAURANT  
OPPORTUNITY  
2,000 SF**

**± 30 FT**

**1,700 SF**

**± 17 FT**

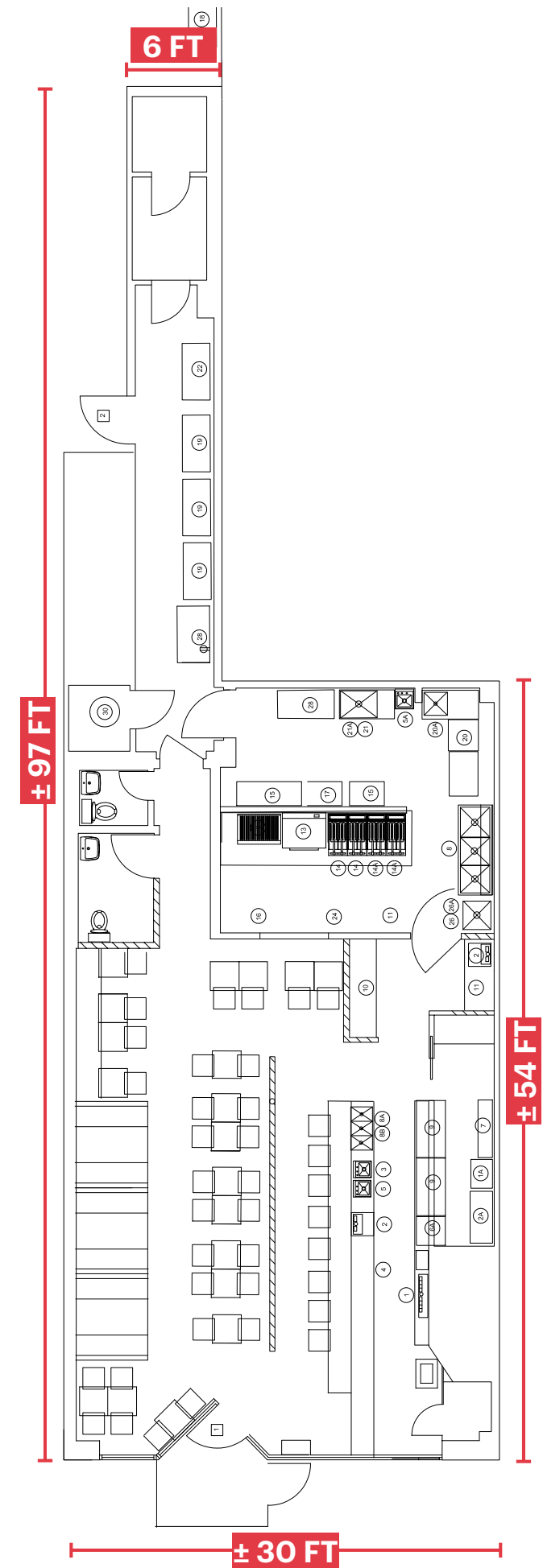
**COMING SOON**

**PROFESSIONAL**

**AERIAL**

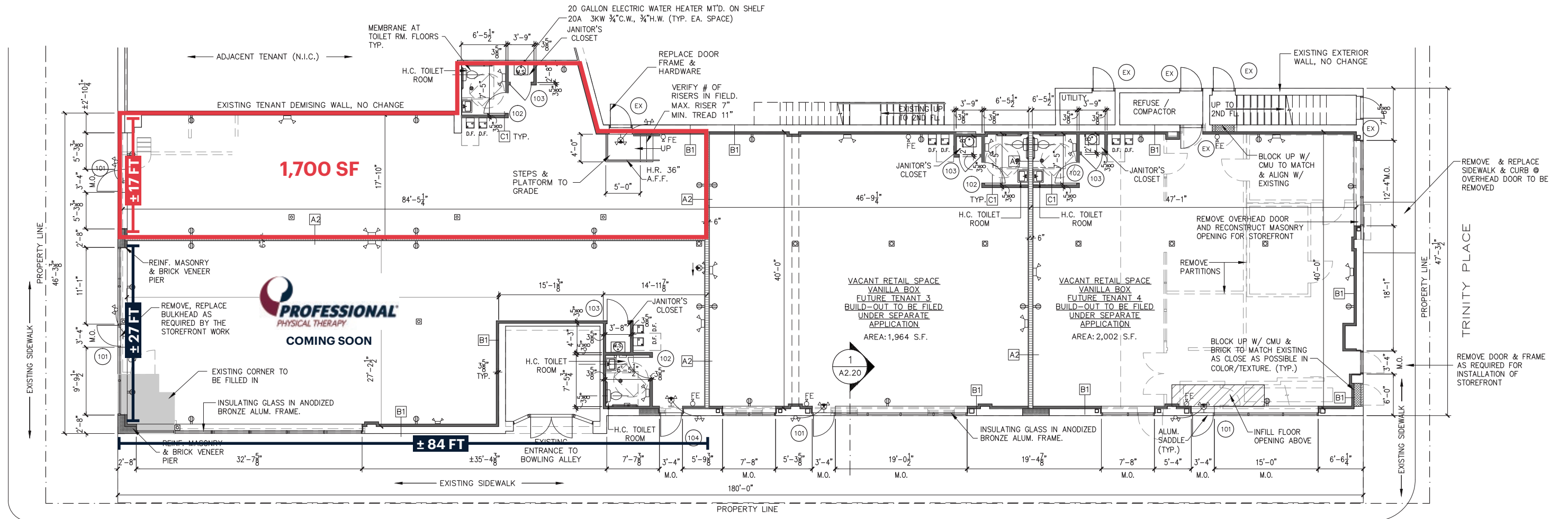


# FLOOR PLANS: 2,000 SF FORMER RESTAURANT



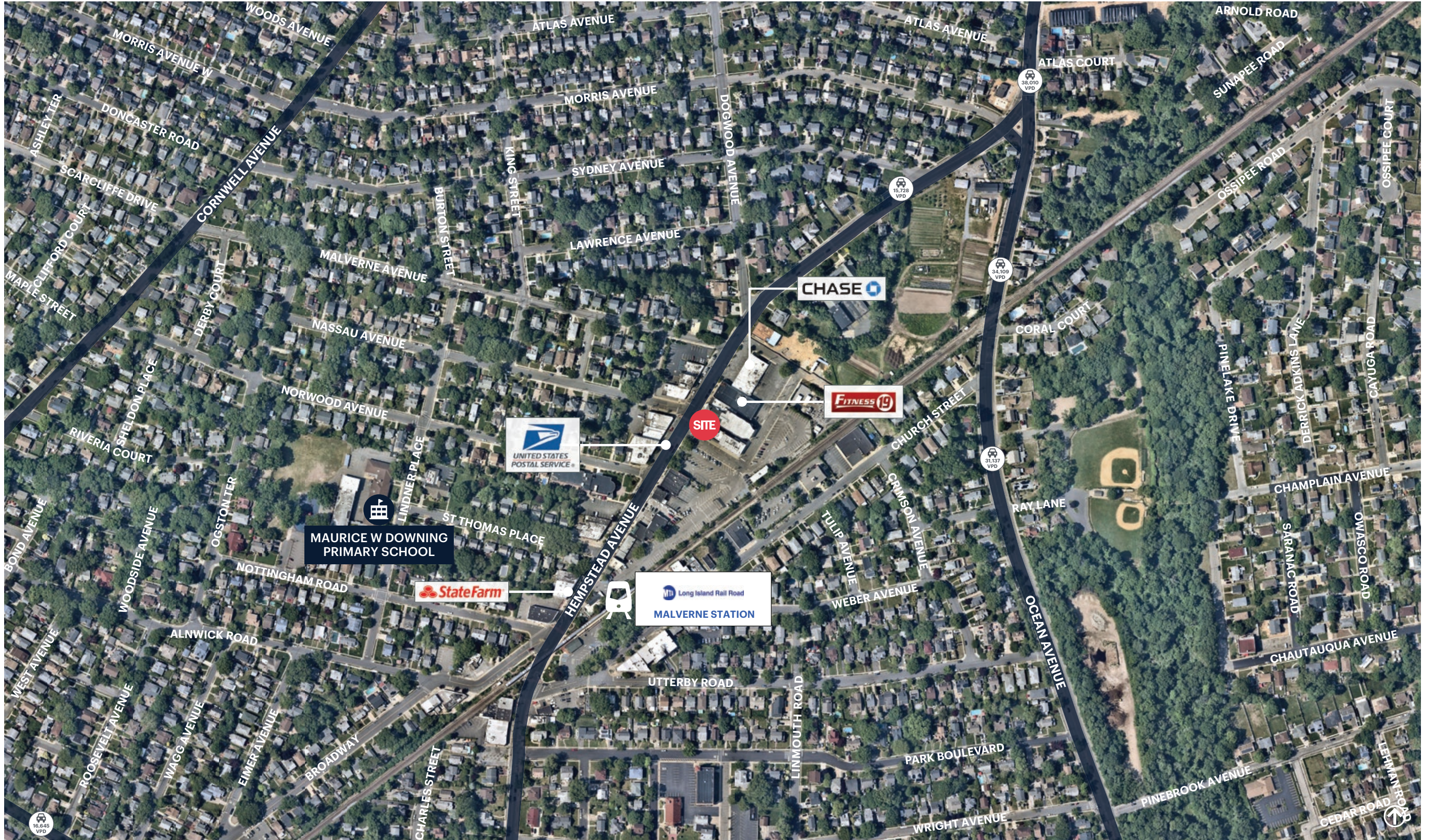
# FLOOR PLANS: 1,700 SF AND 2,200 SF

HEMPSTEAD AVENUE

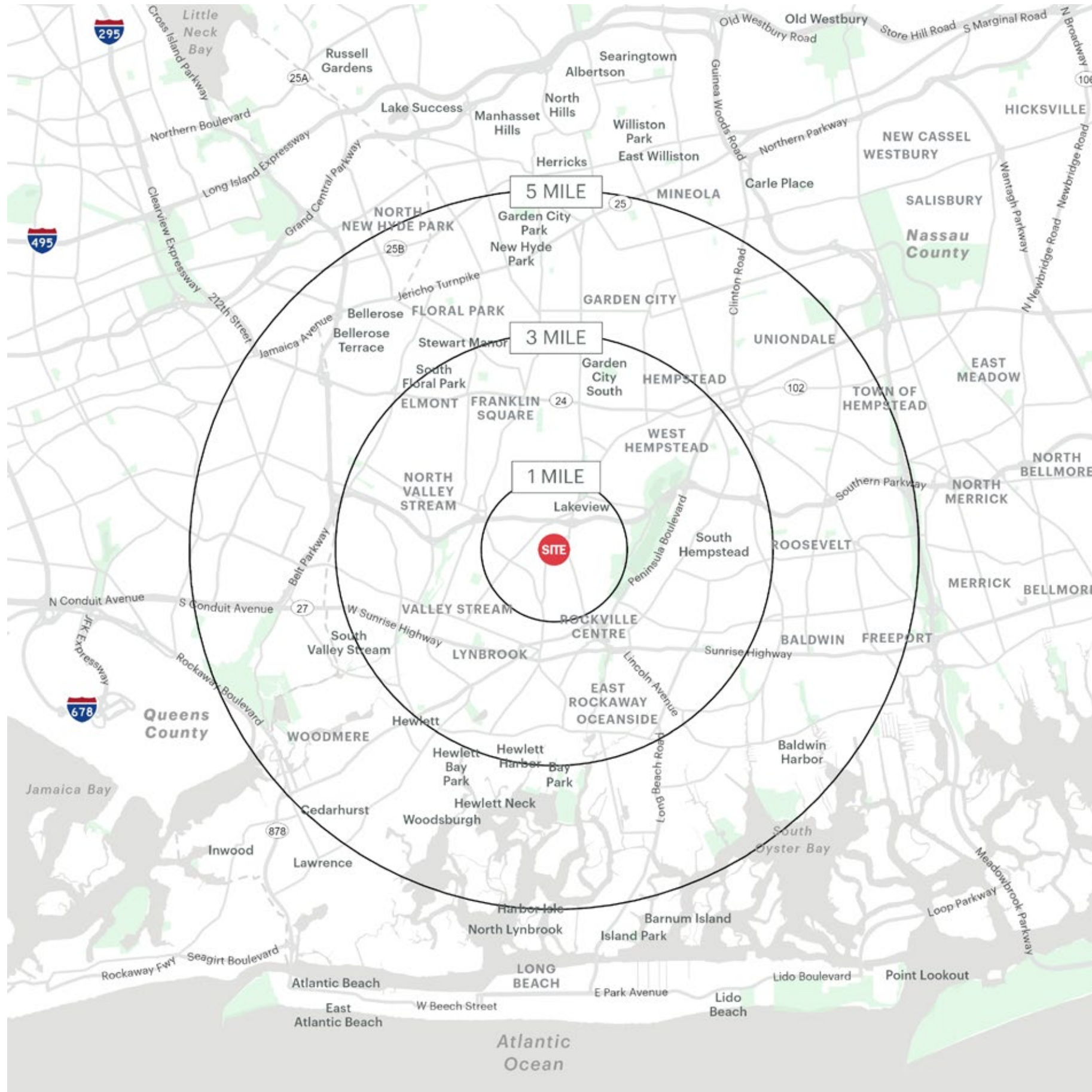


FRANCIS STREET

# MARKET AERIAL



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
26,281

**HOUSEHOLDS**  
8,452

**AVERAGE HOUSEHOLD INCOME**  
\$180,864

**MEDIAN HOUSEHOLD INCOME**  
\$142,649

**COLLEGE GRADUATES (BACHELOR'S +)**  
9,502 - 49.0%

**TOTAL BUSINESSES**  
549

**TOTAL EMPLOYEES**  
5,121

**DAYTIME POPULATION (W/ 16 YR +)**  
17,302

## 3 MILE RADIUS

**POPULATION**  
253,752

**HOUSEHOLDS**  
82,603

**AVERAGE HOUSEHOLD INCOME**  
\$160,981

**MEDIAN HOUSEHOLD INCOME**  
\$119,721

**COLLEGE GRADUATES (BACHELOR'S +)**  
84,473 - 46.0%

**TOTAL BUSINESSES**  
9,104

**TOTAL EMPLOYEES**  
82,390

**DAYTIME POPULATION (W/ 16 YR +)**  
205,514

## 5 MILE RADIUS

**POPULATION**  
730,931

**HOUSEHOLDS**  
228,350

**AVERAGE HOUSEHOLD INCOME**  
\$152,055

**MEDIAN HOUSEHOLD INCOME**  
\$111,562

**COLLEGE GRADUATES (BACHELOR'S +)**  
215,288 - 41.0%

**TOTAL BUSINESSES**  
24,285

**TOTAL EMPLOYEES**  
234,483

**DAYTIME POPULATION (W/ 16 YR +)**  
601,901

# AREA DEMOGRAPHICS

