



2ND GENERATION RESTAURANT LINDENHURST, NY

330 W. MONTAUK HIGHWAY

SIZE

5,000 SF

Free Standing 2nd Generation Restaurant

ASKING RENT

Upon Request

NEIGHBORS

Great South Bay Shopping Center: Marshalls, DSW, Old Navy, LA Fitness, Burlington, Aldi, Ulta, Five Below, Ann Taylor Loft, Bath & Body Works, Carters, Skechers, Fox's, Joann, Vitamin Shoppe, Visionworks, European Wax Center, T-Mobile, Phenix Salon Suites, Subway, Panera Bread, Chick-fil-A (coming soon) and many others...

Petco, IHop, 7-Eleven, Popeye's, First National Bank of Long Island, Advance Auto Parts, Autozone, Hurricane Grill & Wings, Taco Bell, McDonald's, Wing Stop, Stop & Shop, Planet Fitness, Petsmart, Starbucks, Ace Hardware, Chase Bank

COMMENTS

Fully equipped 2nd Generation Restaurant

Approved for 180 Seats

64 Parking Spaces

Multiple Curb Cuts

Traffic Light Access

Newly Renovated Grease Trap

CONTACT EXCLUSIVE AGENTS

DANIEL GLAZER

dglazer@ripcony.com

516.933.8880

TOM RETTALIATA

trettaliata@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 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



330 W. MONTAUK HIGHWAY

SITE

GREAT SOUTH BAY
Marshalls OLD NAVY LOFT ULTA
T Mobile JOANN Party City DSW
OshKosh B'gosh SKECHERS FIVE BEL'W Bath Body Works
Panera THE VITAMIN SHOPPE EUROPEAN SOLE CENTER TD Bank DavisVision

AERIAL



SITE PLAN



PHOTOS



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
21,250
HOUSEHOLDS
7,476
AVERAGE HOUSEHOLD INCOME
\$141,368
MEDIAN HOUSEHOLD INCOME
\$111,655

COLLEGE GRADUATES (BACHELOR'S +)
4,885 - 31.0%
TOTAL BUSINESSES
698
TOTAL EMPLOYEES
4,313
DAYTIME POPULATION (W/ 16 YR +)
15,155

3 MILE RADIUS

POPULATION
113,680
HOUSEHOLDS
39,152
AVERAGE HOUSEHOLD INCOME
\$144,152
MEDIAN HOUSEHOLD INCOME
\$111,530

COLLEGE GRADUATES (BACHELOR'S +)
27,729 - 33.0%
TOTAL BUSINESSES
3,916
TOTAL EMPLOYEES
35,914
DAYTIME POPULATION (W/ 16 YR +)
91,207

5 MILE RADIUS

POPULATION
237,796
HOUSEHOLDS
79,657
AVERAGE HOUSEHOLD INCOME
\$162,835
MEDIAN HOUSEHOLD INCOME
\$123,006

COLLEGE GRADUATES (BACHELOR'S +)
65,386 - 37.0%
TOTAL BUSINESSES
8,542
TOTAL EMPLOYEES
81,834
DAYTIME POPULATION (W/ 16 YR +)
197,536

AREA DEMOGRAPHICS

