



2ND GENERATION RESTAURANT

OAKDALE, NY

1272 - 1280 MONTAUK HIGHWAY

SIZE

1,750 SF

ASKING RENT

Upon Request

FRONTAGE

30 FT

CO-TENANTS

Kelly New Nails & Spa, Oz the Salon

NEIGHBORS

Dunkin', 7-Eleven, Ichiban Sushi, Mannino's Restaurant, Roseland School of Dance

COMMENTS

2nd Generation Restaurant Space

Located across the street from the Oakdale LIRR Station

1/4 mile from Oakdale Bohemia Middle School

Ample front parking lot

CONTACT EXCLUSIVE AGENTS

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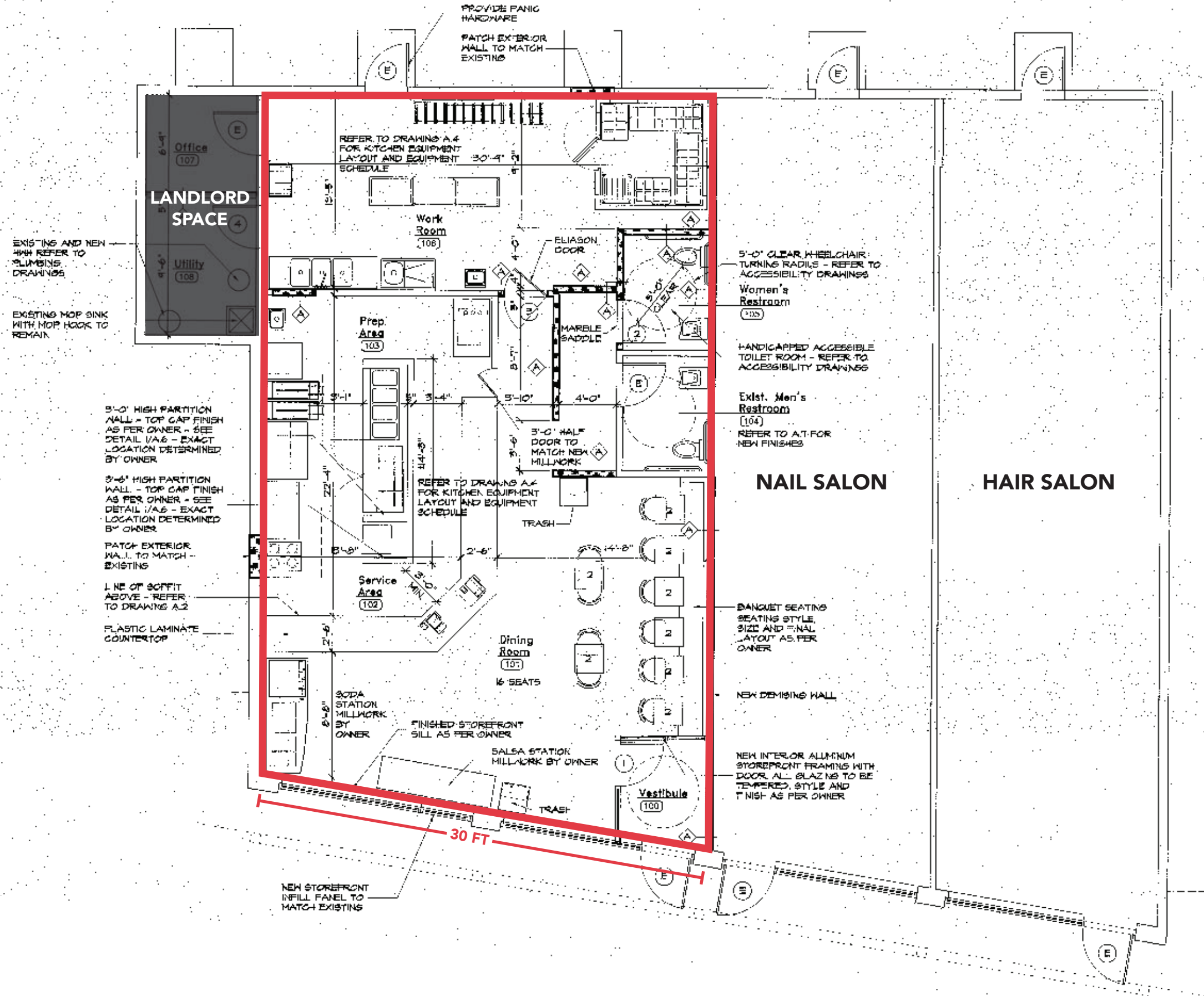
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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

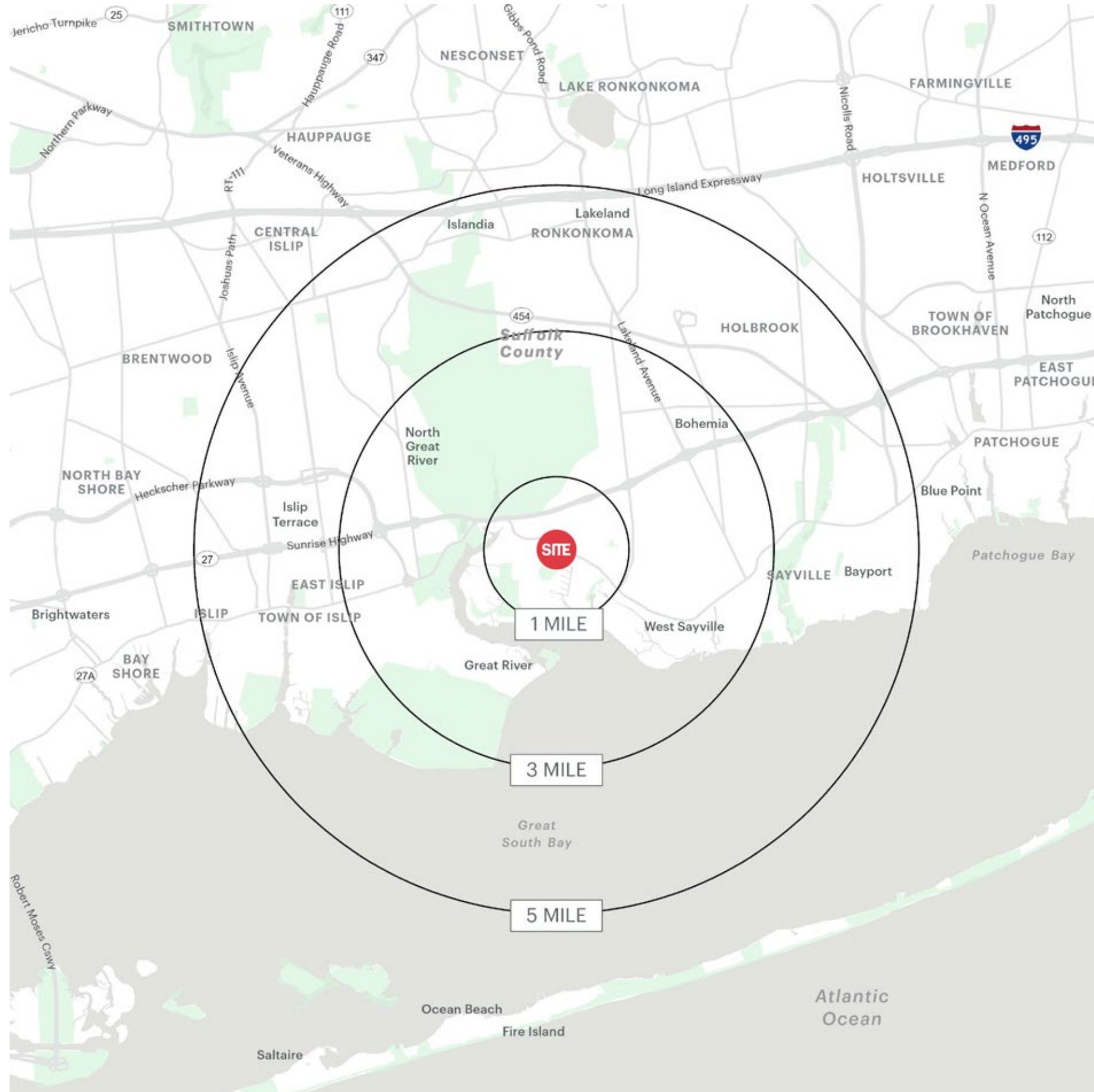
SITE PLAN - 1,750 SF - SECOND GENERATION RESTAURANT SPACE



INTERIOR PHOTOS



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

6,323

HOUSEHOLDS

2,780

AVERAGE HOUSEHOLD INCOME

\$152,855

MEDIAN HOUSEHOLD INCOME

\$119,762

COLLEGE GRADUATES (BACHELOR'S +)

48.30%

TOTAL BUSINESSES

257

TOTAL EMPLOYEES

2,639

DAYTIME POPULATION (W/ 16 YR +)

5,658

3 MILE RADIUS

POPULATION

49,170

HOUSEHOLDS

18,380

AVERAGE HOUSEHOLD INCOME

\$162,610

MEDIAN HOUSEHOLD INCOME

\$137,622

COLLEGE GRADUATES (BACHELOR'S +)

45.95%

TOTAL BUSINESSES

2,338

TOTAL EMPLOYEES

21,088

DAYTIME POPULATION (W/ 16 YR +)

44,665

5 MILE RADIUS

POPULATION

147,668

HOUSEHOLDS

50,609

AVERAGE HOUSEHOLD INCOME

\$156,287

MEDIAN HOUSEHOLD INCOME

\$131,383

COLLEGE GRADUATES (BACHELOR'S +)

38.66%

TOTAL BUSINESSES

7,178

TOTAL EMPLOYEES

64,890

DAYTIME POPULATION (W/ 16 YR +)

135,984

AREA DEMOGRAPHICS

