



RETAIL/MEDICAL SPACE

ELMONT, NY

24111 LINDEN BOULEVARD

SIZE

Ground Floor 8,250 SF Divisible (75' x 110')
+ full basement

FRONTAGE

75 FT on Linden Boulevard

CEILING HEIGHTS

15 FT - Ground floor
8 FT - Basement

ASKING RENT

Upon Request

CO-TENANTS

Subway, Hush Restaurant & Lounge, NuSpecies Natural Health Center, Alzaem Convenience Store, Buff Patty Jamaican Restaurant, Tudor Wine & Liquor

NEIGHBORS

Extra Space Storage, Holy Cow Halal, P.C. Richard & Son, Chase Bank, Popeyes Louisiana Kitchen, Dunkin', Walgreens, Dollar Tree, CVS Pharmacy, Bethpage Federal Credit Union, Little Caesars Pizza

COMMENTS

Former supermarket - all uses considered

65 parking spots on site and adjacent to the space

Strong retail corridor with heavy foot and car traffic on both sides of the street

Over 34,000 cars pass the property per day

Loading dock in the rear of the building

Close to Southern State & Cross Island Parkways

Multiple local bus stops right in front of the property

CONTACT EXCLUSIVE AGENTS

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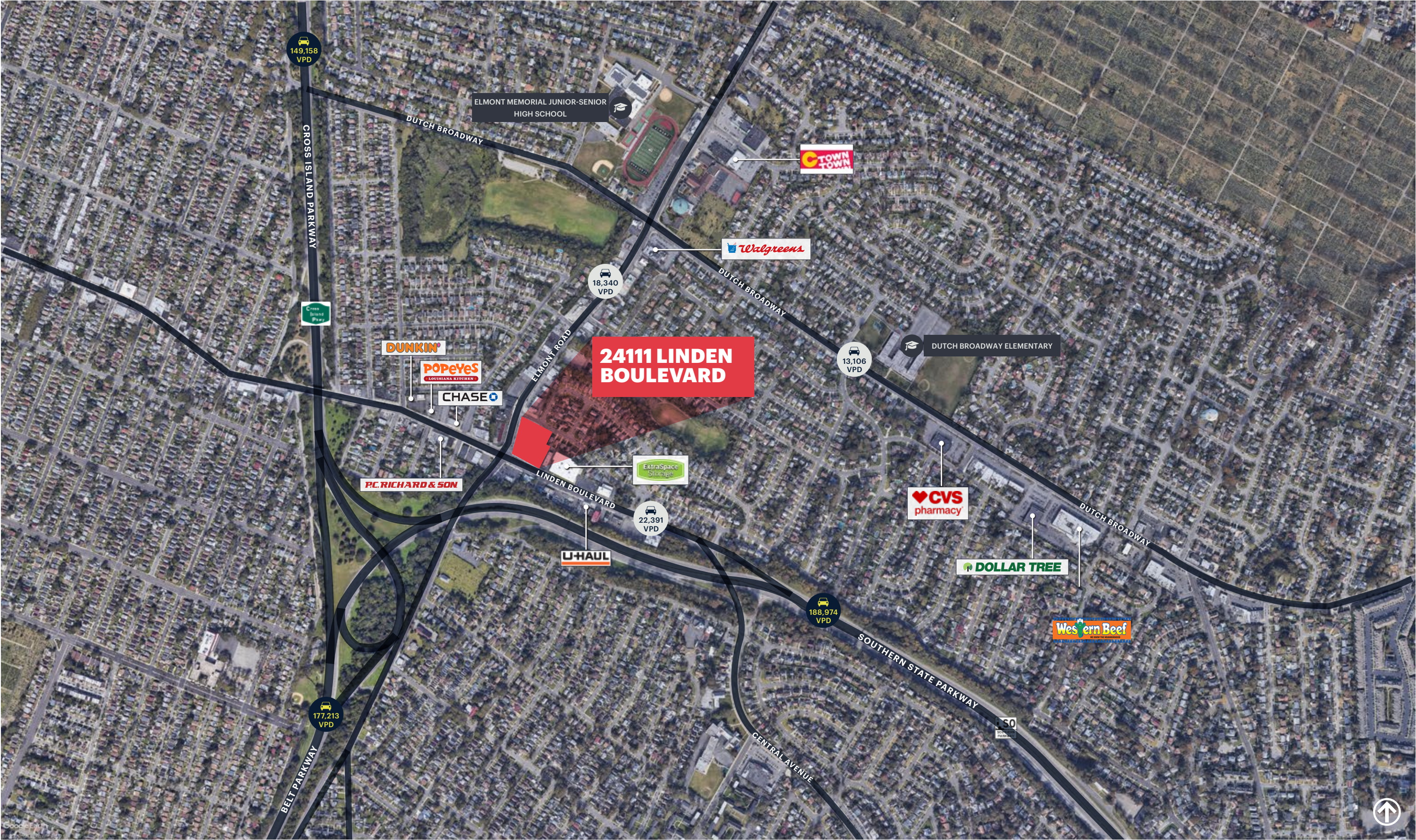
RIPCO
REAL ESTATE

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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.

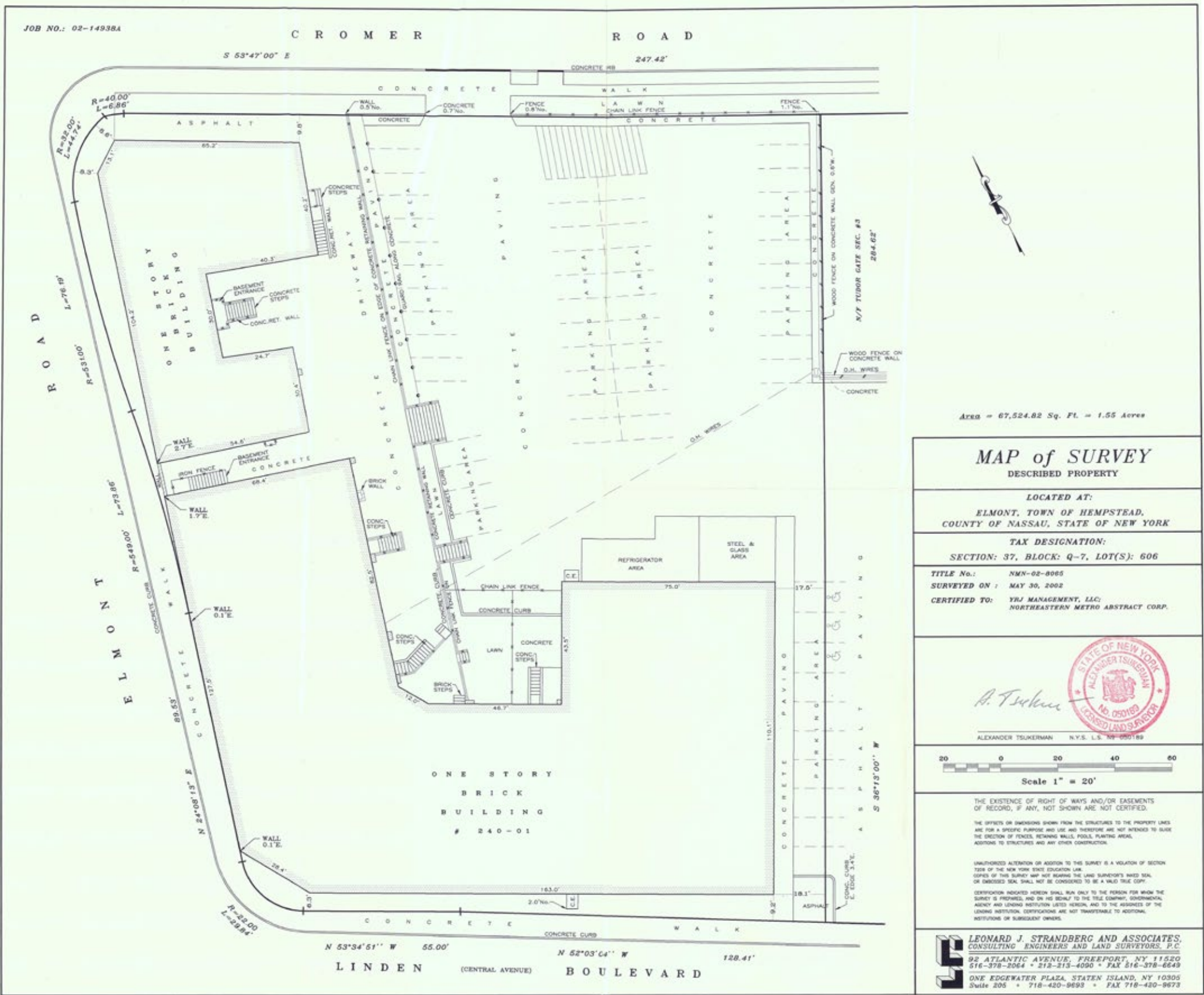
MARKET AERIAL



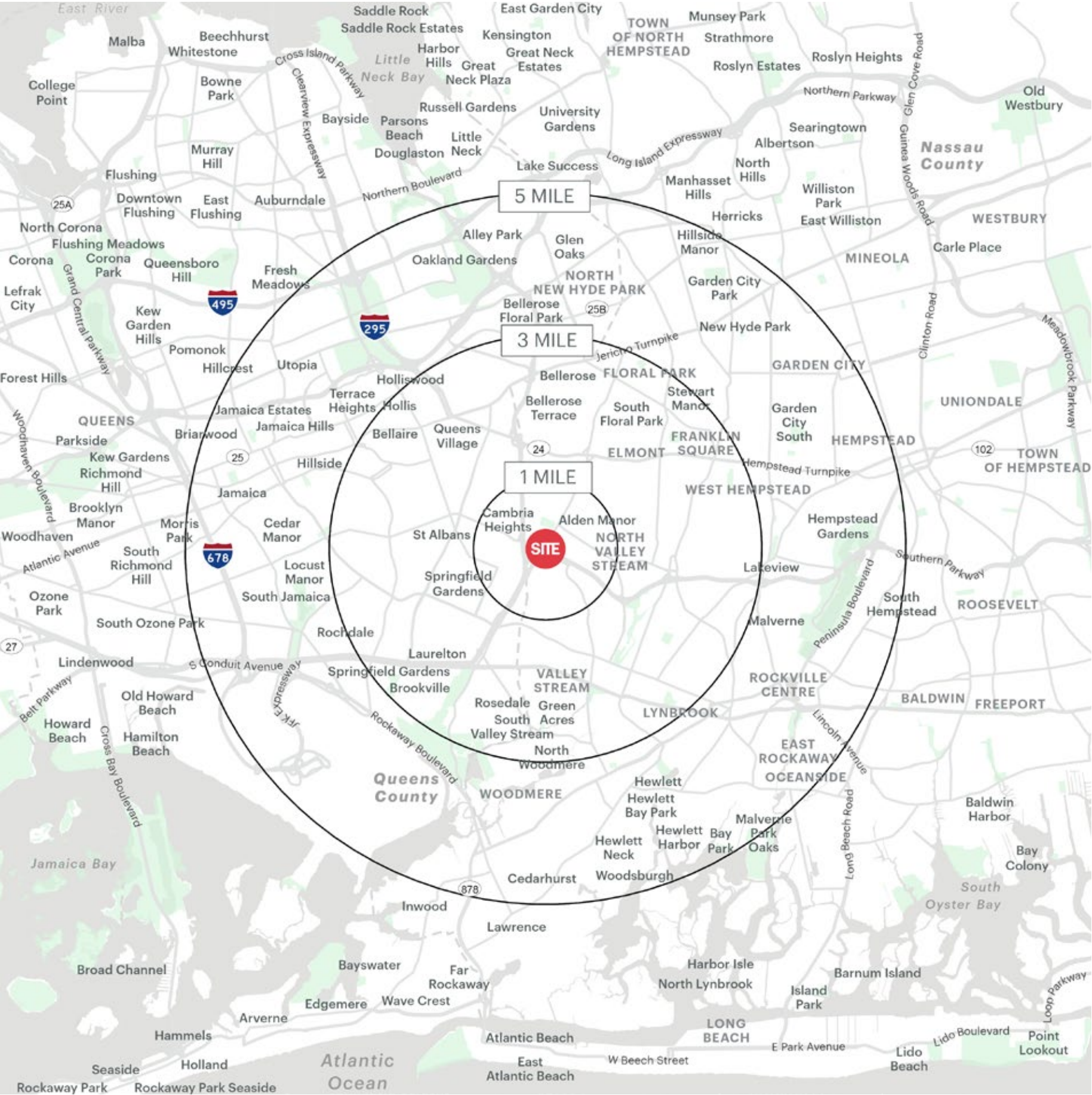


PROPERTY PHOTO





AREA DEMOGRAPHICS



24111 LINDEN BOULEVARD ELMONT, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
37,034	10,397 - 38.0%
HOUSEHOLDS	TOTAL BUSINESSES
11,224	598
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$131,894	9,065
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$111,883	27,394

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
386,828	94,637 - 34.0%
HOUSEHOLDS	TOTAL BUSINESSES
122,747	8,432
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$121,227	109,081
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$100,418	309,487

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
893,194	237,385 - 37.0%
HOUSEHOLDS	TOTAL BUSINESSES
289,918	24,119
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$121,203	327,331
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$93,329	804,804

AREA DEMOGRAPHICS

