

Fully Built Restaurant Available · Move-In Ready

8289 Jericho Turnpike – Woodbury, NY 11797



SCAN TO
VIEW VIDEO

Contact Exclusive Brokers for More Information

SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Edward Gottlieb, CRX, CLS
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ADDRESS: 8289 JERICO TPK.
CITY, STATE: WOODBURY, NY
MARKET: WOODBURY COMMONS
AVAILABILITY: IMMEDIATE
SIZE: +/- 6,870 SF
with 2,727 SF lower-level kitchen

LOCATED AT:
WOODBURY COMMONS

HIGHLIGHTS:

Prime visibility on Jericho Turnpike, one of the busiest and most established retail corridors in Nassau County.

Located within an affluent trade area, drawing from high-income neighborhoods in Woodbury, Syosset, Muttontown, and Cold Spring Harbor.

Private on-site parking, a major advantage for a full-service restaurant in this market.

Proximity to major roadways, including Route 135 and Northern State Parkway, increasing accessibility and customer reach.

Established dining reputation, as the space previously housed a well-known full-service restaurant, simplifying transition for a new operator.

Favorable demographics for higher-check dining, with strong household incomes and discretionary spending.



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AERIAL VIEW



Jericho Tpk AADT: 19,495 VPD

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First Floor Entrance and Bar Area



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First Floor Dining Areas



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Kitchen Area



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Second Floor



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Entrance and Outdoor Dining



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First Floor Plans – As Built

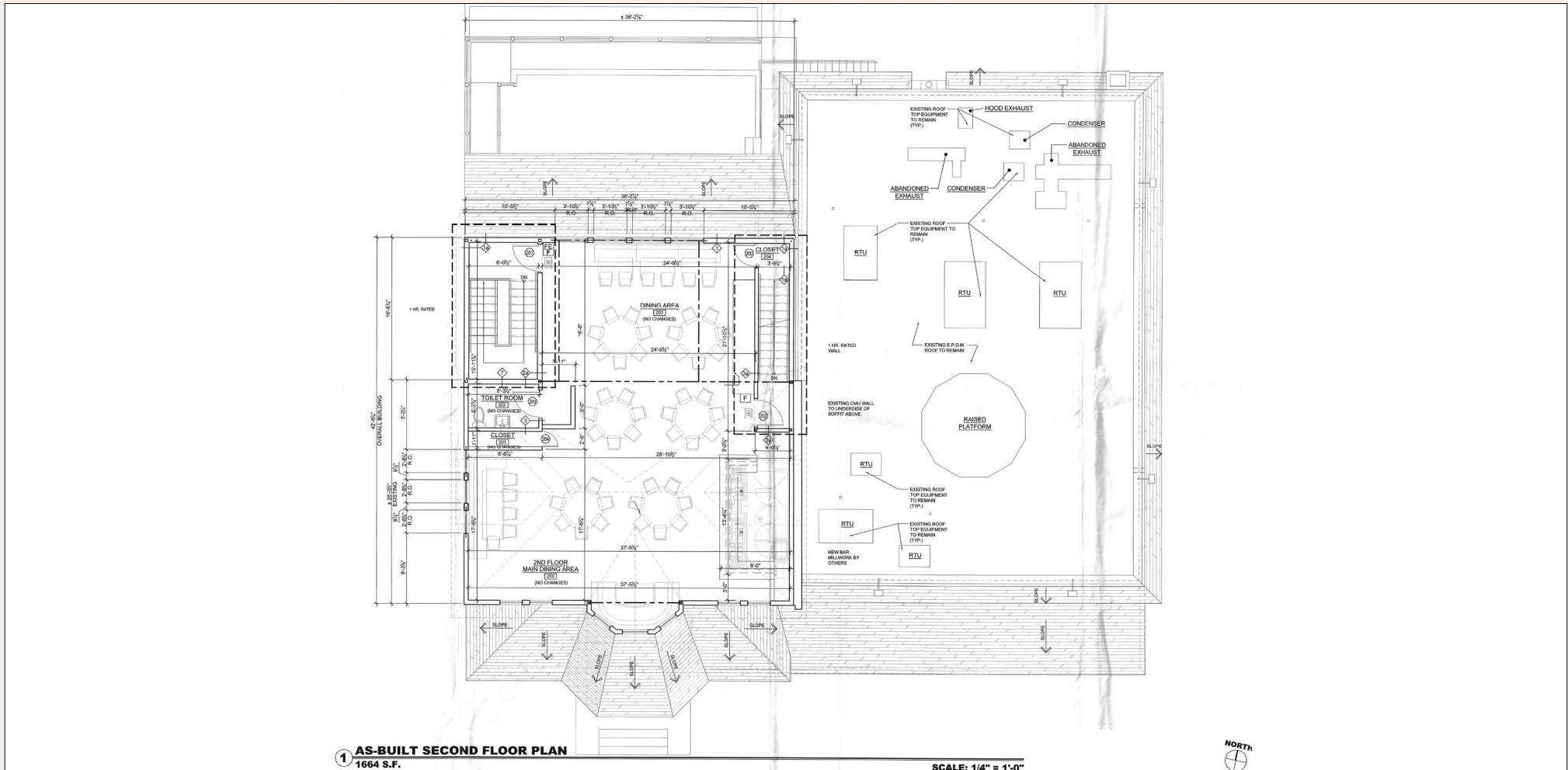


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Second Floor Plans – As Built



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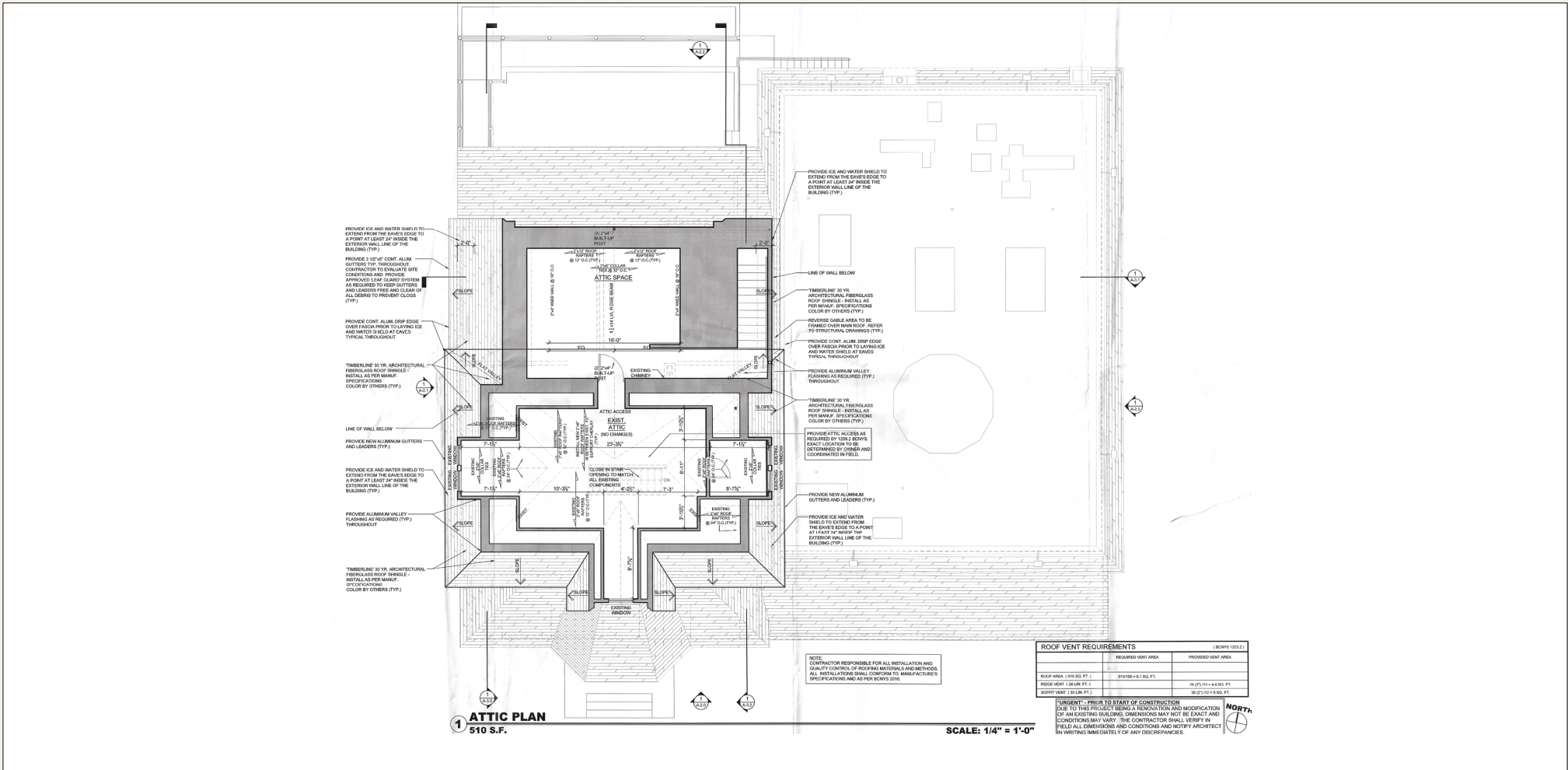
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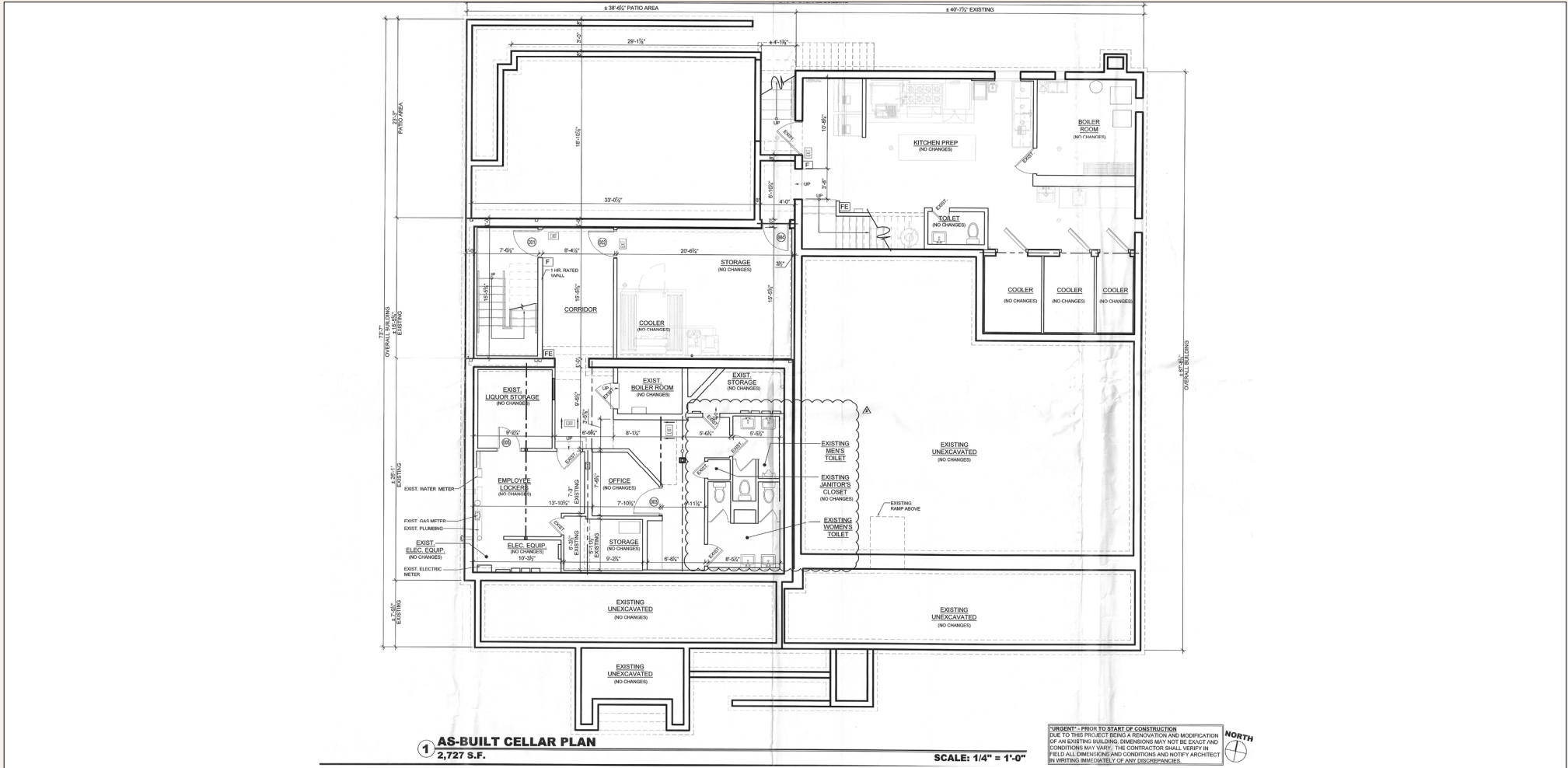
Attic Plans – As Built



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Cellar Plans – As Built



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FINE DINING WITHIN 10 MILES

Rare 650 - Syosset · Steakhouse & sushi

Volpe Ristorante at Fox Hollow - Woodbury · Upscale Italian

Franina Ristorante - Syosset · Northern Italian

Sage Bistro Moderne - Woodbury · French contemporary

Grasso's - Cold Spring Harbor · Contemporary American

TwoThirty Six - Syosset · Japanese omakase

Rustic Root - Woodbury · New American / farm-to-table

George White Restaurant - Syosset · Contemporary American

Hilltop Kitchen & Bar - Syosset · Modern American

The Halston - Melville · Contemporary American

Blackstone - Melville · Prime steakhouse

MoCA Asian Bistro - Woodbury area · Upscale Asian fusion

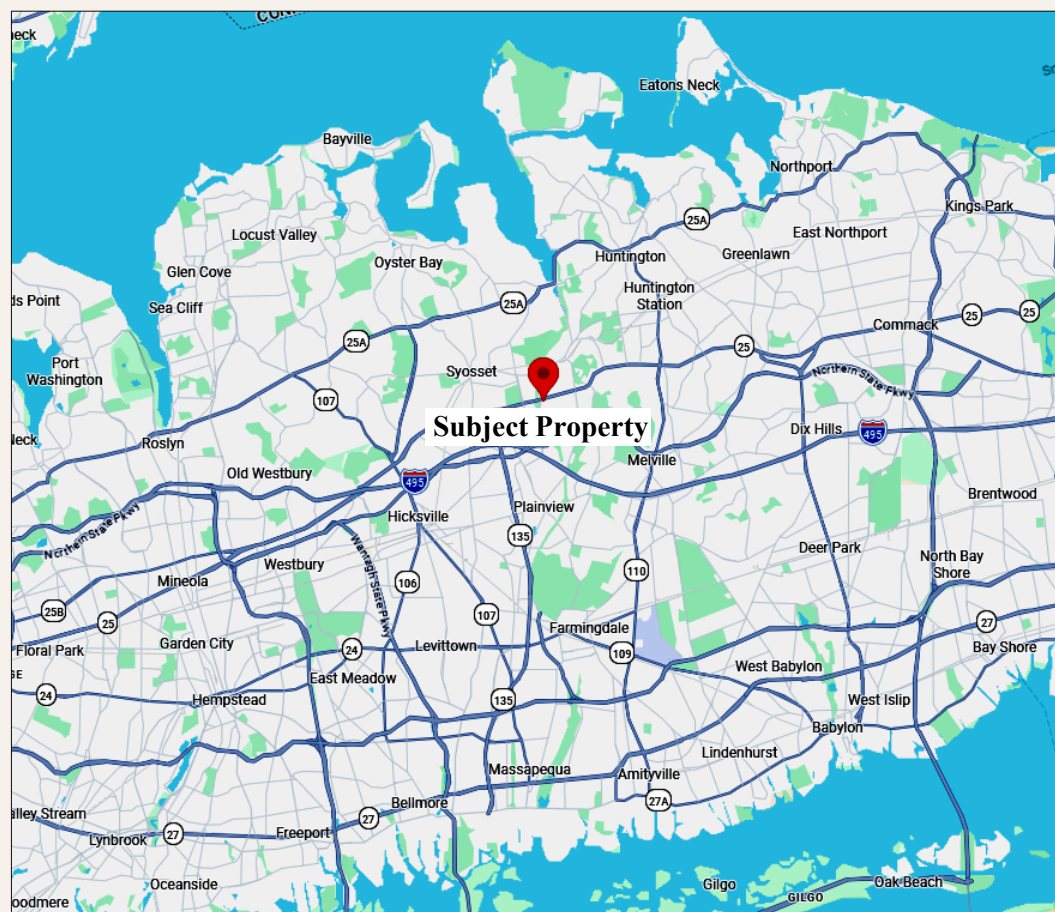
Krinti Mediterranean Grill - Woodbury · Upscale Mediterranean

Café Testarossa - Syosset · Contemporary Italian

Butera's - Woodbury · Italian trattoria

The Bryant - Huntington Station · New American

Ruta Oaxaca - Woodbury · Upscale Mexican



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Demographics

Population	1 mile	3 miles	5 miles
2025 Population	7,039	66,524	204,990
2030 Population	7,081	66,110	204,022
2010-2020 Annual Rate	0.47%	0.30%	0.38%
Households			
2010 Total Households	2,201	21,685	67,018
2020 Total Households	2,285	21,720	68,226
2025 Total Households	2,367	21,821	68,653
2030 Total Households	2,401	21,839	68,814
2025 Average Household Size	2.61	2.98	2.94
Wealth Index	288	271	235
Median Household Income			
2025 Median Household Income	\$196,456	\$186,307	\$162,072
2030 Median Household Income	\$214,721	\$209,960	\$183,514
2025-2030 Annual Rate	1.79%	2.42%	2.52%
Average Household Income			
2025 Average Household Income	\$277,156	\$244,516	\$216,799
2030 Average Household Income	\$299,616	\$266,832	\$236,310

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