



SECOND GENERATION RESTAURANT SPACE
Perfect for Retail, Restaurant, Medical & Fitness Tenants

FRESH MEADOWS, NY
168-12 UNION TURNPIKE

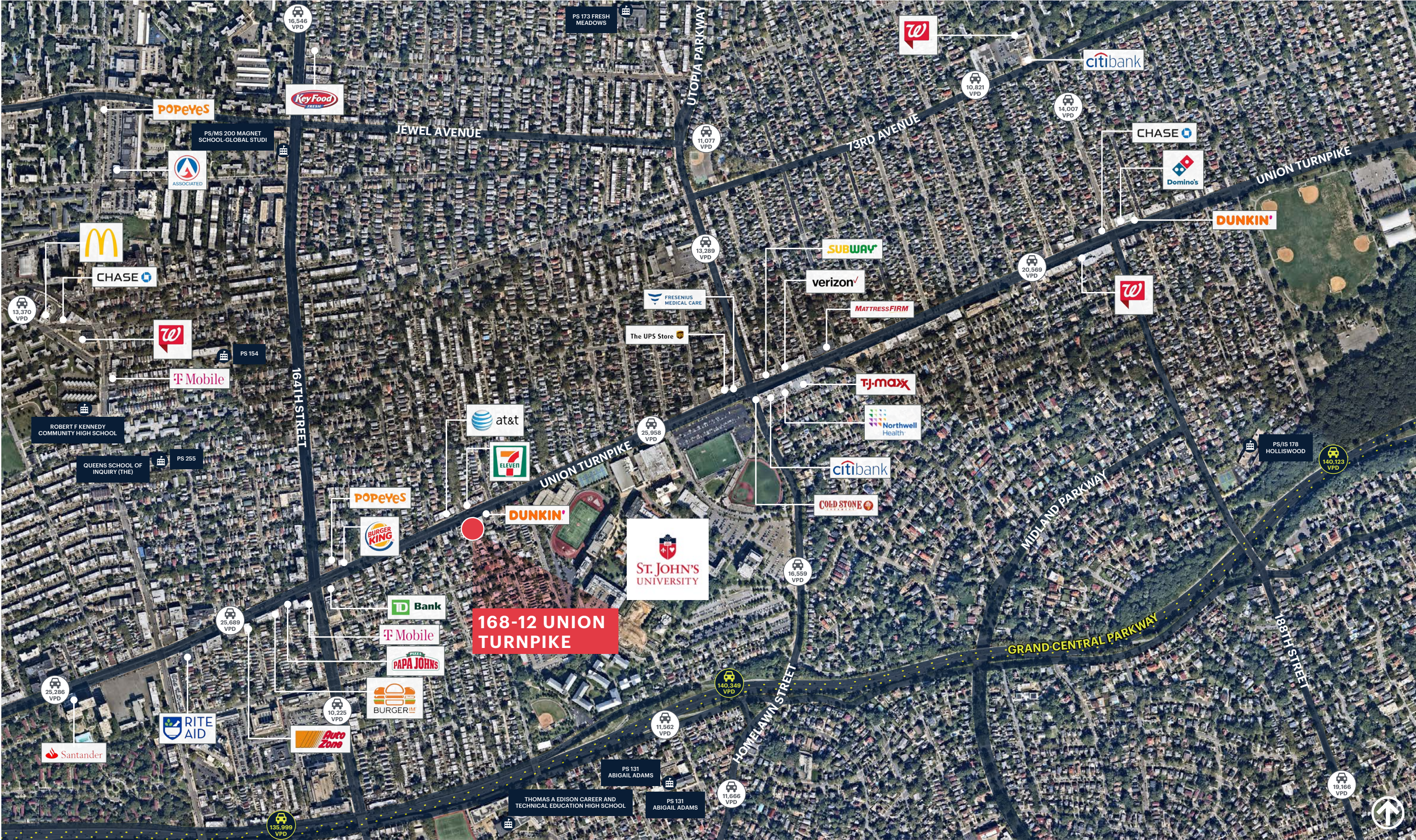
SIZE Ground floor of 2,888 SF + 1,982 SF in cellar (for storage and prep) (Divisible)	
ASKING RENT Upon Request	STATUS OF PREMISES Former Wo Kee Noodle
FRONTAGE Approx. 40 FT on Union Turnpike	CEILING HEIGHTS 12 FT
NEIGHBORS Dunkin Donuts, St. John’s University, Hair Xpress Salon and Barbershop, Double J Deli, Stand-Up MRI, AT&T, Chang Xin Foods Market, 7-Eleven, Bruce’s Wines & Liquors, Vincenzo’s Pizza, Popeyes, Burger King, Subway, Cold Stone Creamery, Papa John’s, Carvel	
COMMENTS - Second generation restaurant space steps from St. John’s University - Gas lines in place and three existing restrooms on the ground floor - Space can be divided further; basement serves as a full prep space with walk-in boxes - St. John’s University’s flagship Queens campus boasts over 18,000 of combined students and faculty members in addition to 25% of the student body living on campus - Surrounded by a strong mix of both national and local tenants including education and medical institutions including Northwell, Jamaica Hospital & NYC Health + Hospitals - Premise is located right in front of the Q46 bus stop which services from Lake Success LIJ Hospital to Kew Gardens Queens Blvd via Union Tpke - Approx. over 26,000 cars pass by daily and heavy pedestrian foot traffic; dense neighborhood with over 85,000 people living within a one-mile radius - Ideal for restaurant, retail, medical and fitness users	

CONTACT EXCLUSIVE AGENTS

MICHELLE ABRAMOV mabramov@ripcony.com D: 718.663.2652 C: 718.607.1920	GREG BATISTA gbatista@ripcony.com D: 516.342.8277 C: 516.351.5604
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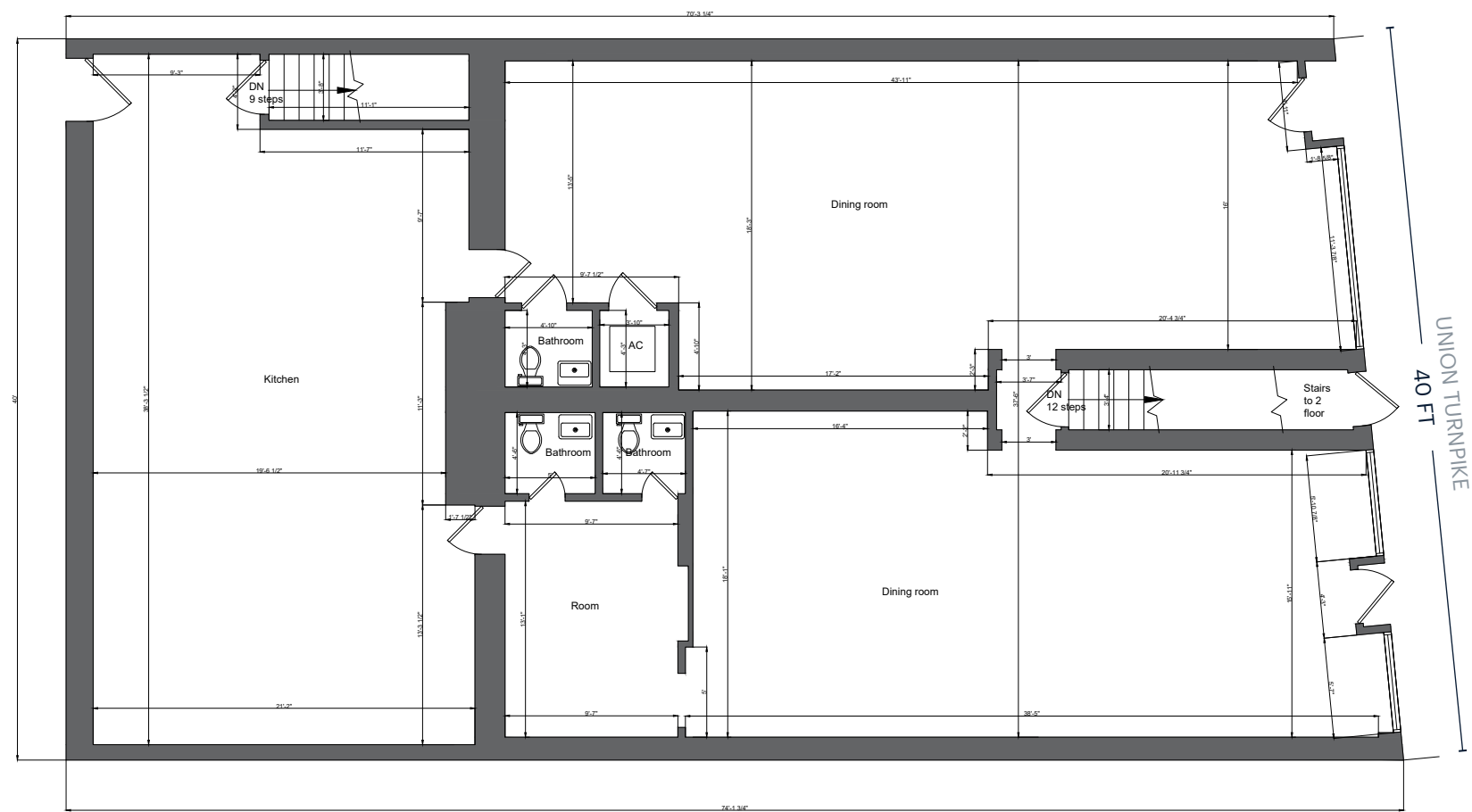


MARKET AERIAL

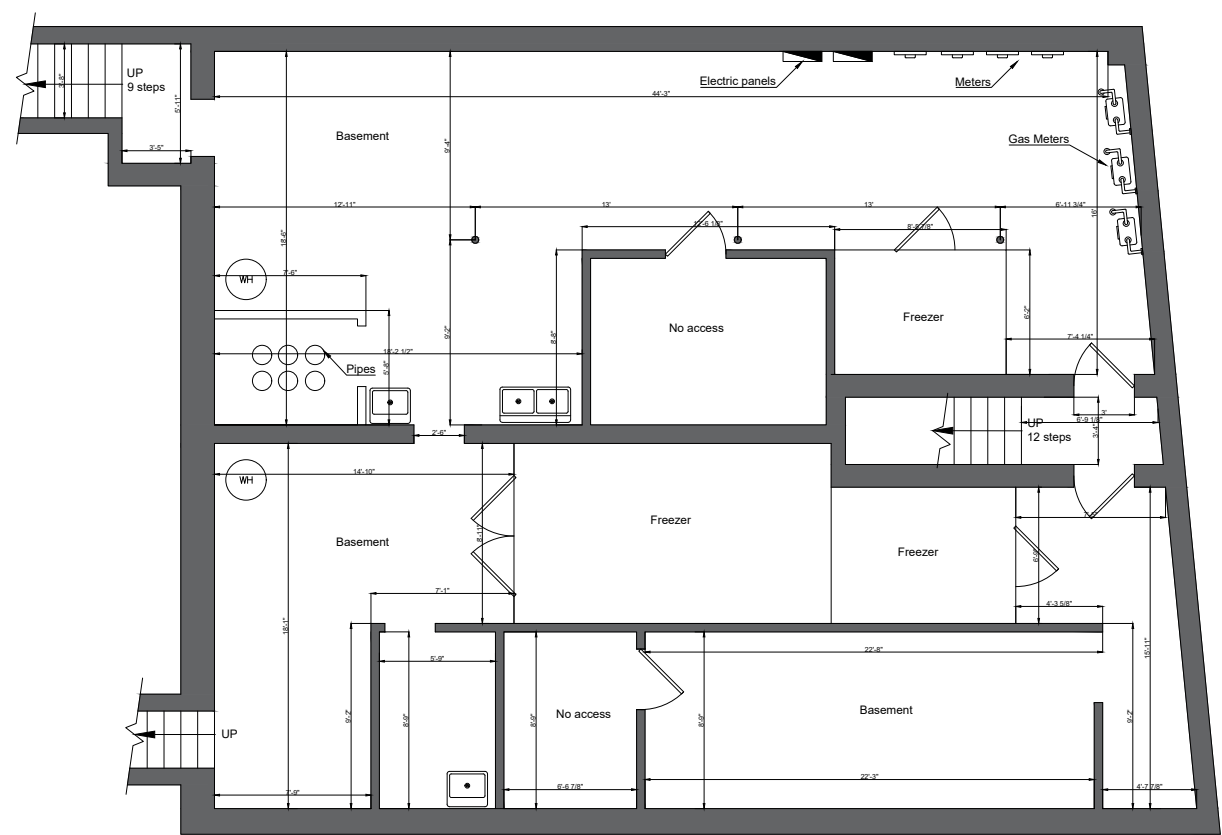


FLOOR PLANS

GROUND FLOOR



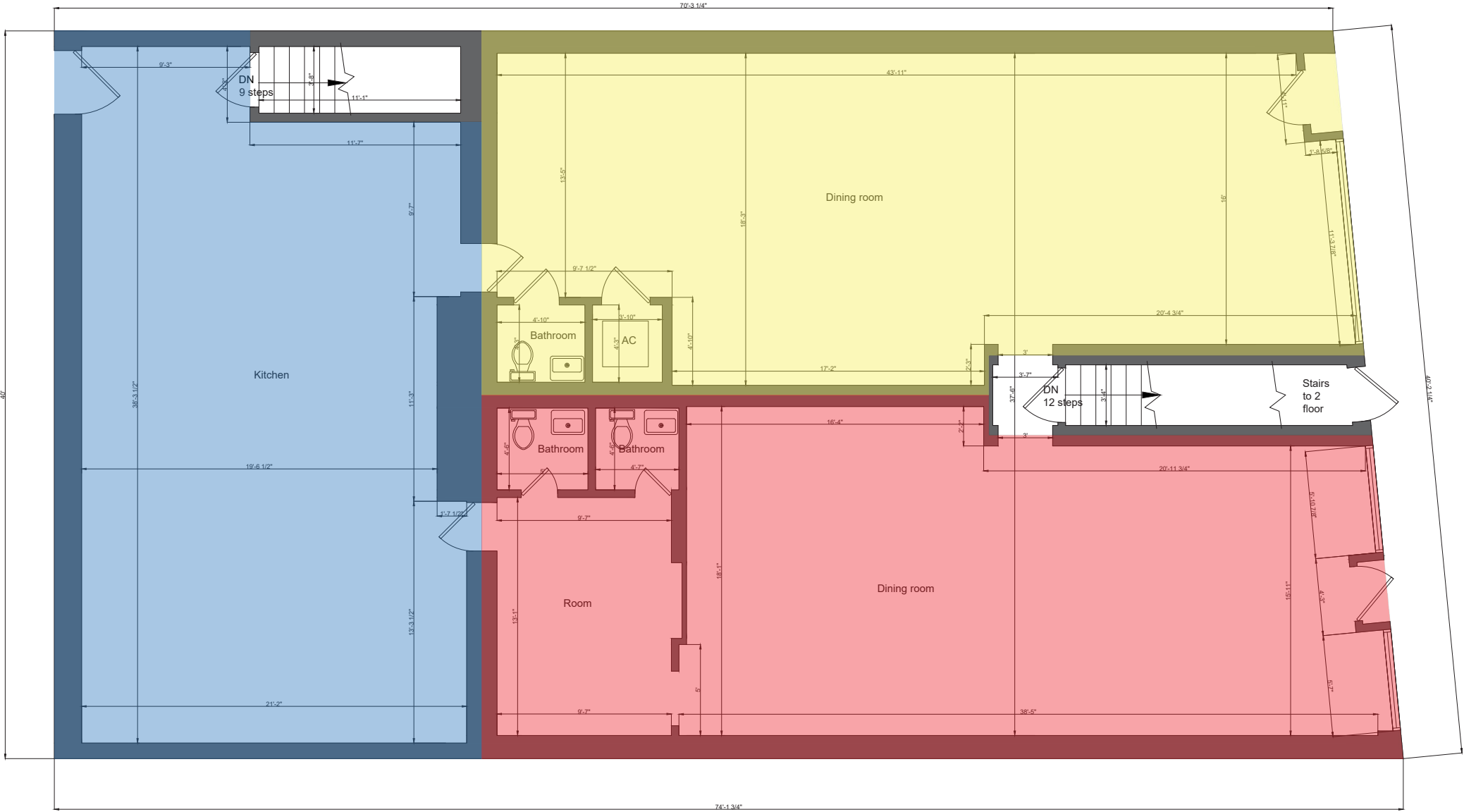
CELLAR



PROPOSED DIVISION PLAN

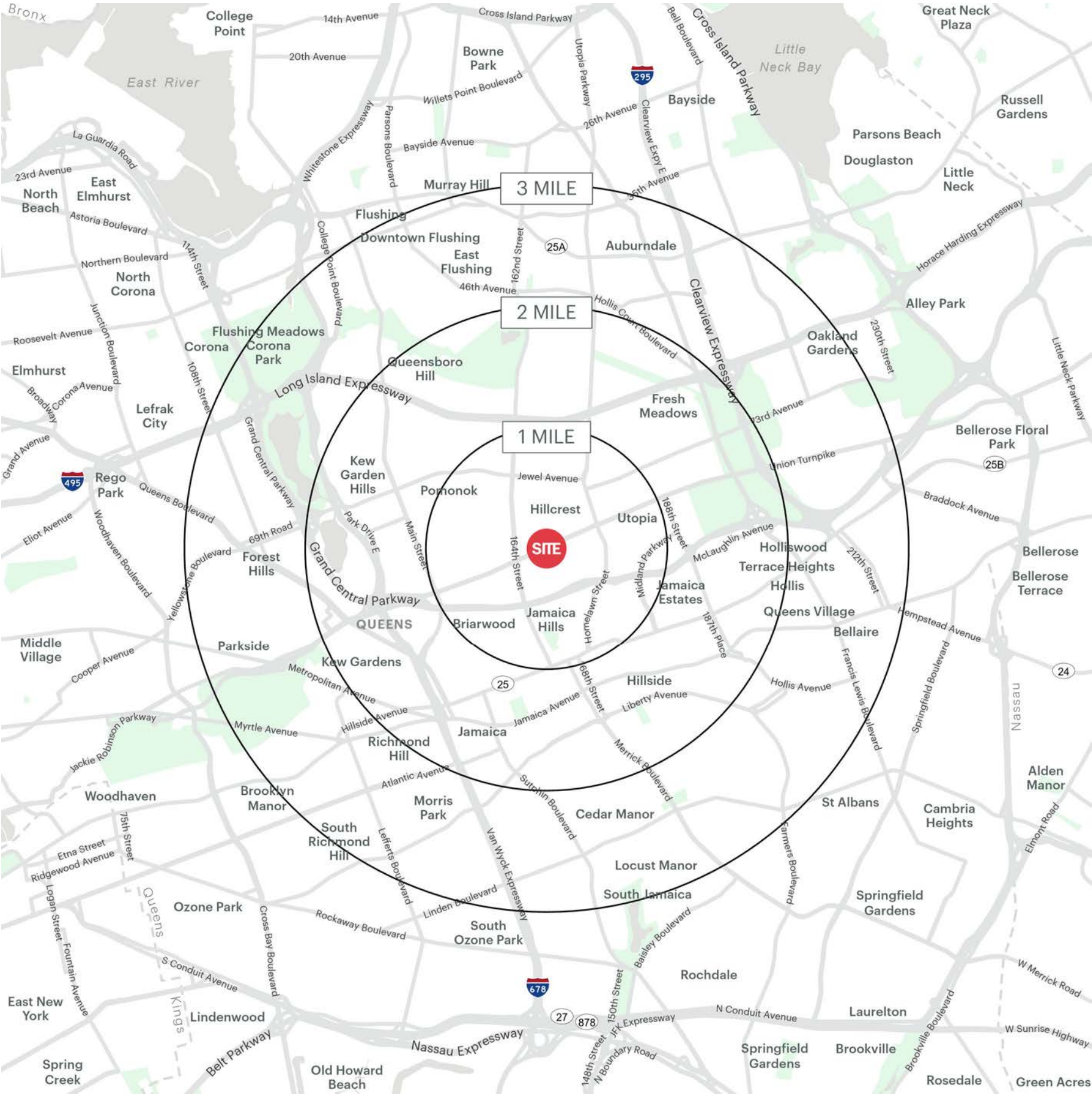
876 sq.ft.

910 sq.ft.



945 sq.ft.

AREA DEMOGRAPHICS



168-12 UNION TURNPIKE FRESH MEADOWS, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
84,243	25,452 - 43.0%
HOUSEHOLDS	TOTAL BUSINESSES
28,081	1,683
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$104,400	24,986
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$73,534	73,273

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
299,335	84,856 - 40.0%
HOUSEHOLDS	TOTAL BUSINESSES
102,574	7,015
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$100,921	101,320
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$70,867	268,125

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
735,670	200,465 - 38.0%
HOUSEHOLDS	TOTAL BUSINESSES
256,171	16,883
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$103,624	206,353
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$72,603	611,183

AREA DEMOGRAPHICS

