



NEW HYDE PARK

653 HILLSIDE AVENUE, NEW HYDE PARK, NY 11040



RETHINK. RECREATE. REDEVELOP.



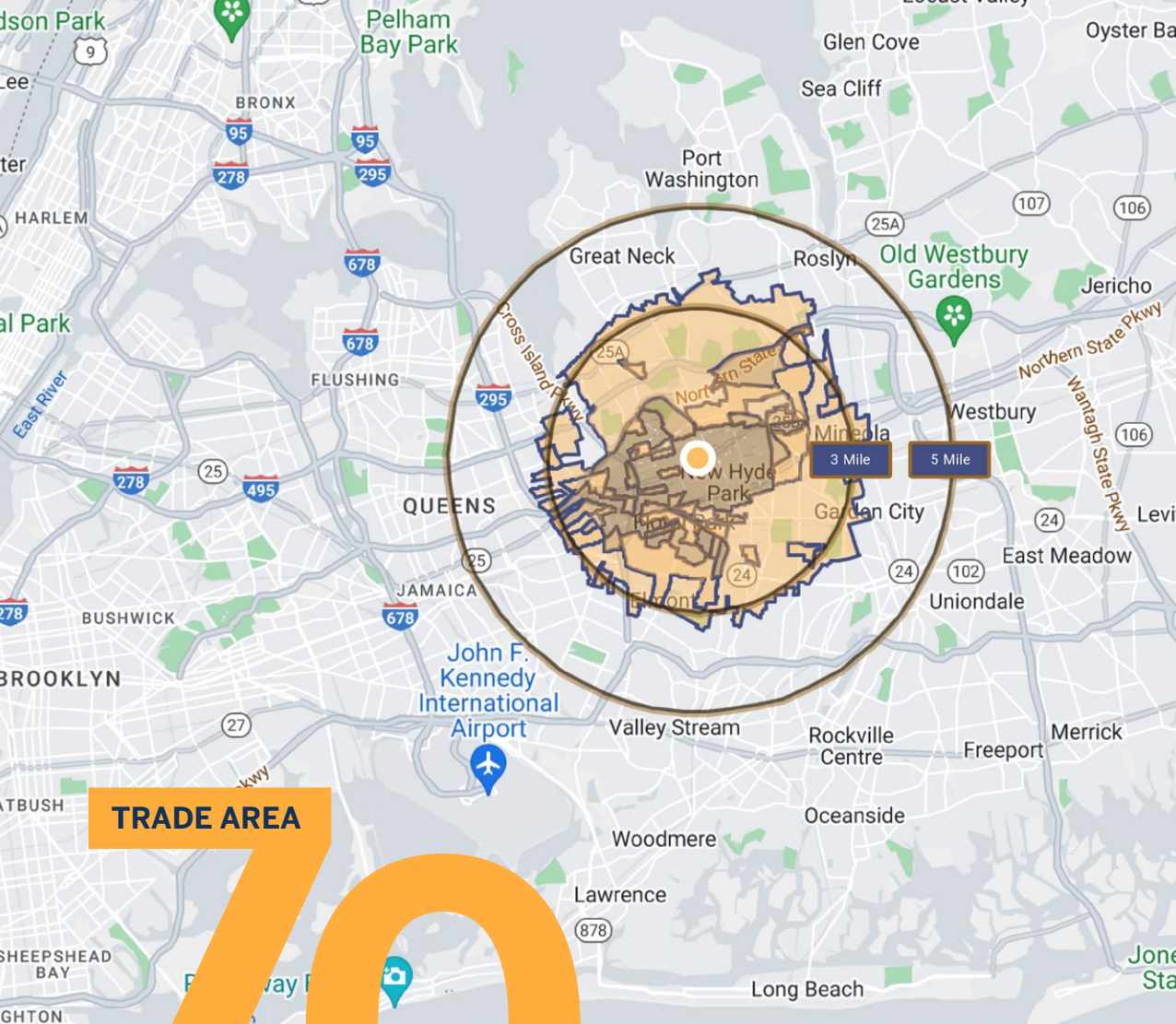
NASSAU COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

New Hyde Park is well located on busy Hillside Avenue (25B) in North New Hyde Park, Nassau County, just east of the Queens border between the Cross Island and Meadowbrook Parkways. The area is densely populated, and due to its close proximity to Manhattan, located 15 miles west, it is mostly a commuter town. Hillside Avenue boasts a diversity of retail activity, and the property includes adjacent retailers such as Old Navy, Panera Bread and Rite Aid.

New Hyde Park

653 Hillside Avenue, New Hyde Park, NY 11040





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

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POPULATION

| | | |
|----------------|----------------|----------------|
| 279,090 | 259,946 | 730,472 |
| Tru Trade* | 3 Mile | 5 Mile |

FAMILY HOUSEHOLDS

| | | |
|---------------|---------------|----------------|
| 95,651 | 86,266 | 243,042 |
| Tru Trade* | 3 Mile | 5 Mile |

AVERAGE HH INCOME

| | | |
|------------------|------------------|------------------|
| \$128,918 | \$155,969 | \$153,530 |
| Tru Trade* | 3 Mile | 5 Mile |

COLLEGE EDUCATION

| | | |
|------------|--------------|--------------|
| 42% | 46.1% | 44.9% |
| Tru Trade* | 3 Mile | 5 Mile |

*Tru Trade Area; 3 Miles

URBAN EDGE PROPERTIES

AERIAL



Located near the 48-acre campus of the Long Island Jewish Medical Center, a cornerstone of Northwell Health, New Hyde Park caters to local residents and is served by the Long Island Railroad system.

SITE PLAN



TENANTS

1 Stop and Shop

SQFT

78,796

HIGHLIGHTS

Total SF 101,454

Parking Spaces 556

Parking Ratio 4.5 : 1,000 SF

CONTACT US



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