

290 Glen Cove Road
East Hills, NY

GREINER-MALTZ
REAL ESTATE
EXCLUSIVE

Restaurant & Banquet Hall/Restaurant Available for Lease
Each is 3,750 Square Feet can be Combined for total of 7,500 SF



PROPERTY DETAILS:

- \$600,000 + in Recent Improvement
- Fully-Equipped & Decorated Turnkey Opportunity
- Handicap Accessible
- Private Parking for +/- 25 + Vehicles
- Guaranteed Agreement for Additional Parking on Adjoining Lots after 4 pm & on Weekends



Please call for pricing information

CHRISTINE SEEWAGEN
CELL: 516-647-8088
EMAIL: SEEWAGEN@VERIZON.NET

GREINER-MALTZ COMPANY OF LONG ISLAND, LLC
185 EXPRESS STREET / SUITE 300
PLAINVIEW, NY 11803
T.: 516-364-1000 F.: 516-364-1012

SPECIFICATIONS:

First Floor Restaurant #1:

- 93 Patron Occupancy
- Dining Room
- Full Service Bar
- Fully Equipped Commercial Kitchen w/Dishwashing System
- Coffee Service Area w/Esspresso-Cappuccino Machine
- Coat Room

Second Floor Banquet/Restaurant #2:

W/ Elevator and Staircase Access

- 70 Patron Capacity
- Banquet Hall/Restaurant w/ Balcony and French Doors
- Banquet bar w/Soda System
- Fully Equipped Secondary Kitchen w/Dishwashing System
- Linen Room
- Women's, Men's & Handicap-Accessible bathrooms

Basement:

- Offices
- Employee Lockers
- Liquor Storage
- Soda System for Primary Bar

Other:

- Point of Sale System
- Audio/Video Systems
- Fully Stocked w/Tables, Chairs, Linens, Tableware, Glassware, Utensils, etc...
- Fully Decorated w/Window Treatments, Lighting, Art & Décor
- High-end Finishes Throughout
- Kitchens fully equipped w/Ranges, Hoods, Fire-Suppression Systems, Ovens, Fryers, Broilers, Prep tables, Sinks, Dishwashers, Walk-in Box, Refrigeration, Freezers, Ice Machines, Microwave Ovens, Butcher Block, Dough Mixer, Slicing Machine, and much more.

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Key Facts

290 Glen Cove Rd, Roslyn Heights, New York, 11577 (1.3, 3.5 miles)
 290 Glen Cove Rd, Roslyn Heights, New York, 11577
 Rings: 1, 3, 5 mile radii

1 mile Benchmark

3 miles

5 miles

Prepared by GreinerMa
 Latitude: 40.7946
 Longitude: -73.6211

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT

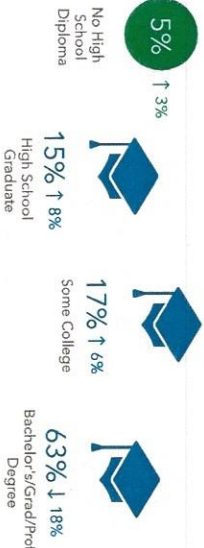


INCOME

KEY FACTS



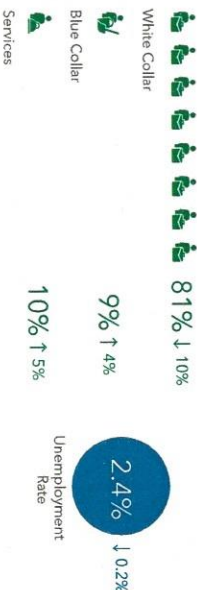
EDUCATION



BUSINESS



EMPLOYMENT

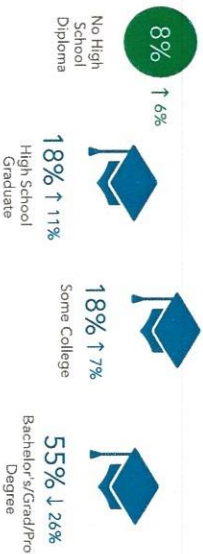


INCOME

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Median Household Income \$200,001



Per Capita Income \$86,628



Median Net Worth \$1,743,654

Households By Income

The largest group: \$200,000+ (50.2%)

The smallest group: \$25,000 - \$34,999 (1.2%)

Indicator	Value	Difference
<\$15,000	3.3%	-2.0%
\$15,000 - \$24,999	1.6%	-2.9%
\$25,000 - \$34,999	1.2%	-3.0%
\$35,000 - \$49,999	3.1%	-4.2%
\$50,000 - \$74,999	6.5%	-5.3%
\$75,000 - \$99,999	6.2%	-5.1%
\$100,000 - \$149,999	13.3%	-5.9%
\$150,000 - \$199,999	14.6%	+0.5%
\$200,000+	50.2%	+28.0%

Bars show deviation from Nassau County



Median Household Income \$145,806 ↓ \$54,195



Per Capita Income \$66,409 ↓ \$20,219



Median Net Worth \$1,208,942 ↓ \$534,712

Households By Income

The largest group: \$200,000+ (35.5%)

The smallest group: \$25,000 - \$34,999 (3.2%)

Indicator	Value	Difference
<\$15,000	4.1%	-1.2%
\$15,000 - \$24,999	3.3%	-1.2%
\$25,000 - \$34,999	3.2%	-1.0%
\$35,000 - \$49,999	6.0%	-1.3%
\$50,000 - \$74,999	9.4%	-2.4%
\$75,000 - \$99,999	8.5%	-2.8%
\$100,000 - \$149,999	16.4%	-2.8%
\$150,000 - \$199,999	13.4%	-0.7%
\$200,000+	35.5%	+13.3%

Bars show deviation from Nassau County



Median Household Income \$123,018 ↓ \$76,983



Per Capita Income \$59,428 ↓ \$27,200



Median Net Worth \$882,462 ↓ \$861,111

Households By Income

The largest group: \$200,000+ (29.3%)

The smallest group: \$25,000 - \$34,999 (4.0%)

Indicator	Value	Difference
<\$15,000	4.7%	-0.6%
\$15,000 - \$24,999	4.2%	-0.3%
\$25,000 - \$34,999	4.0%	-0.2%
\$35,000 - \$49,999	6.6%	-0.7%
\$50,000 - \$74,999	10.9%	-0.9%
\$75,000 - \$99,999	9.9%	-1.4%
\$100,000 - \$149,999	17.4%	-1.8%
\$150,000 - \$199,999	13.0%	-1.1%
\$200,000+	29.3%	+7.1%

Bars show deviation from Nassau County