

UNDER CONSTRUCTION

1045 NORTHERN BOULEVARD

MANHASSET, NY

MIRACLE MILE DEVELOPMENT



*RENDERING OF PROPOSED CONSTRUCTION
SITE REQUIRES VARIANCE FOR ACTIVE TERRACE

SCHUCKMAN[®]
REALTY INC.

12 E. 49TH STREET, SUITE 10-107 / NEW YORK, NY 10017
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM
P. 516.496.8888

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PROPERTY:

1045 NORTHERN BOULEVARD
MANHASSET, NY 11576

SIZE:

GROUND FLOOR: ±5,823 SF
(DIVISIONS CONSIDERED)
SECOND FLOOR: ±5,323 SF
(DIVISIONS CONSIDERED)

ASKING PRICE:

UPON REQUEST

DELIVERY:

EST. 2ND Q2020

PARKING:

51 SPACES 2HC SPACES

COMMENTS:

- HEAVILY TRAVELED COMMUTER ROUTE
- STRONG DEMOGRAPHICS

HIGH END NATIONAL TENANTS:



KEY FACTS 5-MILE RADIUS:



303,630
POPULATION



\$160,462
AVERAGE HOUSEHOLD INCOME



16,257
TOTAL BUSINESSES



235,029
TOTAL EMPLOYEES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,170	90,254	303,630
HOUSEHOLDS	3,449	30,986	107,641
AVG. HOUSEHOLD INCOME	\$253,950	\$211,524	\$160,462

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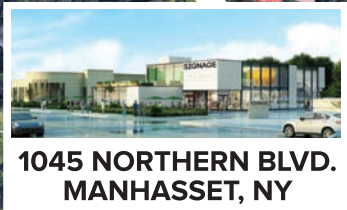
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THE GATE AT MANHASSET AMERICANA MANHASSET DAVID YURMAN
 bebe lululemon athletica Crate&Barrel Gap HERMÈS PARIS TORY BURCH
 WHITE HOUSE BLACK MARKET URBAN OUTFITTERS A|X ARMANI EXCHANGE VERSACE COACH
 ATHLETA Cartier ESCADA CHANEL TIFFANY & Co.



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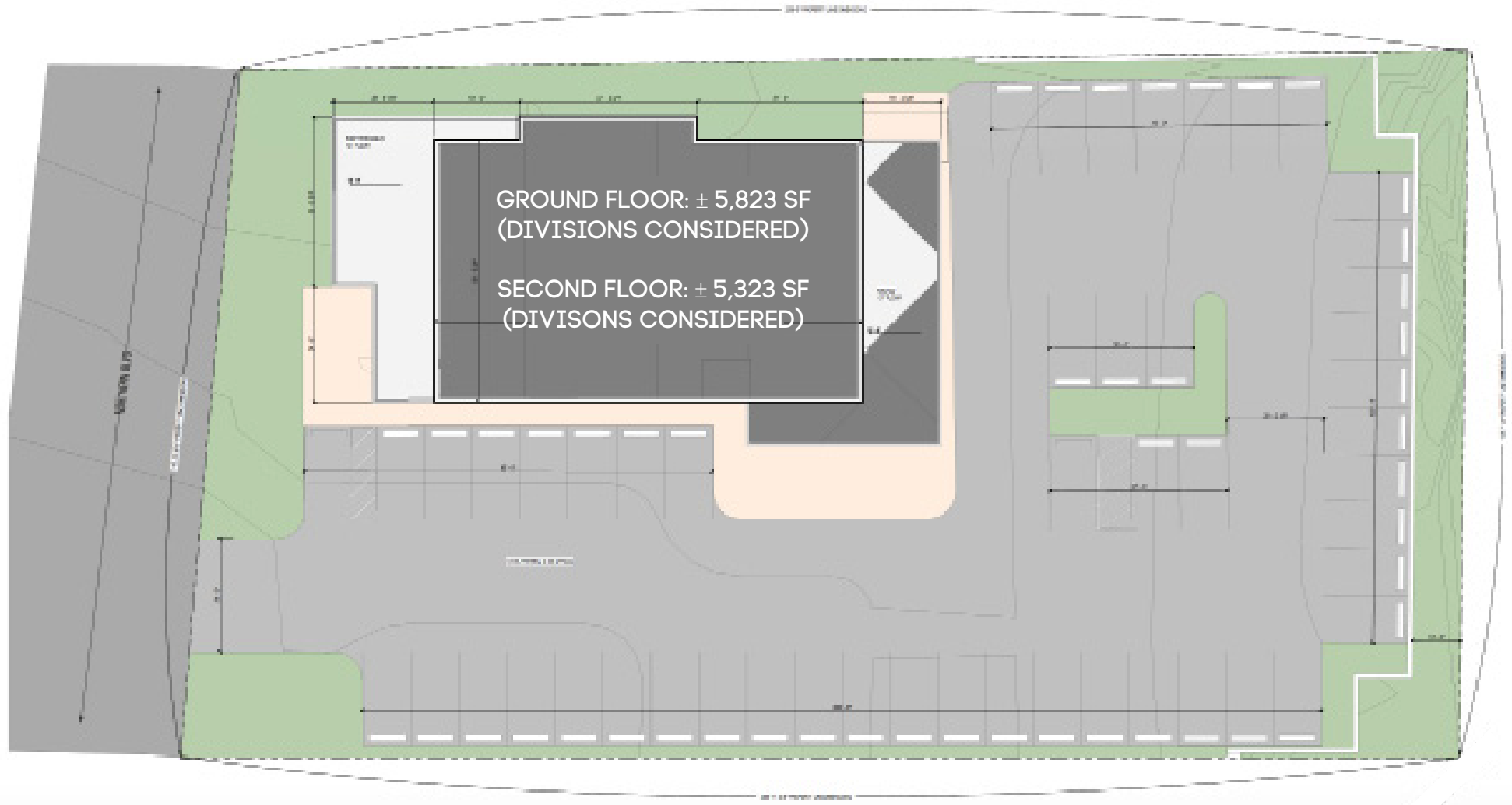
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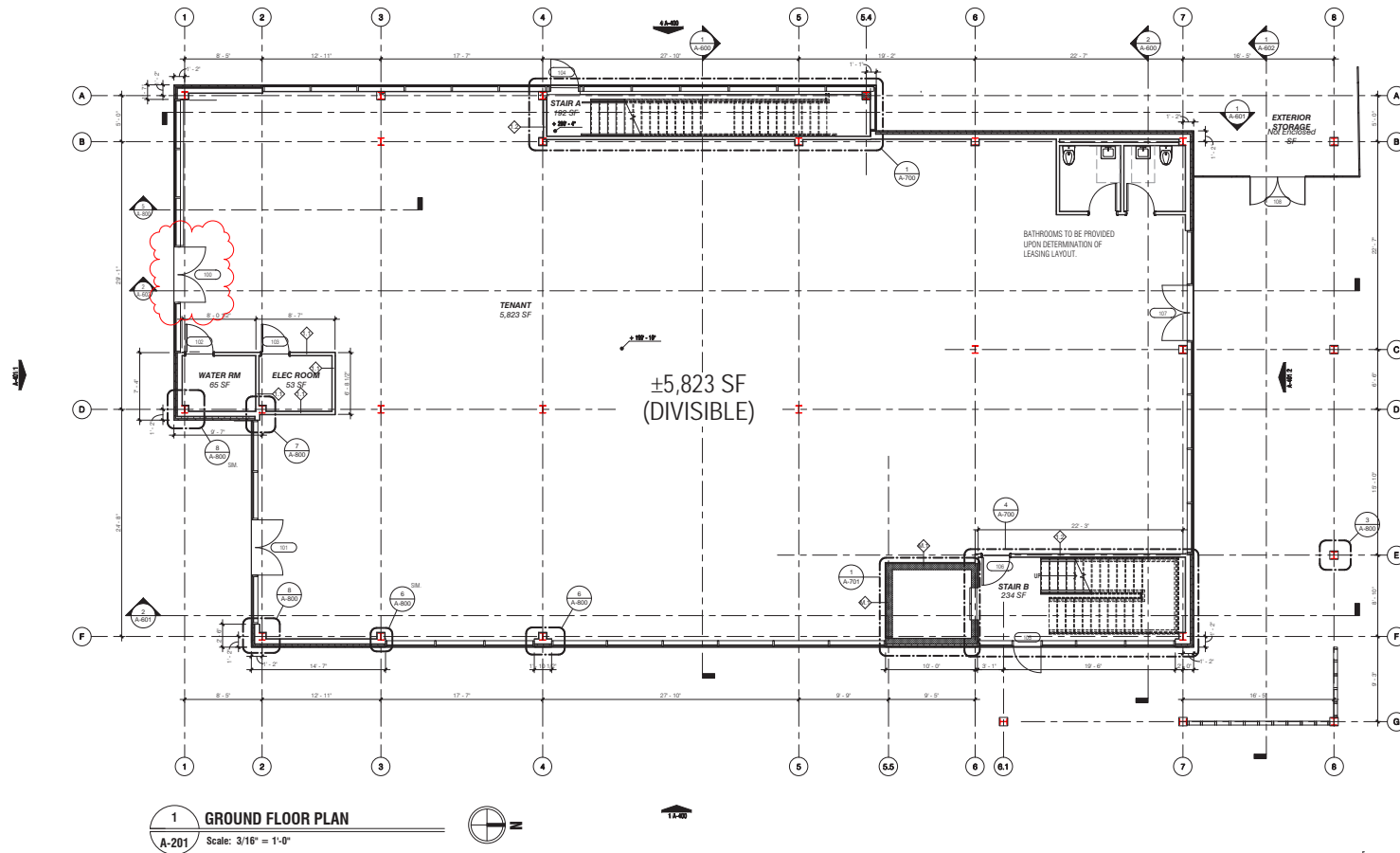
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GROUND FLOOR



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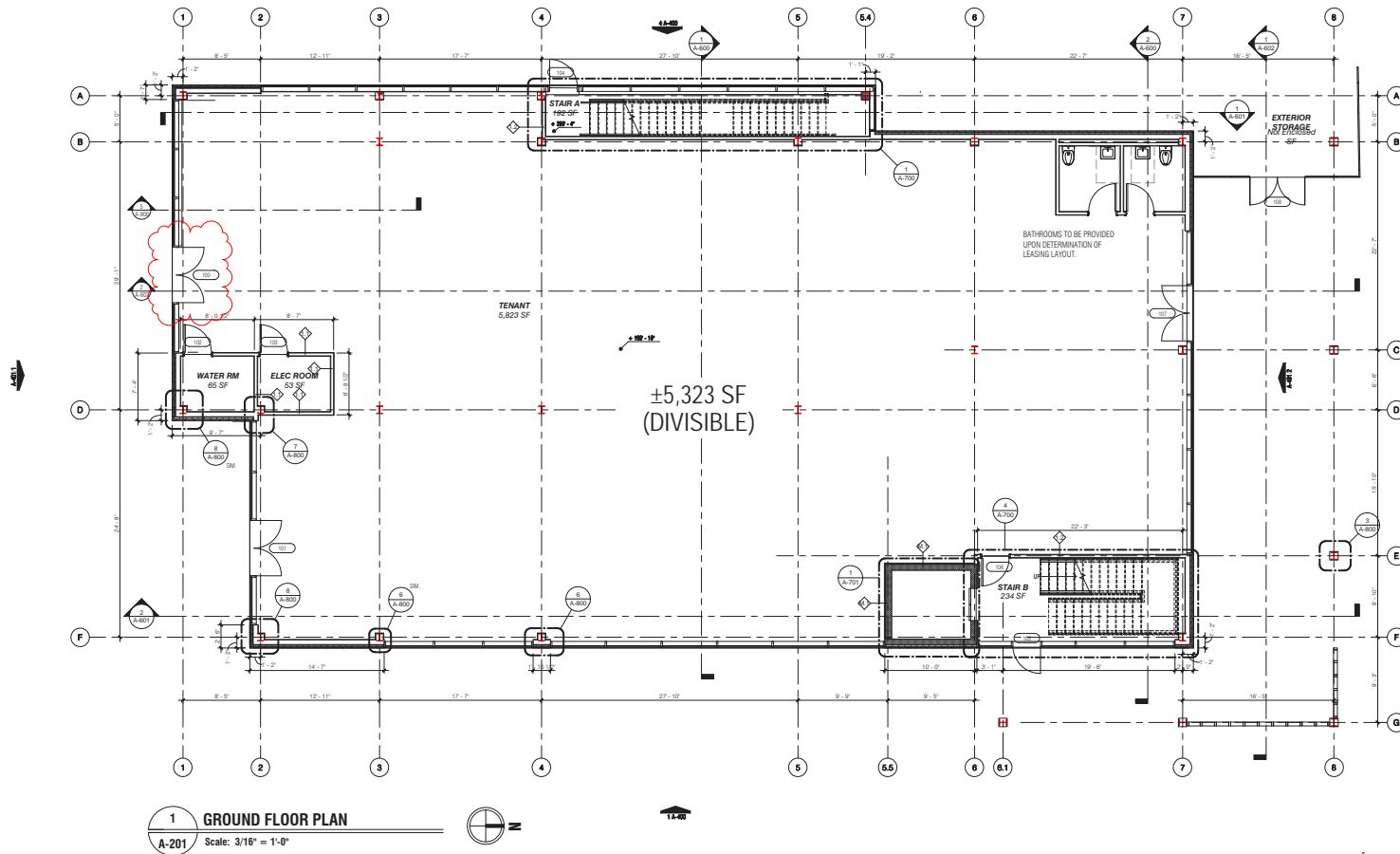
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SECOND FLOOR



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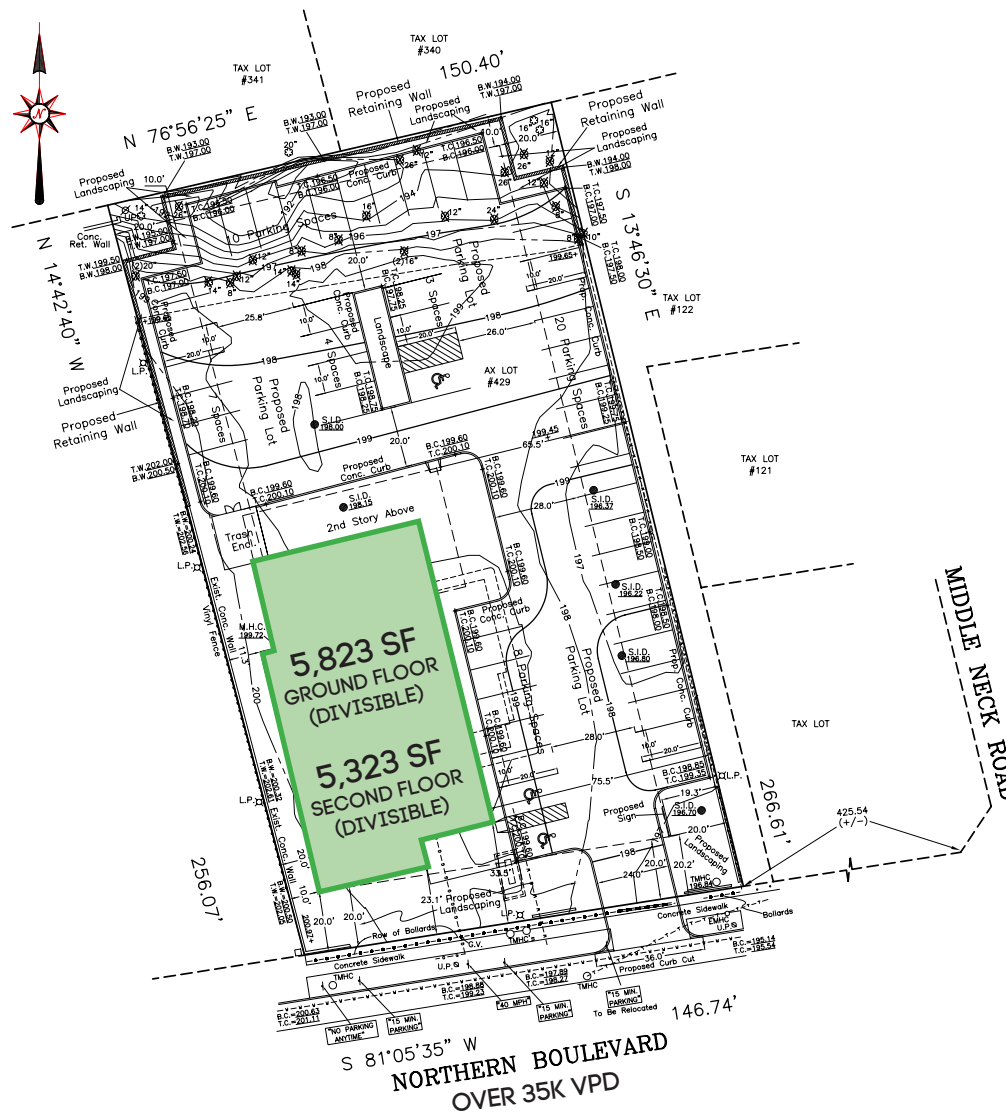
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