

PREMIERE RESTAURANT OPPORTUNITY

EIGHT NORTH BROADWAY NYACK, NY



8 NORTH BROADWAY

PROPERTY INFORMATION

Fully built-out, recently renovated, second generation restaurant in the heart of Nyack.

Strong demographics, surrounded by a vibrant community of restaurants, cafes, and boutique shopping.

SPACE DETAILS

Ground floor: 3,000 SQFT

Basement: 3,000 SQFT

Beautiful copper bar, vaulted ceilings, large dining room seats 55, with additional seating for 12 at the bar, and outdoor patio seat an additional 12.

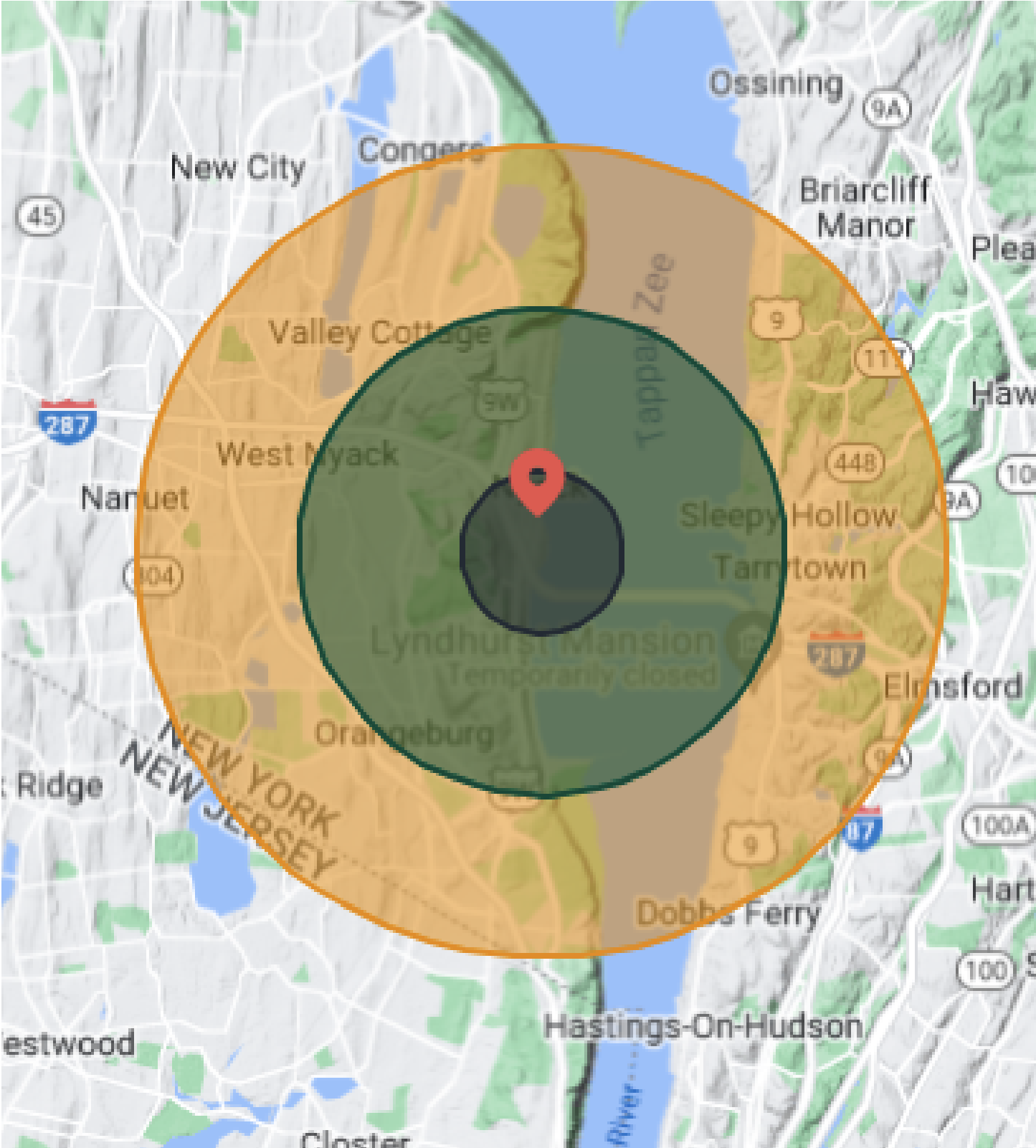


DEMOGRAPHICS

1,3,5 MILE RADIUS



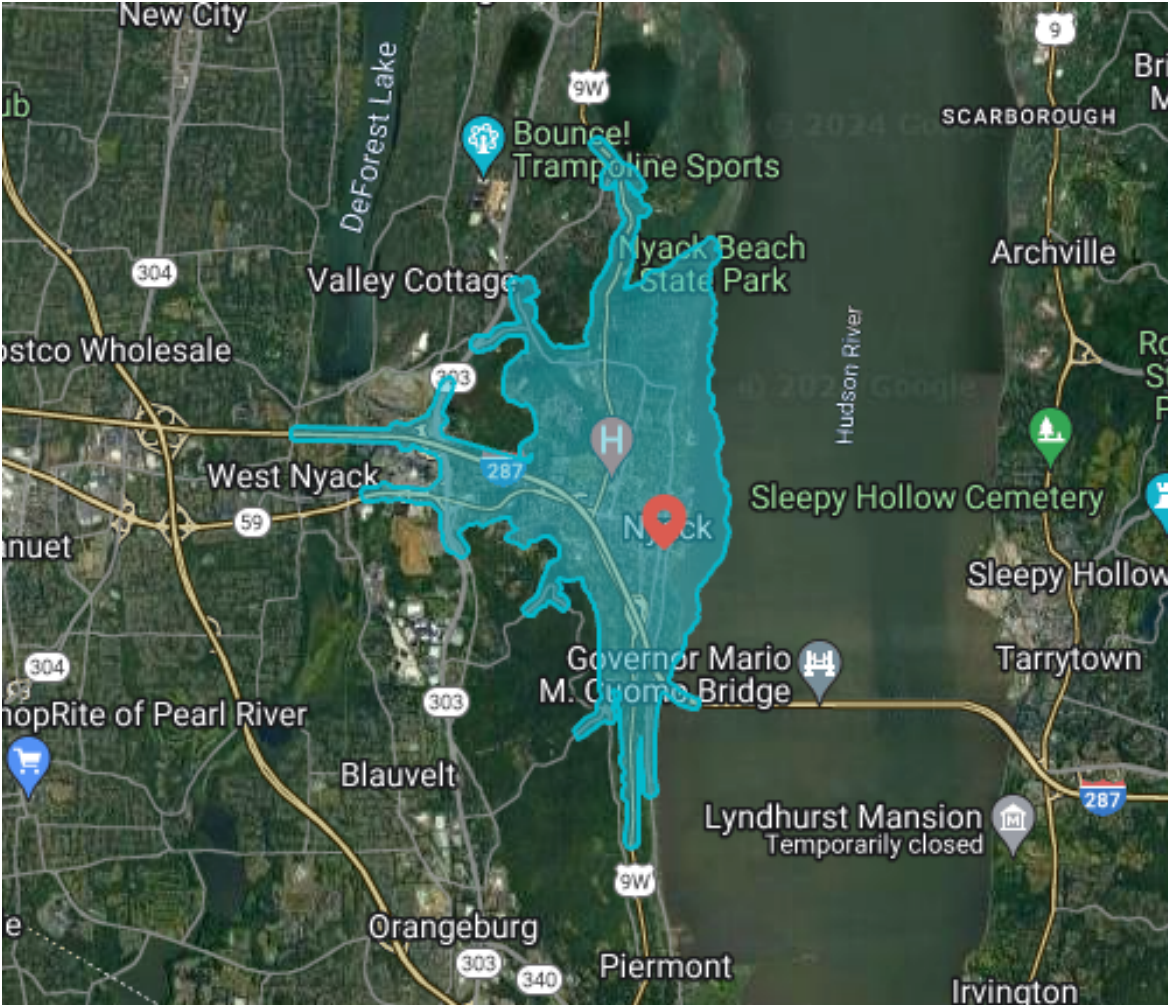
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
TOTAL POPULATION	11,019	34,061	113,048
DAYTIME POPULATION	5,628	18,889	65,262
HOUSEHOLDS	4,915	13,577	42,141
MEDIAN AGE	40.6	41.1	43.1
AVE HH INCOME	\$164,017	\$183,821	\$201,501



EIGHT NORTH BROADWAY
NYACK, NY



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Including F&B



\$582,678,257

EDUCATION

Bachelors +



56.4%

MEDIAN HOME VALUE



\$654,750

EIGHT NORTH BROADWAY
NYACK, NY

KEY FACTS

15,620

POPULATION

\$143,987

AVE. HH INCOME

8,707

DAYTIME POP

42.1

MEDIAN AGE

TAPESTRY SEGMENTATION



Philanthropic Sophisticates

Affluent, educated retirees in upscale suburbs, leading leisure-rich lifestyles with interests in dining, travel, and high-end shopping. They value fitness, brand loyalty, and environmental consciousness, engaging heavily with traditional media and technology for practical purposes.

Age: 66-75

Housing: Home Owner



American Royalty

The nation's most educated segment, consists of affluent, established couples in their 50s and 60s living luxurious lifestyles in the suburbs of major cities, often in million-dollar homes. They enjoy cultural outings, fine dining, and maintaining their appearance through fitness and high-end shopping.

Age: 51-65

Housing: Home Owner



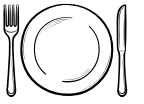
Family Troopers

Predominantly young families and single-parent households, are characterized by high mobility, with a notable concentration of Generation Y members. Their lifestyle is modest due to below-average incomes and a focus on family-oriented activities.

Age: 25-30

Housing: Renter

ANNUAL HH SPENDING



\$3,857

DINING OUT



\$2,704

ENTERTAINMENT



\$2,467

APPAREL & SERVICES



\$11,032

GROCERIES



\$5,463

HEALTH CARE



AERIAL



EIGHT NORTH BROADWAY
NYACK, NY



INTERIOR



EIGHT NORTH BROADWAY
NYACK, NY

Lease Term: New ten-year lease

Options: Tenant has option to extend the lease for two five year terms.

Utilities: Paid by Tenant directly to the service provider.

Trash: Tenant to use Landlord appointed company.

Base Rent: \$5,250/mo +NNN

Taxes: \$1,700/mo

Key Money: \$300,000



ZELNIK

EIGHT NORTH BROADWAY

NYACK, NY

ZELNIK & CO.

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