

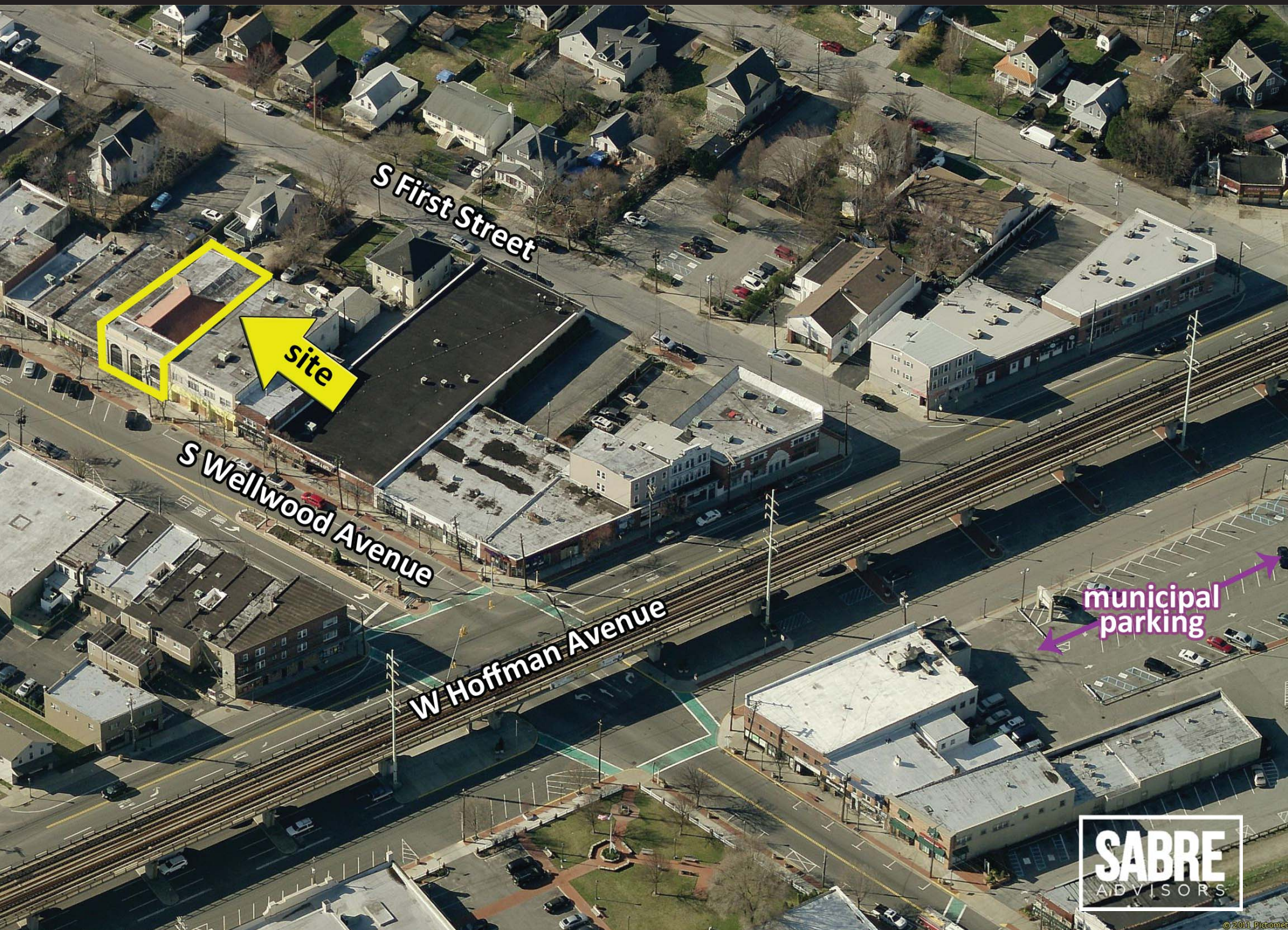
# Former Bank Branch with Soaring Ceilings

Approved for Restaurant

147 S Wellwood Avenue, Lindenhurst, Township of Babylon, Suffolk County, NY



# LOCATION OVERVIEW

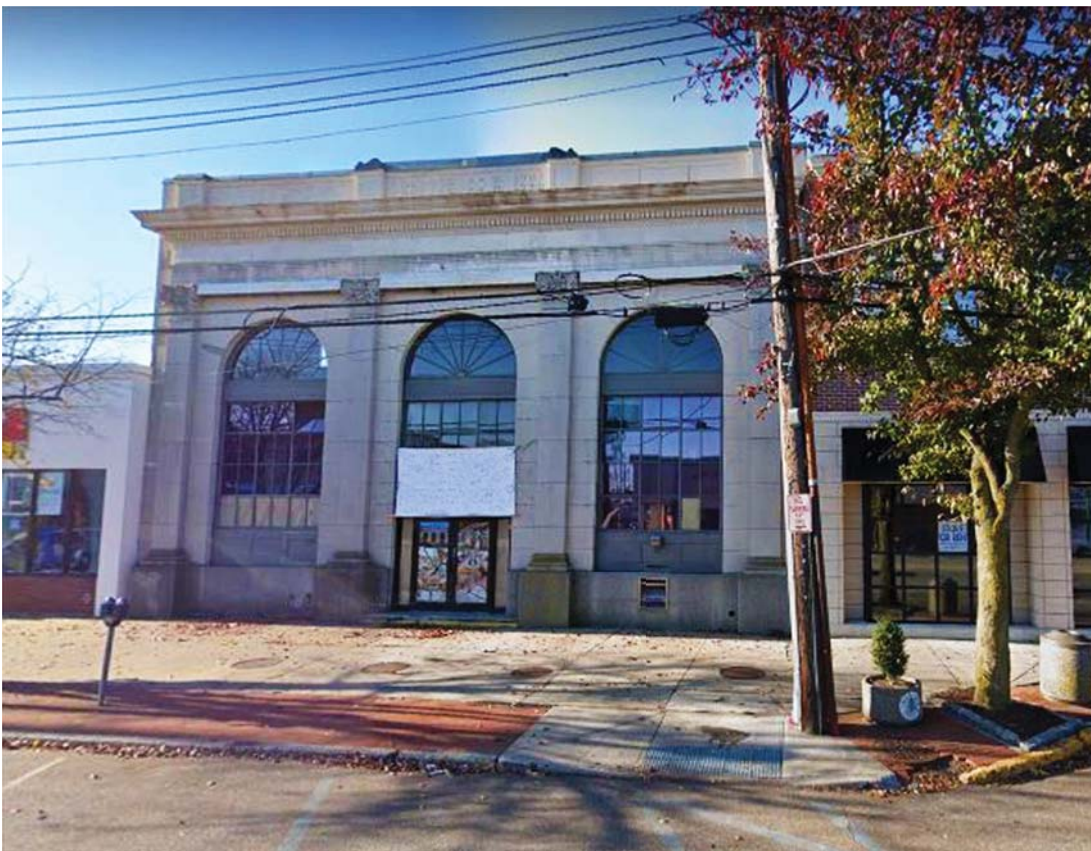


# TRADE AREA



# PROPERTY DESCRIPTION

| SITE DATA |             |
|-----------|-------------|
| GLA       | 7,000 SF    |
| SALE      | \$1,600,000 |
| TAXES     | \$30,170    |

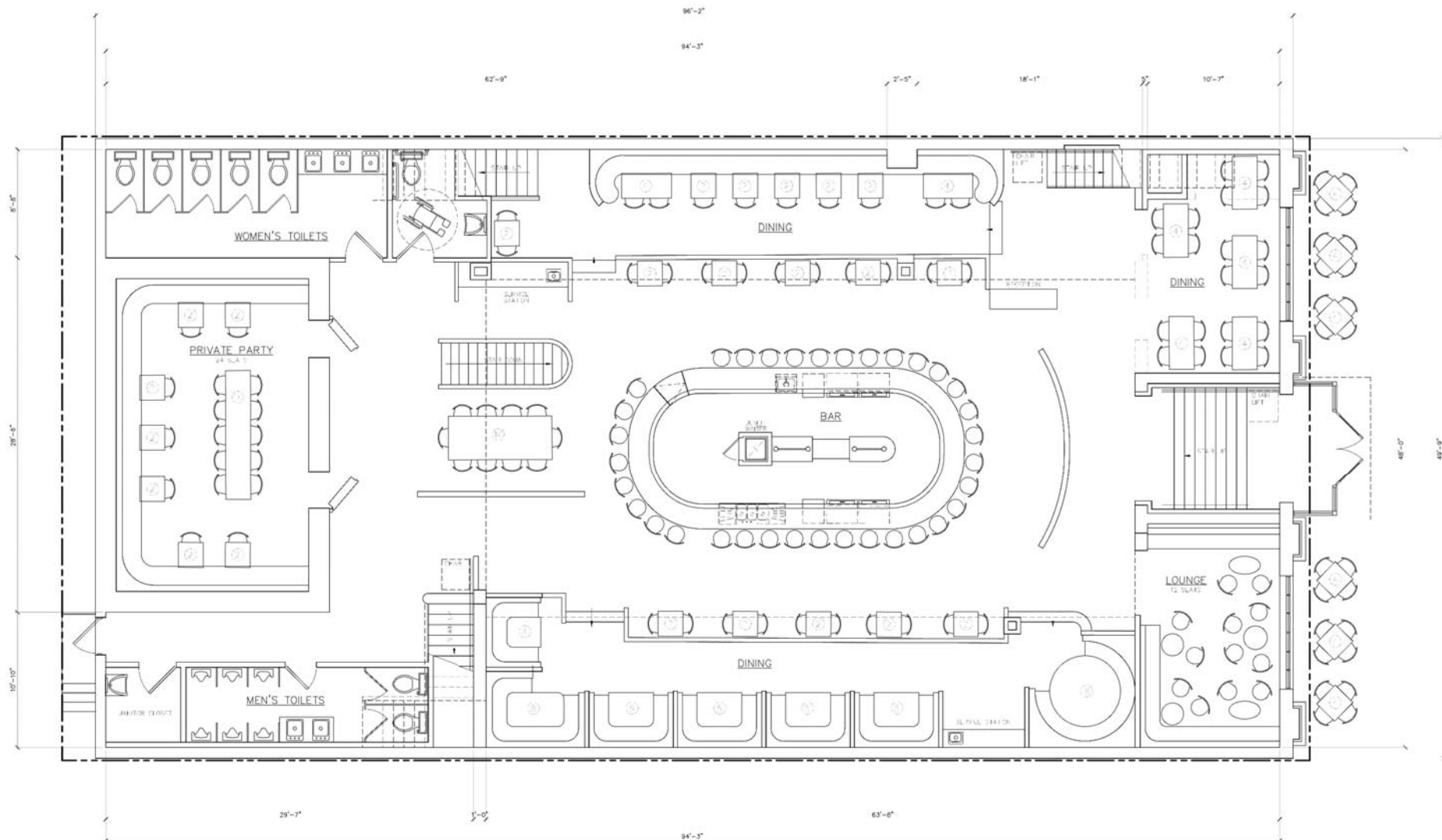


## HIGHLIGHTS:

- approved plans for 292 seats
- former Chase Bank branch with soaring ceilings
- one block from the Lindenhurst train station
- across from the new Sand City Brewery
- blocks from "The Wel", a new 260 unit apartment complex under construction being built by Tritec
- in close proximity to a proposed 175 unit apartment complex



# FIRST FLOOR PLAN

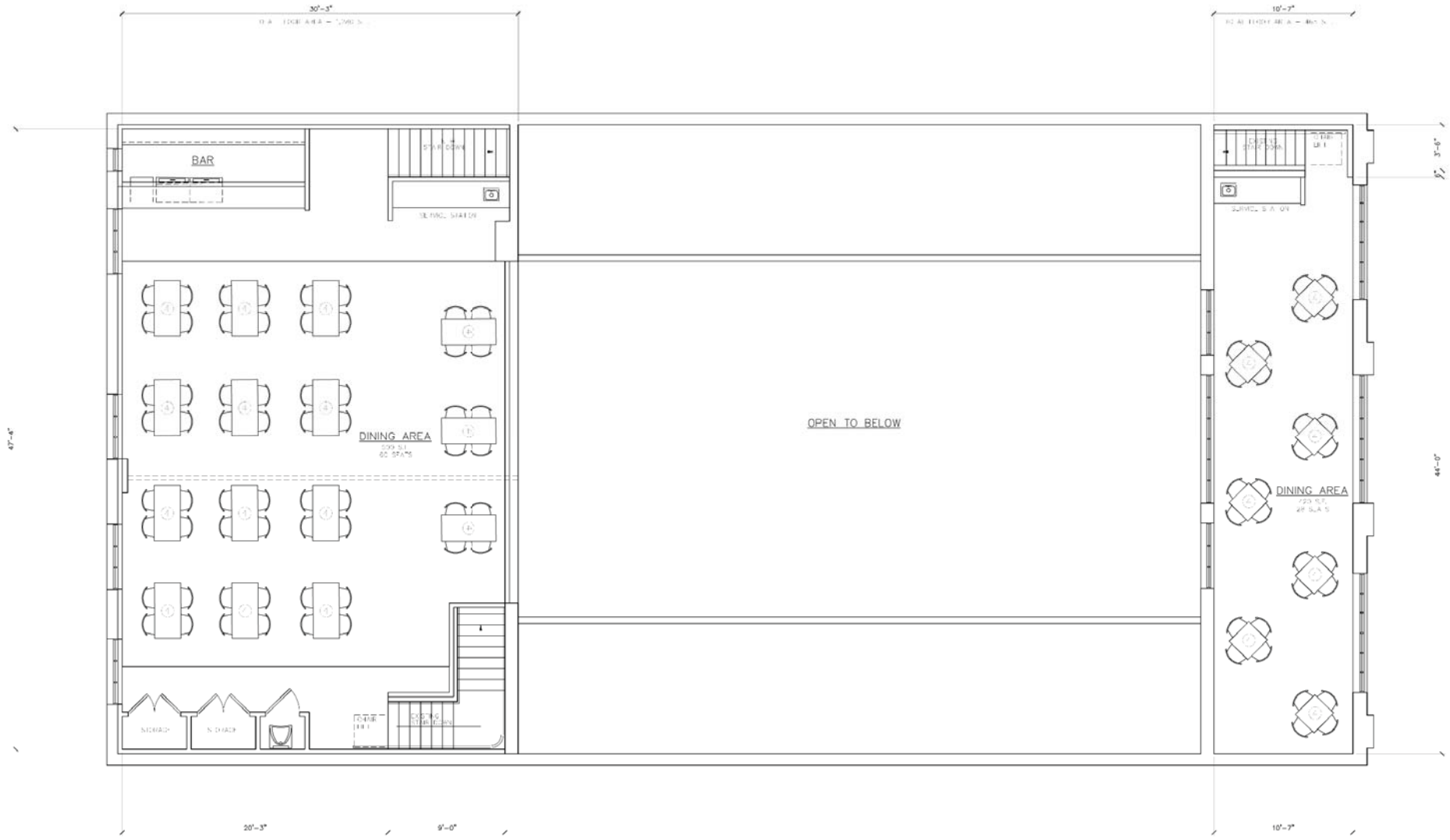


**PROPOSED 1st FLOOR PLAN**

DINING 100 SEATS - 4,785 S.F.  
 TOTAL BUILT-UP SLABING PROPOSED - 180 SLABS  
 TOTAL EXTERIOR SEATING PROPOSED - 27 SEATS  
 TOTAL SEATING PROPOSED - 204 SEATS



# SECOND FLOOR PLAN



PROPOSED 2nd FLOOR PLAN

1/2" = 1'-0"

TOTAL 2ND FLOOR AREA = 1,745 S.F.  
 TOTAL 2ND FLOOR FINISHED AREA = 1,665 S.F.



# FRONT ELEVATION

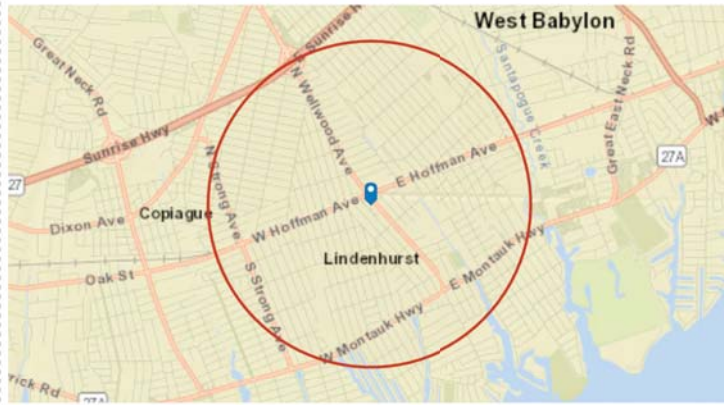


FRONT ELEVATION

1/4" = 1'-0"



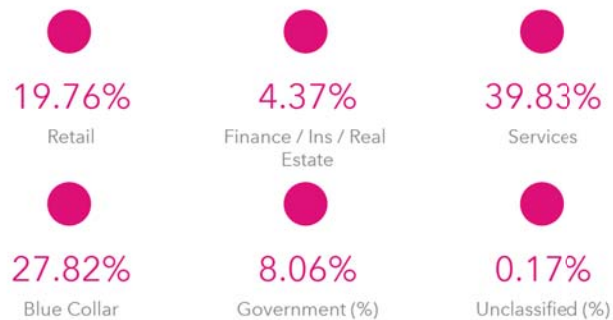
# DEMOGRAPHIC SUMMARY



## DAYTIME POPULATION



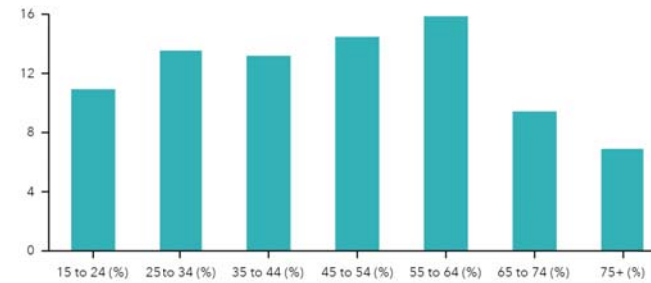
## EMPLOYEES by TYPE



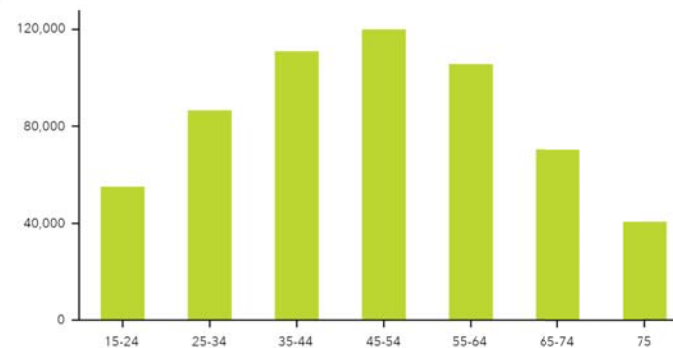
## Tapestry Segments

|           |  |                               |
|-----------|--|-------------------------------|
| <b>2B</b> | <b>Pleasantville</b><br>7,204 households | <b>92.6%</b><br>of Households |
| <b>8A</b> | <b>City Lights</b><br>499 households     | <b>6.4%</b><br>of Households  |
| <b>7B</b> | <b>Urban Villages</b><br>61 households   | <b>0.8%</b><br>of Households  |

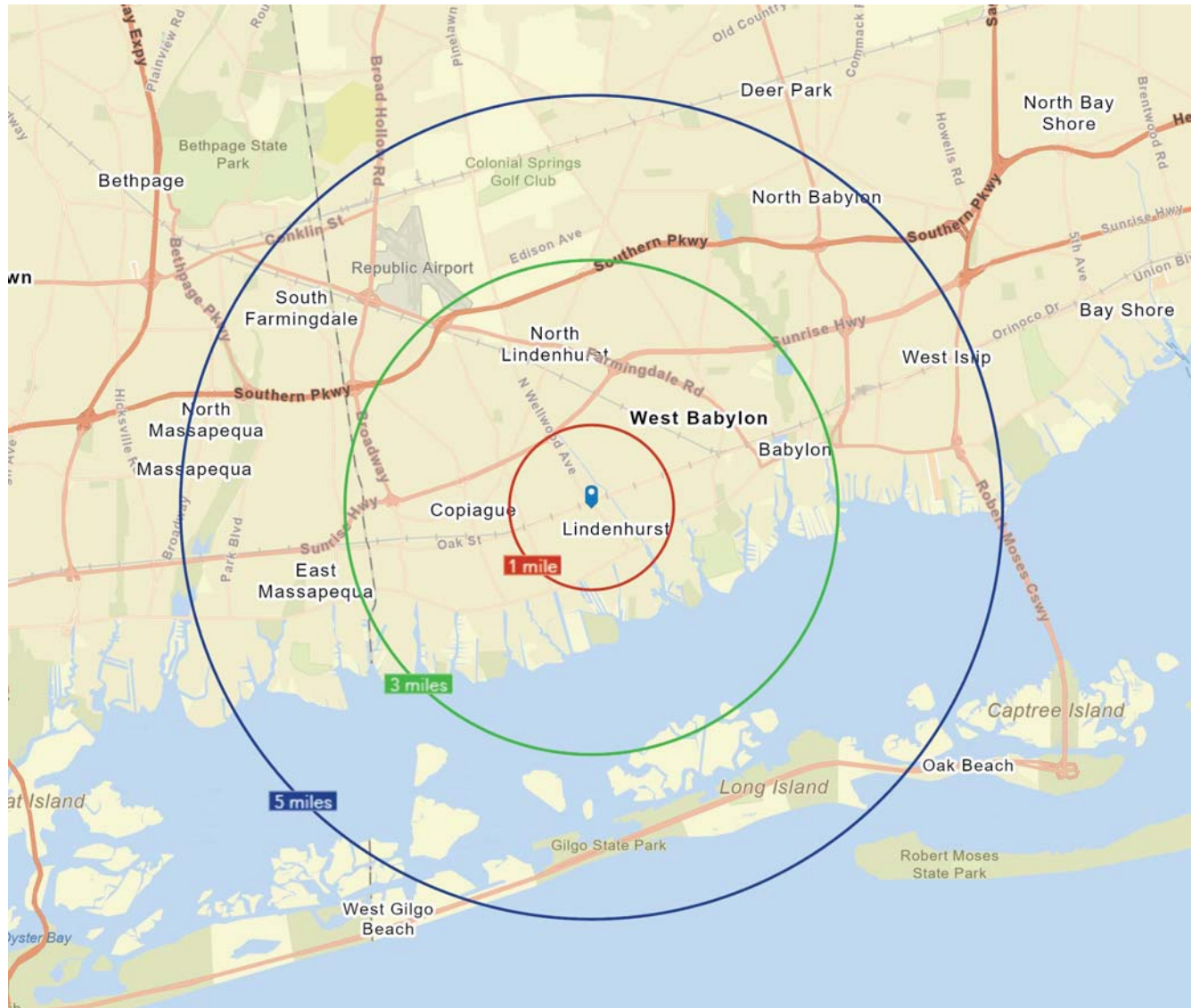
## % of Adult Population by Age



## 2017 Income by Age (Esri)



# DEMOGRAPHIC SUMMARY



|             | 1 MILE   | 3 MILES  | 5 MILES   |
|-------------|----------|----------|-----------|
| Population  | 22,668   | 134,583  | 267,609   |
| Median HHI  | \$92,190 | \$89,152 | \$101,140 |
| Daytime Pop | 18,382   | 117,840  | 241,930   |
| Households  | 7,779    | 45,579   | 89,575    |
| Median Age  | 42.4     | 41.4     | 41.9      |

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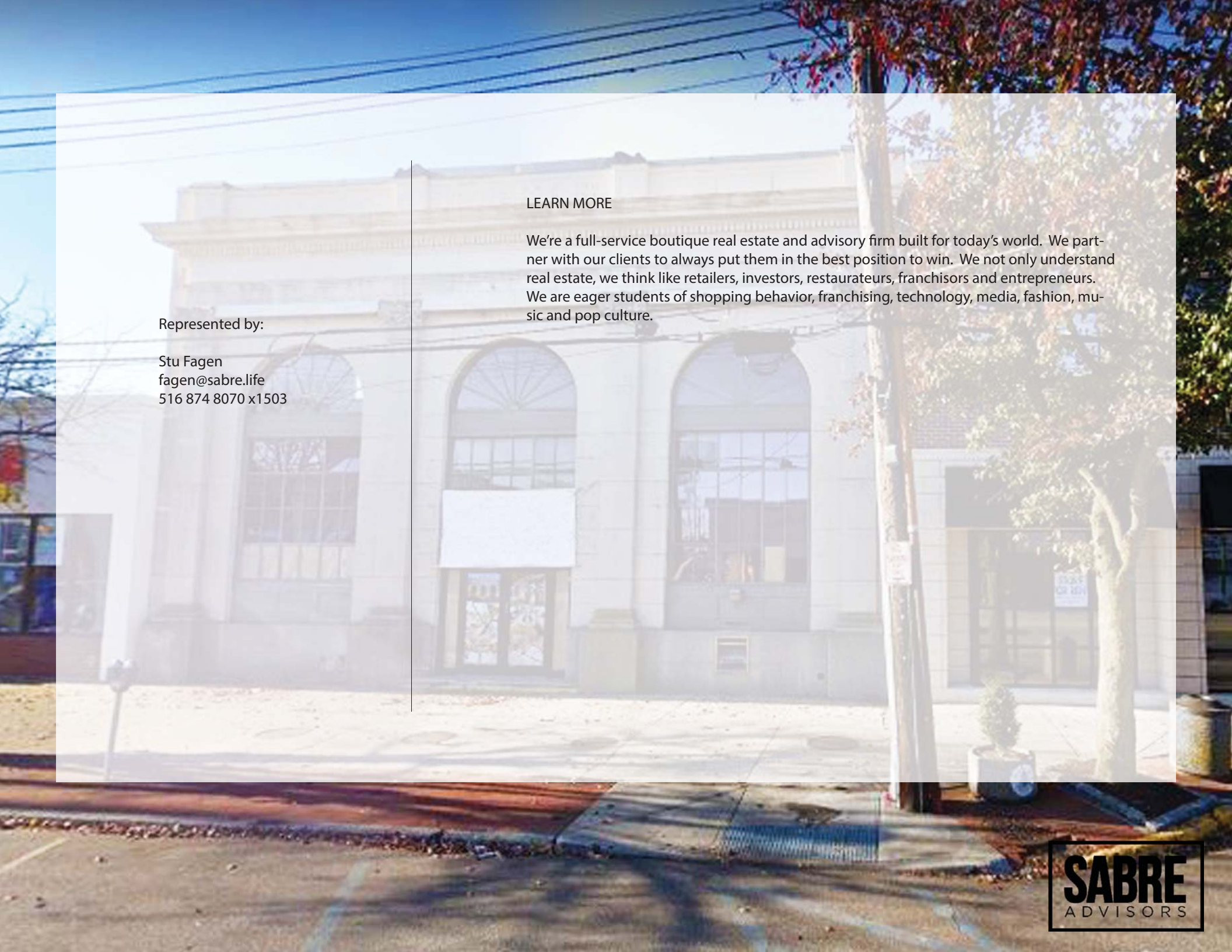
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