Fully Built Restaurant Available · Move-In Ready

8289 Jericho Turnpike – Woodbury, NY 11797



Contact Exclusive Brokers for More Information

SCHUCKMAN REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

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ADDRESS:	8289 JERICHO TPK.	
CITY, STATE:	WOODBURY, NY	
MARKET:	WOODBURY COMMONS	
AVAILABILITY:	IMMEDIATE	
SIZE:	**First Floor:**	4,696 SF
	Second Floor:	1,664 SF
	Attic:	510 SF
	Cellar:	2,727 SF

LOCATED AT:
WOODBURY COMMONS





HIGHLIGHTS:

Prime visibility on Jericho Turnpike, one of the busiest and most established retail corridors in Nassau County.

Located within an affluent trade area, drawing from high-income neighborhoods in Woodbury, Syosset, Muttontown, and Cold Spring Harbor.

Private on-site parking, a major advantage for a full-service restaurant in this market.

Proximity to major roadways, including Route 135 and Northern State Parkway, increasing accessibility and customer reach.

Established dining reputation, as the space previously housed a well-known full-service restaurant, simplifying transition for a new operator.

Favorable demographics for higher-check dining, with strong household incomes and discretionary spending.

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AERIAL VIEW



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First Floor Entrance and Bar Area







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First Floor Dining Areas







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Kitchen Area







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Second Floor







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Entrance and Outdoor Dining







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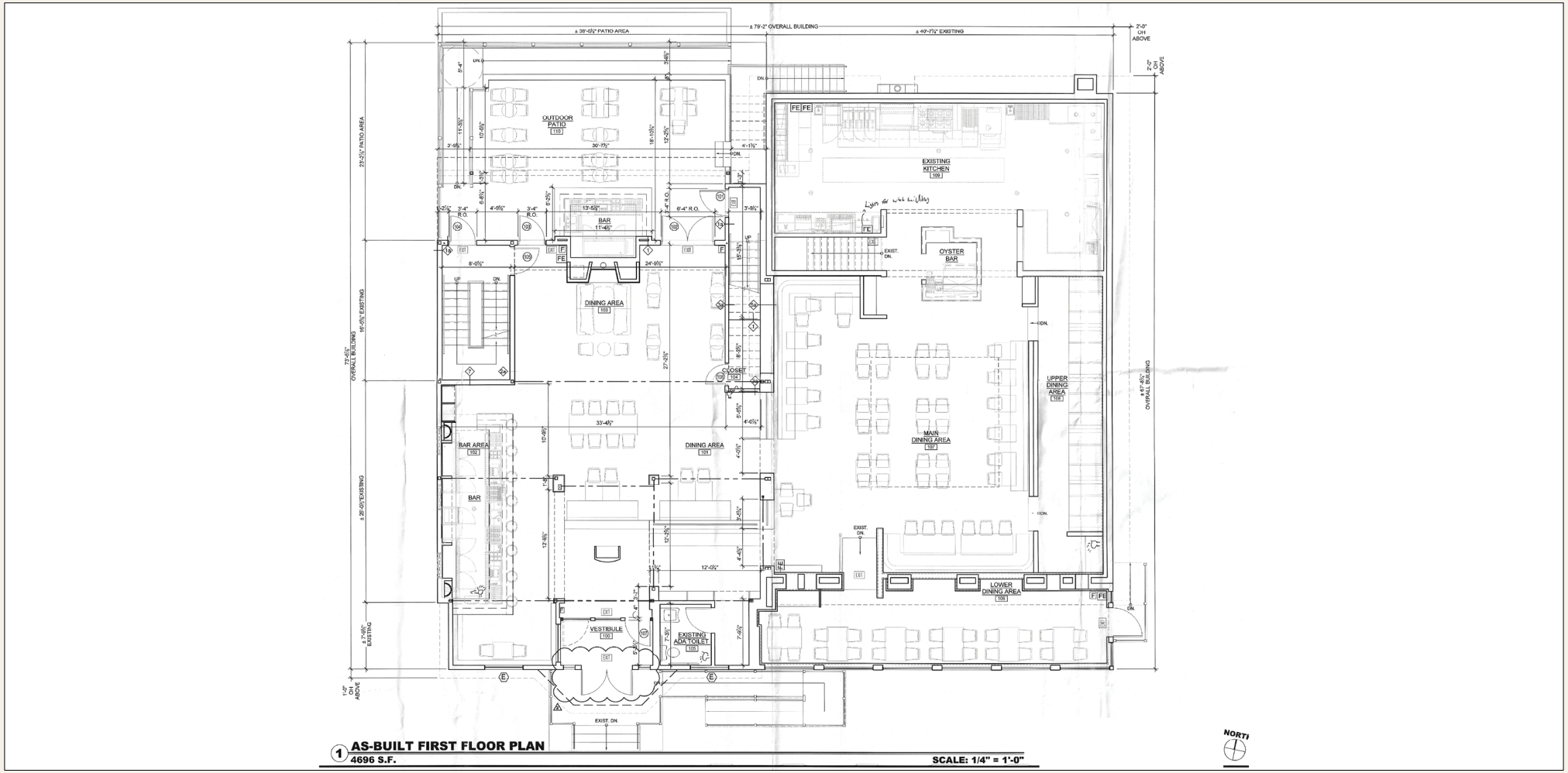
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First Floor Plans – As Built



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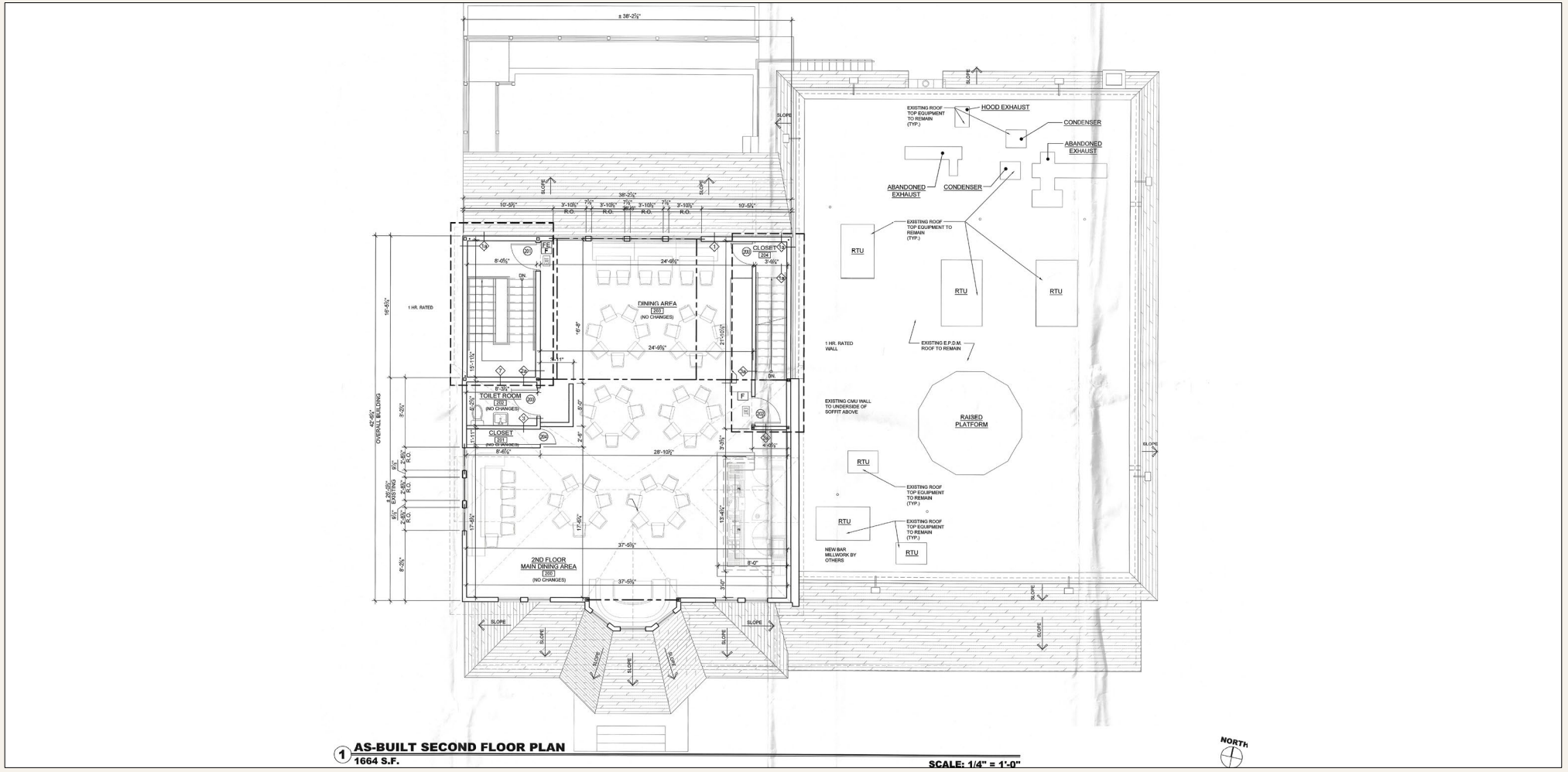
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Second Floor Plans – As Built



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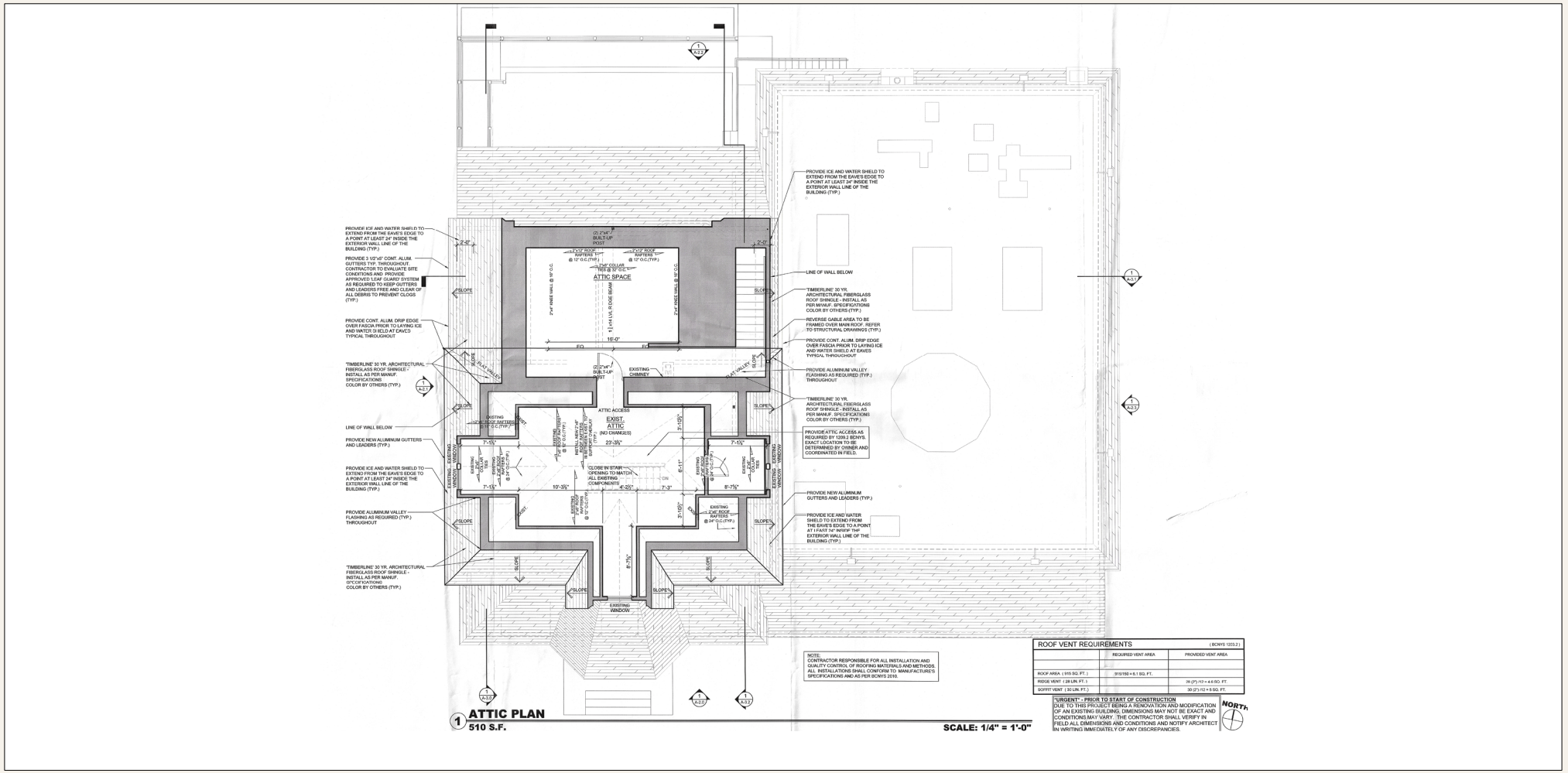
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Attic Plans – As Built



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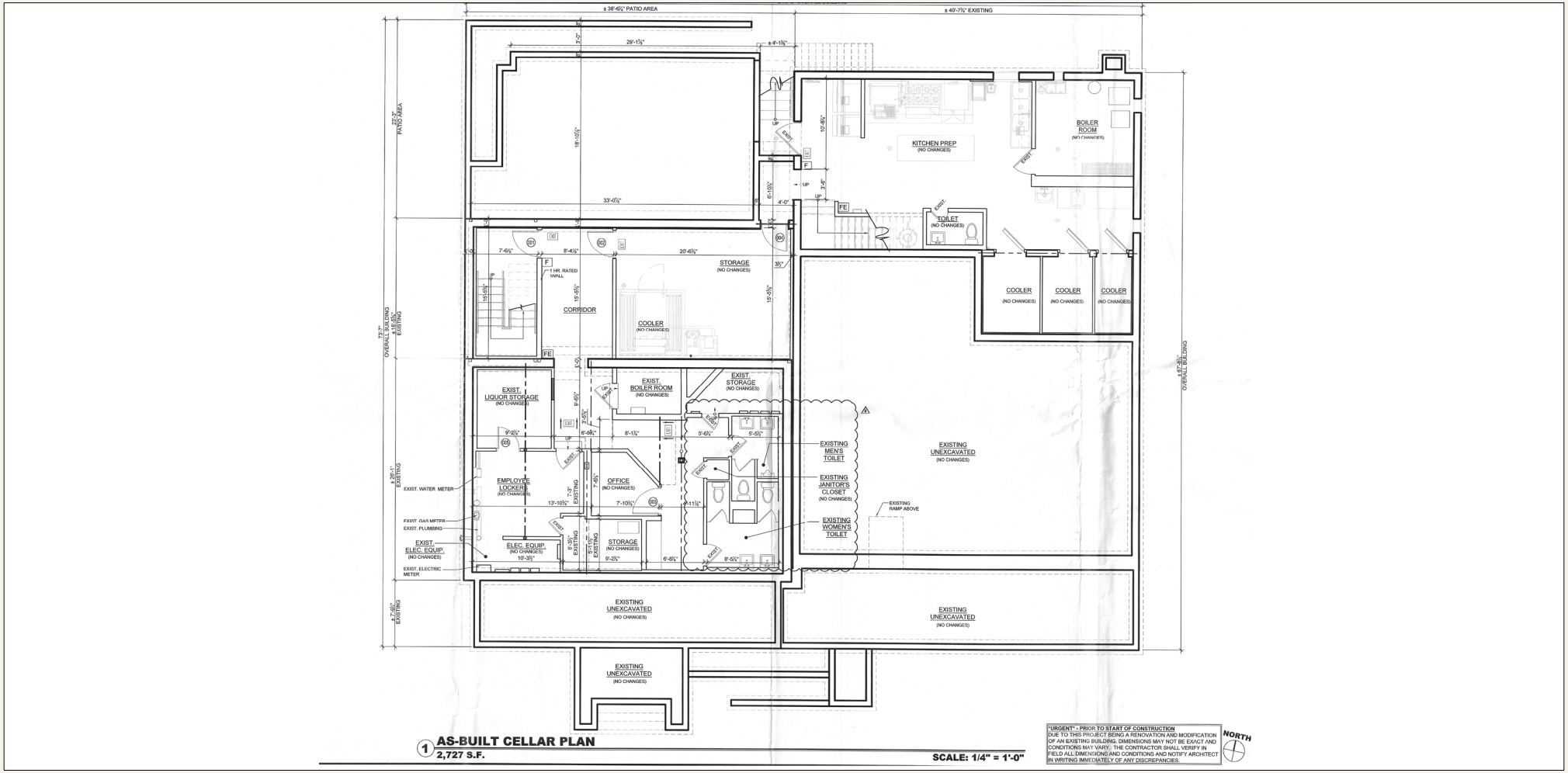
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Cellar Plans – As Built



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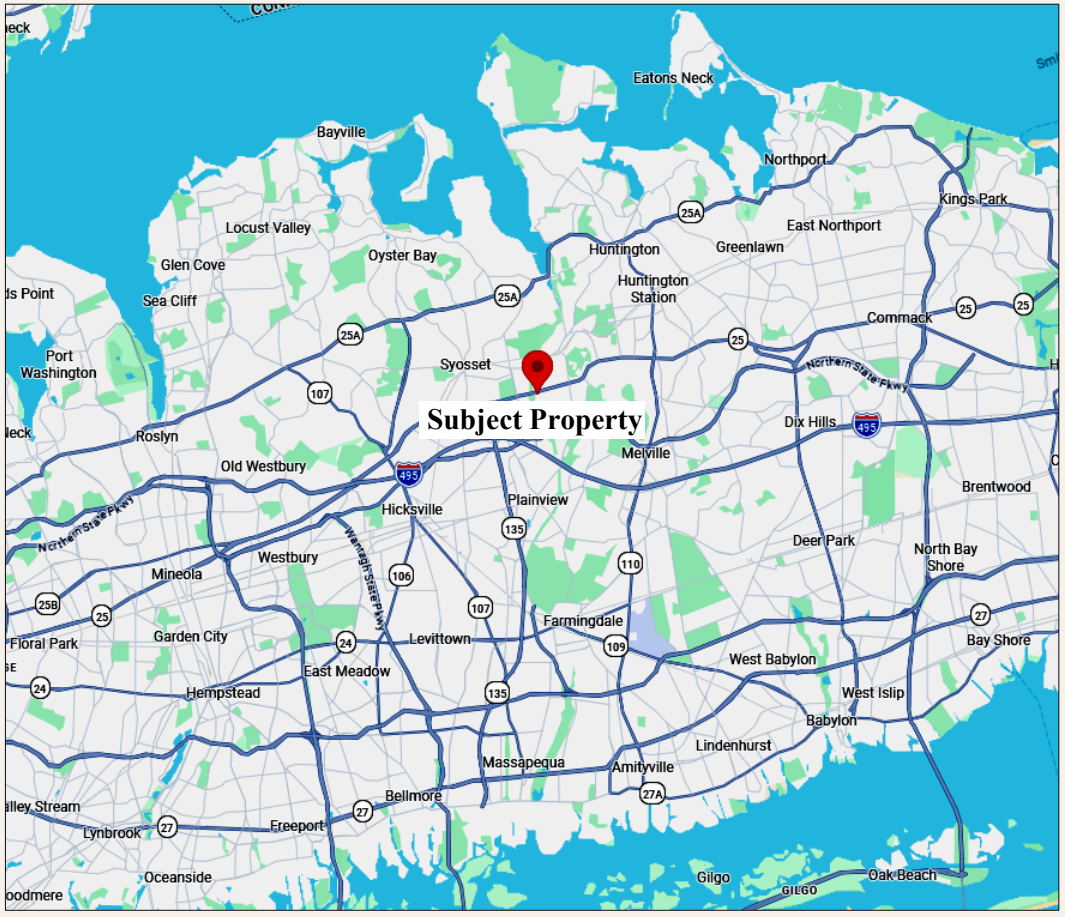
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FINE DINING WITHIN 10 MILES

Rare 650 - Syosset · Steakhouse & sushi
Volpe Ristorante at Fox Hollow - Woodbury · Upscale Italian
Franina Ristorante - Syosset · Northern Italian
Sage Bistro Moderne - Woodbury · French contemporary
Grasso's - Cold Spring Harbor · Contemporary American
TwoThirty Six - Syosset · Japanese omakase
Rustic Root - Woodbury · New American / farm-to-table
George White Restaurant - Syosset · Contemporary American
Hilltop Kitchen & Bar - Syosset · Modern American
The Halston - Melville · Contemporary American
Blackstone - Melville · Prime steakhouse
MoCA Asian Bistro - Woodbury area · Upscale Asian fusion
Krinti Mediterranean Grill - Woodbury · Upscale Mediterranean
Café Testarossa - Syosset · Contemporary Italian
Butera's - Woodbury · Italian trattoria
The Bryant - Huntington Station · New American
Ruta Oaxaca - Woodbury · Upscale Mexican



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Demographics

Population	1 mile	3 miles	5 miles
2025 Population	7,039	66,524	204,990
2030 Population	7,081	66,110	204,022
2010-2020 Annual Rate	0.47%	0.30%	0.38%
Households			
2010 Total Households	2,201	21,685	67,018
2020 Total Households	2,285	21,720	68,226
2025 Total Households	2,367	21,821	68,653
2030 Total Households	2,401	21,839	68,814
2025 Average Household Size	2.61	2.98	2.94
Wealth Index	288	271	235
Median Household Income			
2025 Median Household Income	$196,456	$186,307	$162,072
2030 Median Household Income	$214,721	$209,960	$183,514
2025-2030 Annual Rate	1.79%	2.42%	2.52%
Average Household Income			
2025 Average Household Income	$277,156	$244,516	$216,799
2030 Average Household Income	$299,616	$266,832	$236,310

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