



Rettaliata and Schuster of Ripco reps Darden Concepts and Ignite Restaurants in three lease totaling 24,297 s/f

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Tom Rettaliata and Brian Schuster of Ripco Real Estate represented Darden Concepts and Ignite Restaurants in the lease of the site located between Queens Center Mall and the Long Island Expressway (I-495) in Elmhurst totaling 24,297 s/f. Olive Garden (8,297 s/f), Longhorn Steakhouse (8,000 s/f), and Joe's Crab Shack (8,000 s/f) now occupy the previously vacant location at the intersections of 92nd St. and 59th Ave. All three restaurants face Queens Center, one of the strongest malls in the country, generating sales of \$1,059 per s/f.

The average population within a 1 mile radius is 186,331 and average household income within a 1 mile radius is \$64,350. The average daily traffic count for the LIE (near this location) is 153,700 vehicles. The average daily traffic count for Woodhaven Blvd. is 52,097 vehicles, and the average daily traffic count for Queens Boulevard is 38,728 vehicles. The landlord is Mattone Group Elmhurst, LLC. Joe's Crab Shack opened on December 9, 2014. Longhorn Steakhouse opened on September 29, 2014 and Olive Garden opened on October 27, 2014.

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