

URBAN EDGE

DOWNTOWN HUNTINGTON

OFFERS A BOUNTY OF TOP-NOTCH RESTAURANTS, SHOPS, GALLERIES, SPECIALTY STORES AND ENTERTAINMENT VENUES. IT'S LIKE A DIMINUTIVE VERSION OF MANHATTAN.

SOME NOTABLE STAPLES OF DOWNTOWN HUNTINGTON

THE PARAMOUNT WAS RECENTLY ACQUIRED BY LIVE NATION. THE THEATER HOSTS AN AVERAGE OF 200 EVENTS, INCLUDING BIG-NAME ACTS ACROSS ALL GENRES.

THE HECKSCHER MUSEUM OF ART AND THE CINEMA ARTS CENTRE, LI'S BIGGEST ART-HOUSE MOVIE THEATER, PRESENTS 300 SPECIAL EVENTS ANNUALLY, INCLUDING LIVE THEATER AND MUSIC CONCERTS, STAND-UP COMEDY, COMMUNITY-DRIVEN EVENTS, AND TRIVIA NIGHTS



HUNTINGTON COMMONS RECENTLY REDEVELOPED!

HUNTINGTON HIGH SCHOOL

WHITMAN VILLAGE
260 Units

22,600
VPD

4 MIN
1 MILE

HUNTINGTON STATION
Over 13,970 weekday riders

HUNTINGTON FARMS
Condos

EAGLE ROCK
100 Units / 2 Stories

AVALON
303 Units / 2 Stories

CONTACT EXCLUSIVE AGENTS

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RETAIL SPACE

HUNTINGTON, NY

HUNTINGTON COMMONS

839 NEW YORK AVENUE

SIZES AVAILABLE

11,083 SF Divisible (Available January 2027)

ASKING RENT

Upon Request

NNN'S

Taxes: \$4.50/PSF

CAM: \$4.00/PSF

CO-TENANTS

Shoprite, The Home Depot, Burlington Coat Factory, Petco, Old Navy, Marshalls, Burger King, Tommy Tacos, New Chapter Apparel, Cycle Bar, I Stretch Plus, GolfTec, Phenix Salon Suites, Eden Relaxation Nail & Spa, Prime Urgent Care, Yoga Six, Club Pilates, Starbucks

Coming Soon: Wonder

NEIGHBORS

Walgreens, Dunkin', Adjacent to Huntington High School, Huntington LIRR Station (1 mile away)

Huntington Village (1 mile away): The Paramount, AMC Theaters, TD Bank, Citibank, Optum, Wells Fargo, Wild by Nature, Four Leaf Federal Credit Union, A&S Fine Foods, Tropical Smoothie Cafe, Stop and Shop, Panera Bread, Besito, Mattress Firm, Kilwins, Pancho Villas, Starbucks, The Shed, Prime: An American Kitchen and Bar, Kashi, TOA, The Farm Italy, The Bar Method, Hatch, Hand & Stone, Toast & Co., Little Vincent's Pizza, Tap Room, DJ's Clam Shack and many others

COMMENTS

1,391 Parking Spots

Dedicated traffic light, multiple access

Highly visible on New York Avenue with over 22,600 VPD

Conveniently located less than 1 mile to the Huntington LIRR Station & Huntington Village

Huntington Commons is ½ mile from Downtown Huntington, which offers a bounty of top-notch restaurants, shops, galleries, specialty stores and entertainment venues. Located in northwestern Suffolk County, this waterfront community is home to pristine harbors, marinas, beaches and parks.

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

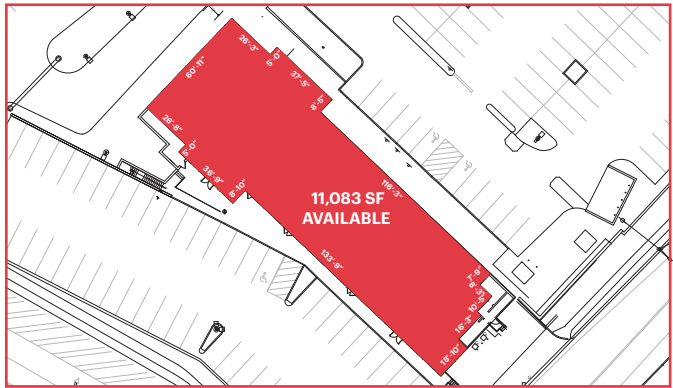




AERIAL



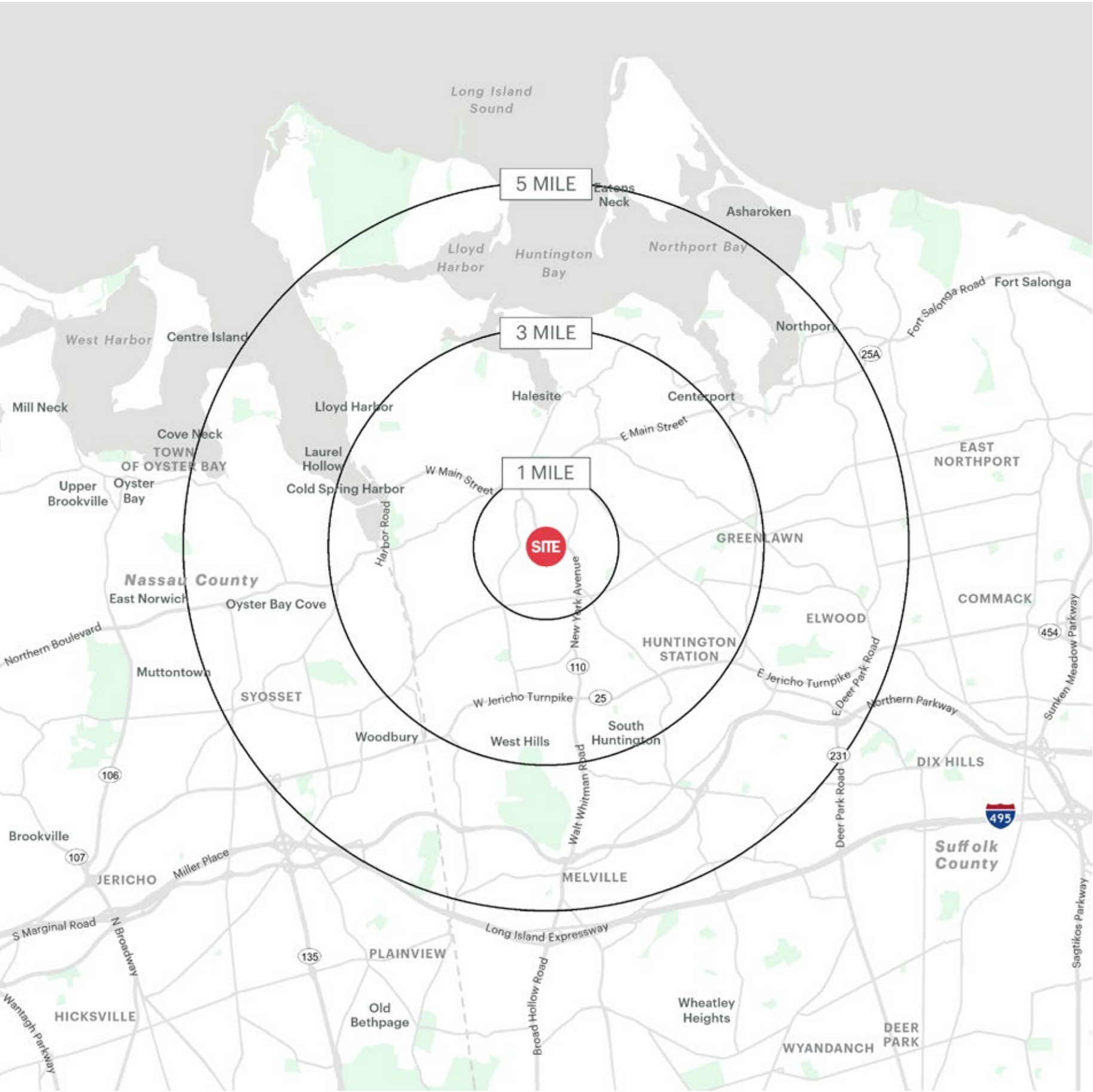
SITE DEVELOPMENT PLAN



RENDERINGS



AREA DEMOGRAPHICS



HUNTINGTON COMMONS HUNTINGTON, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
17,017	5,624 - 48.0%
HOUSEHOLDS	TOTAL BUSINESSES
5,753	1,103
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$163,951	8,956
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$111,322	17,150

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
80,226	30,216 - 53.0%
HOUSEHOLDS	TOTAL BUSINESSES
27,243	4,336
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$187,205	40,662
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$133,039	79,707

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
154,957	65,367 - 59.0%
HOUSEHOLDS	TOTAL BUSINESSES
53,923	7,577
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$208,511	77,116
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$150,134	154,233

AREA DEMOGRAPHICS

