

## RETAIL/OFFICE PROPERTY FOR LEASE

# 125 E JERICHO TPKE

HUNTINGTON STATION, NY 11746



### OFFERING SUMMARY

<b>Asking Rent:</b>	\$25/SF
<b>Building Size:</b>	<b>Main Building:</b> 1st Flr: 3,140 SF Mezzanine: 810 SF Cellar: 1,935 SF  <b>Accessory Building:</b> 888 SF
<b>Lot Size:</b>	0.34 Acres
<b>Zoning:</b>	C6

**Prime Retail Property for Lease.** Located on heavily travelled Jericho Tpke, in Huntington Station. This 0.34 acres property is directly across from Target and Chik-Fil-A and features two buildings on one lot.

Former home to Selmer Pet Store, this building features a basement level and second floor loft office area. There is a detached 888 SF building with overhead door with ample parking and two means of egress on Jericho Tpke.

### PROPERTY HIGHLIGHTS:

- Prime Location
- 2 Egress Points
- 2 Buildings
- Ample Parking

### CONTACT EXCLUSIVE AGENTS:



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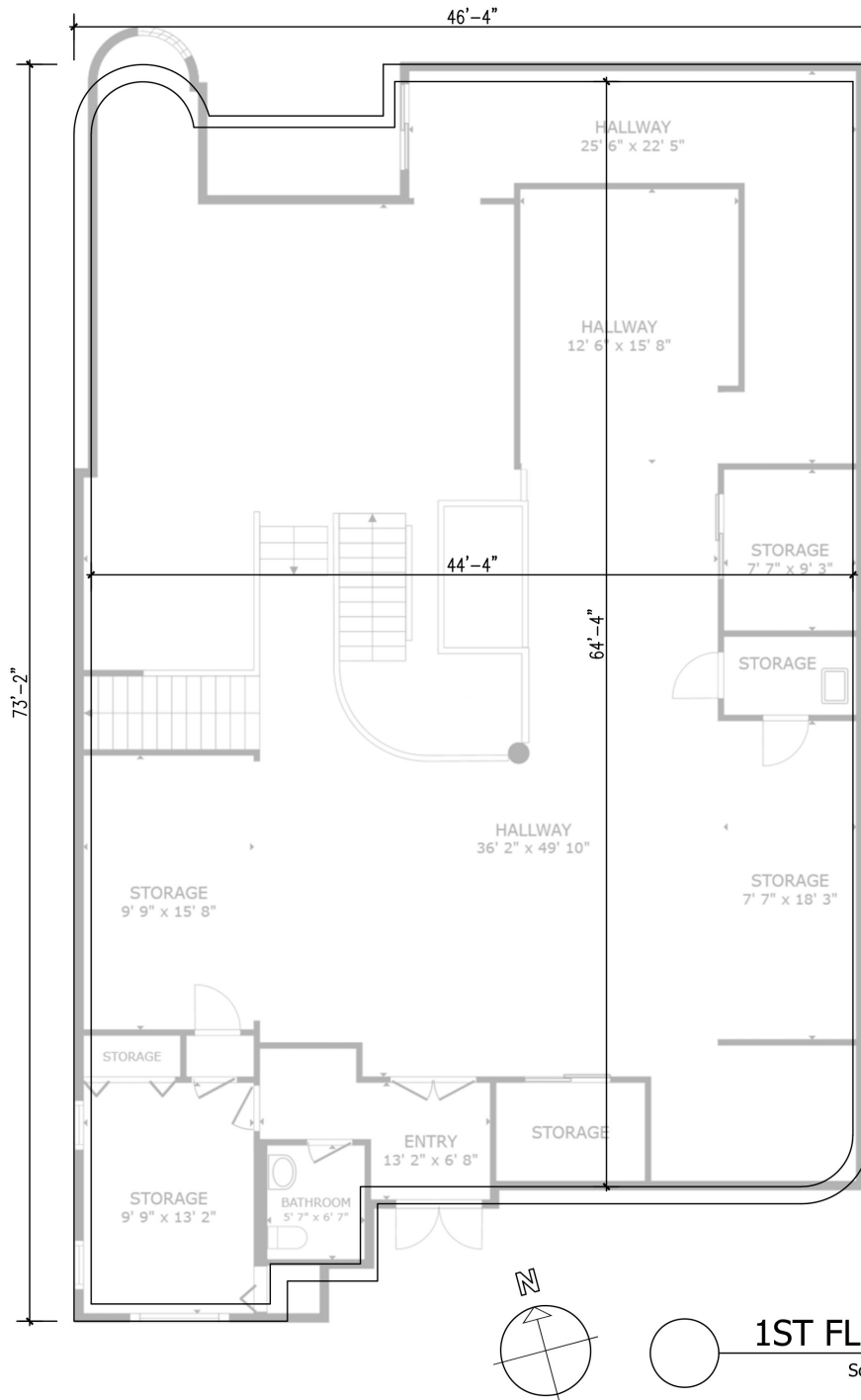


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SITE PLAN



1ST FL PLAN

Scale: 1/8"=1'-0"

GROSS AREA: 3140 SF.

NOTE: SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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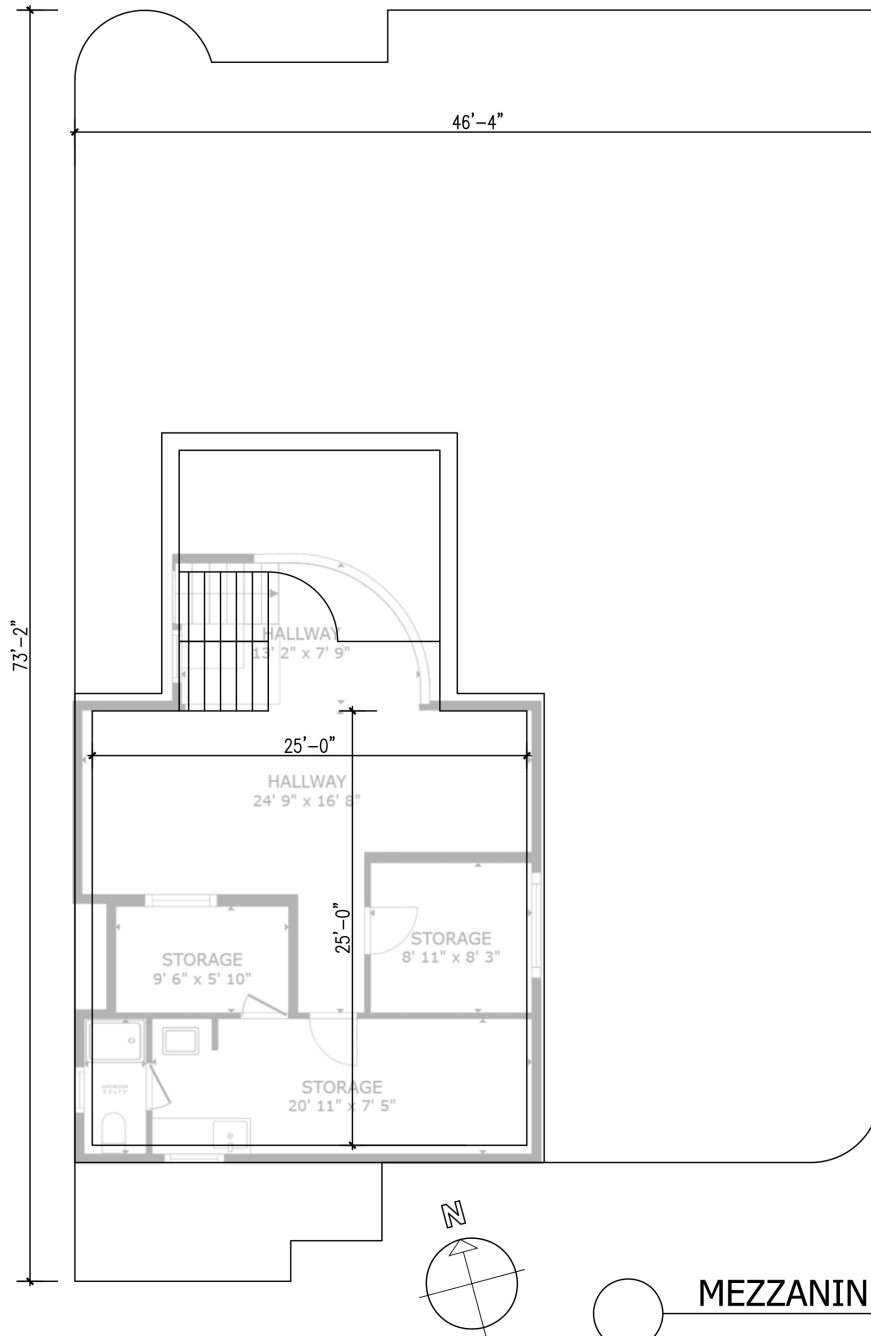
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SITE PLAN



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GROSS AREA: 810 SF.

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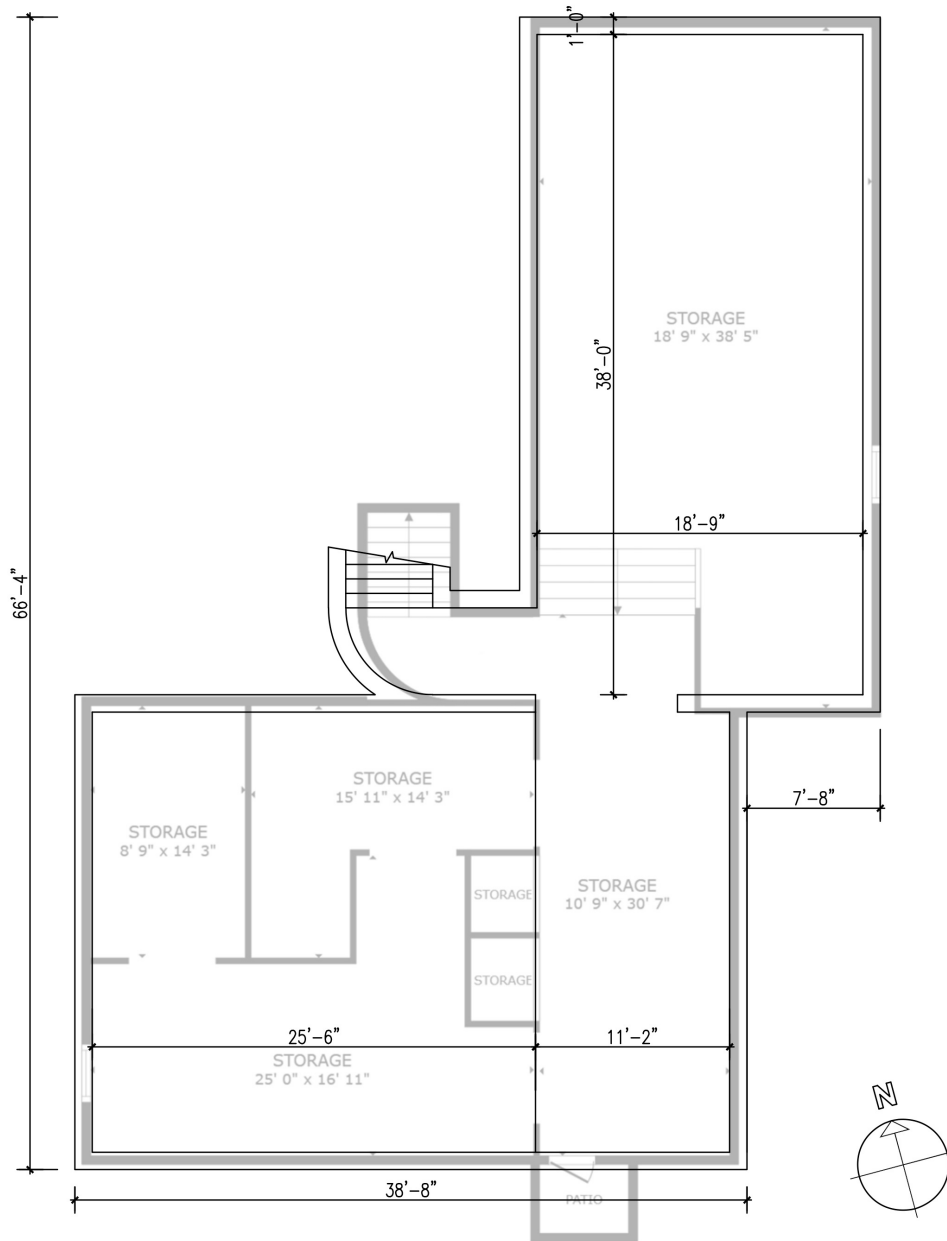
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SITE PLAN



CELLAR PLAN  
Scale: 1/8"=1'-0"

GROSS AREA: 1935 SF.

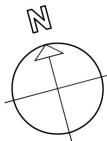
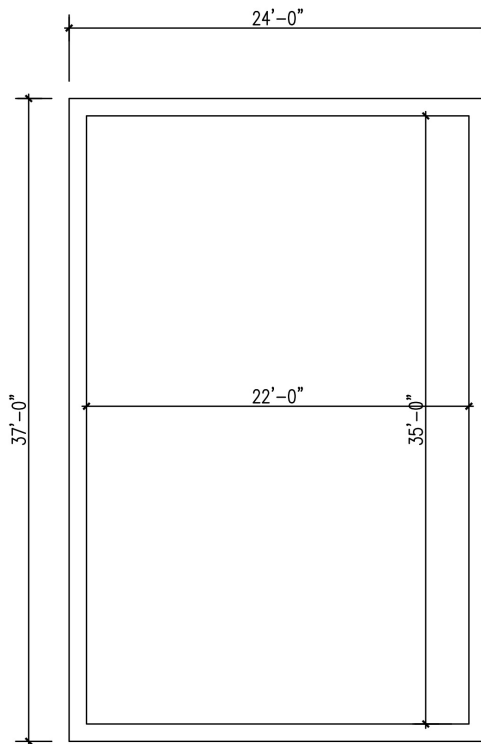
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**ACCESSORY BUILDING FOOT PRINT**

Scale: 1/8"=1'-0"

GROSS AREA: 888 SF.

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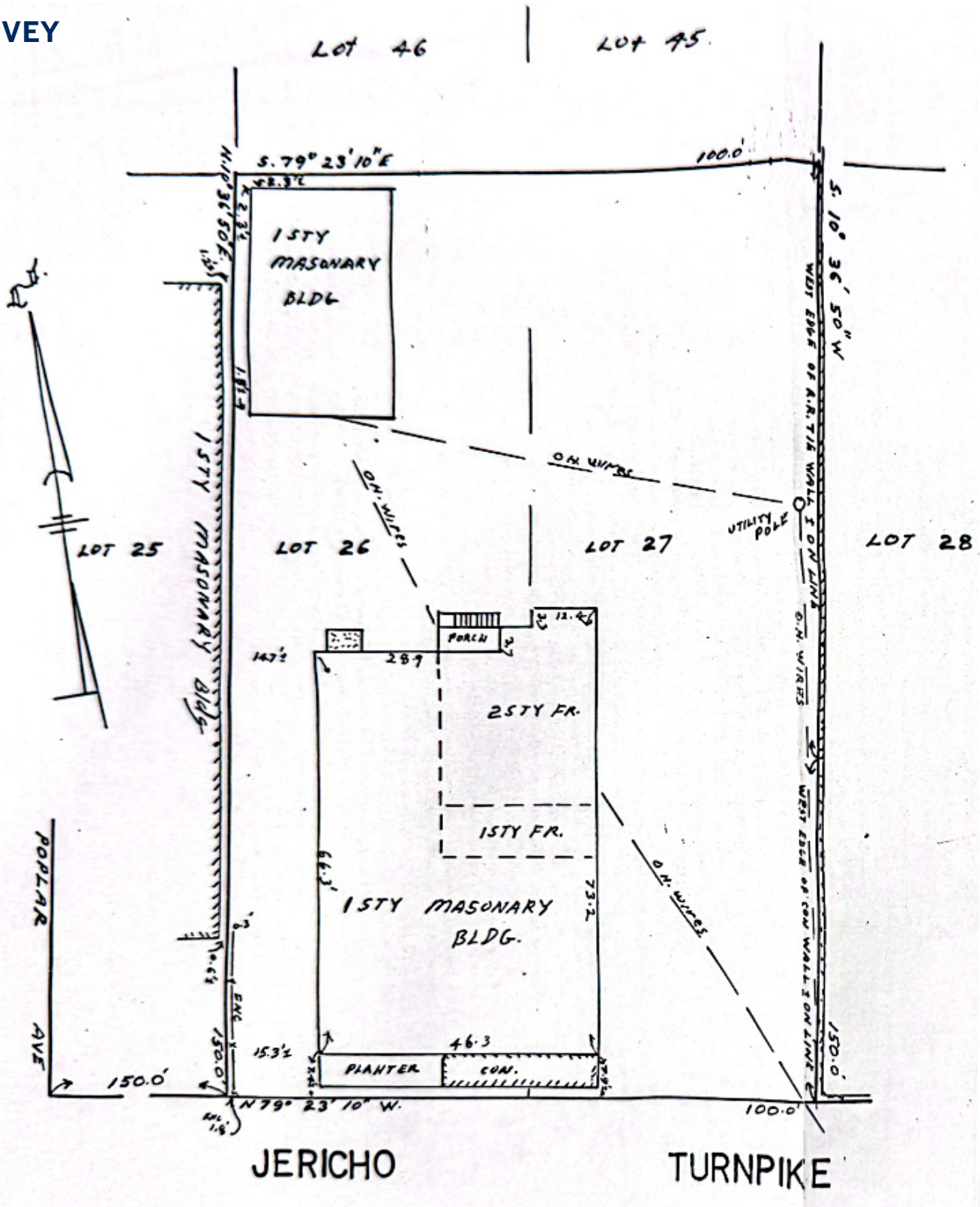
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SURVEY



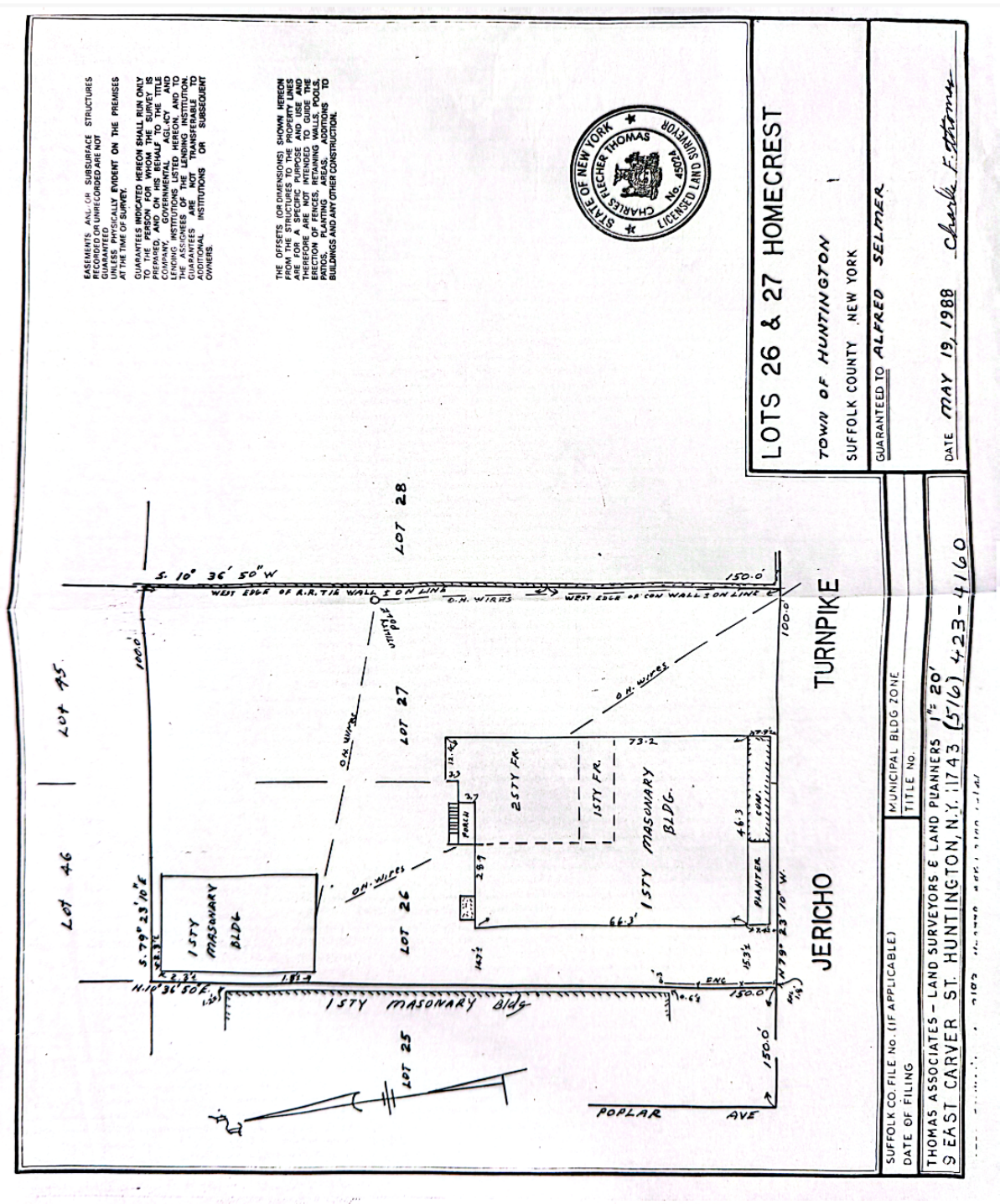
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PHOTOS



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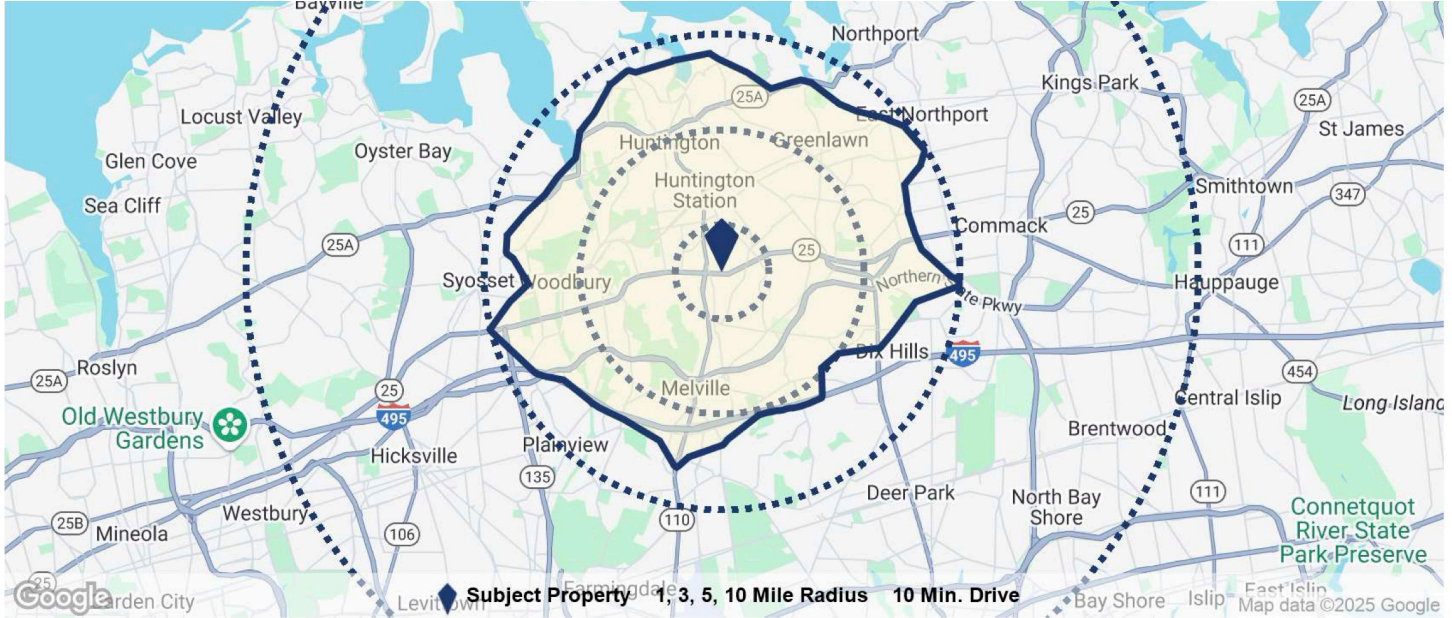
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## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	14,813	78,521	173,274	793,480	122,463
5 Yr Growth	-2.9%	-2.3%	-1.7%	-2.0%	-2.4%
Median Age	41	42	45	42	44
5 Yr Forecast	42	43	45	43	45
White / Black / Hispanic	58% / 4% / 31%	59% / 7% / 26%	67% / 6% / 16%	61% / 8% / 20%	66% / 6% / 19%
5 Yr Forecast	58% / 4% / 31%	59% / 7% / 26%	67% / 6% / 15%	61% / 8% / 20%	66% / 6% / 19%
Employment	8,944	37,854	138,647	437,294	64,147
Buying Power	\$555.3M	\$3.3B	\$8.6B	\$33B	\$5.8B
5 Yr Growth	-5.5%	-3.1%	-3.2%	-3.6%	-3.6%
College Graduates	36.4%	46.1%	52.9%	41.0%	51.5%
Household					
Households	4,762	25,586	58,411	252,209	41,515
5 Yr Growth	-3.2%	-2.4%	-1.9%	-2.2%	-2.7%
Median Household Income	\$116,612	\$129,753	\$147,215	\$130,832	\$140,181
5 Yr Forecast	\$113,854	\$128,843	\$145,208	\$128,953	\$138,882
Average Household Income	\$139,260	\$156,089	\$169,681	\$156,760	\$163,961
5 Yr Forecast	\$138,515	\$155,829	\$168,364	\$155,141	\$163,043
% High Income (>\$75K)	66%	71%	74%	73%	72%
Housing					
Median Home Value	\$476,138	\$636,875	\$719,792	\$605,257	\$702,950
Median Year Built	1956	1960	1963	1959	1962
Owner / Renter Occupied	81% / 19%	81% / 19%	84% / 16%	82% / 18%	82% / 18%

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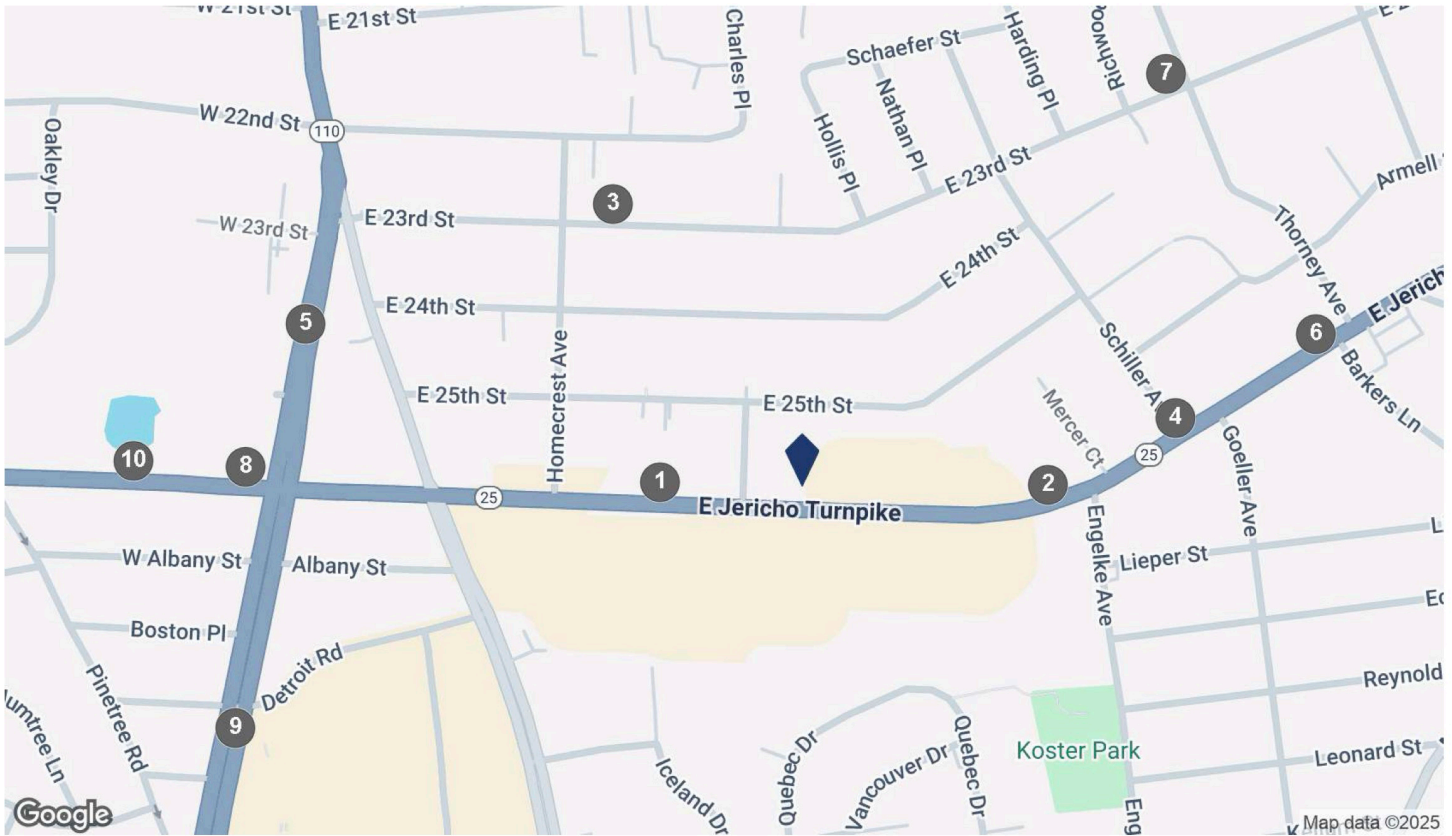
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## TRAFFIC COUNTS



### COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① NY25 from RT 110 to DEPOT RD / PIDGEON..		29,783	2023	0.09 mi
② Jericho Tpke	Engelke Ave - E	33,837	2024	0.16 mi
③ E 23	Homecrest Ave - W	1,717	2024	0.21 mi
④ NY 25	Schiller Ave - NE	30,932	2024	0.25 mi
⑤ NY110 from RT 25 to CR 11 PULASKI RD	Schiller Ave - NE	15,502	2023	0.34 mi
⑥ Jericho Tpke	Barkers Ln - NE	30,537	2018	0.35 mi
⑦ EAST 23RD ST from NEW YORK AVE to FRO	Barkers Ln - NE	2,235	2023	0.35 mi
⑧ W Jericho Tpke	Walt Whitman Rd - E	31,799	2024	0.36 mi
⑨ Walt Whitman Rd	Detroit Rd - SW	38,783	2025	0.41 mi
⑩ West Jericho Turnpike	Walt Whitman Rd - E	31,456	2025	0.44 mi

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SELECT NEARBY TENANTS



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