

# 217 EAST JERICHO TURNPIKE

Huntington Station, NY



## TABLE OF CONTENTS

- EXECUTIVE SUMMARY
- CLOSE UP AERIAL MAP
- MID LEVEL AERIAL MAP
- SURROUNDING RETAIL MAP
- SURVEY
- SITE PLAN
- AREA DEMOGRAPHICS

## EXECUTIVE SUMMARY

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of **217 E JERICHO TURNPIKE** — a development property located in Huntington Station.

The subject property is a 3,000 square foot retail building with a full basement located at the northwest corner of East Jericho Turnpike and Mercer Court in Huntington Station. The site is currently zoned C-6 (General Business) which allows for most retail, professional and medical office use.

The property benefits from approximately 150 feet of frontage on Jericho Turnpike and a traffic count of more than 33,000 vehicles per day passing the site.

The property is located across the street from Target and just half a mile east of Route 110.

Great location for medical or professional office, retail, owner-user and more.

### PROPERTY SUMMARY

#### THE OFFERING

Property Address	217 E Jericho Turnpike Huntington Station, NY 11746
Section Block & Lot	198/02/125-128
Lot Dimensions	Approx. 168 FT x 116 FT (irregular)

#### BUILDING INFORMATION

Property Type	Development or Owner-User
Stories	1
Existing Building Size	Approx. 3,000 SF plus full basement
Zoning	C6
Lot Size	19,629 SF (0.45 Acres)
Taxes (20/21)	\$52,890.25

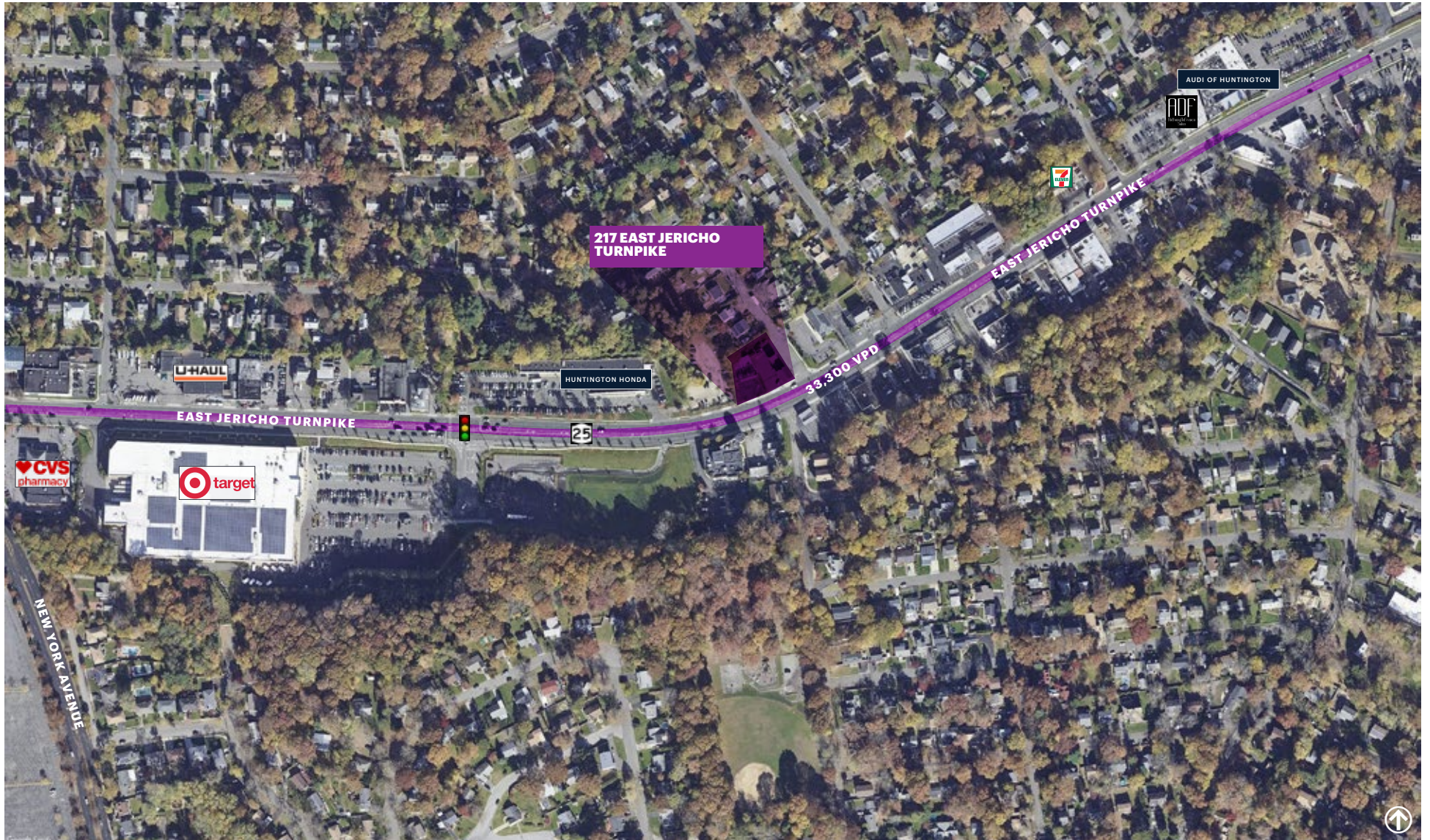
### VITAL DATA

**PRICE** \$1,600,000

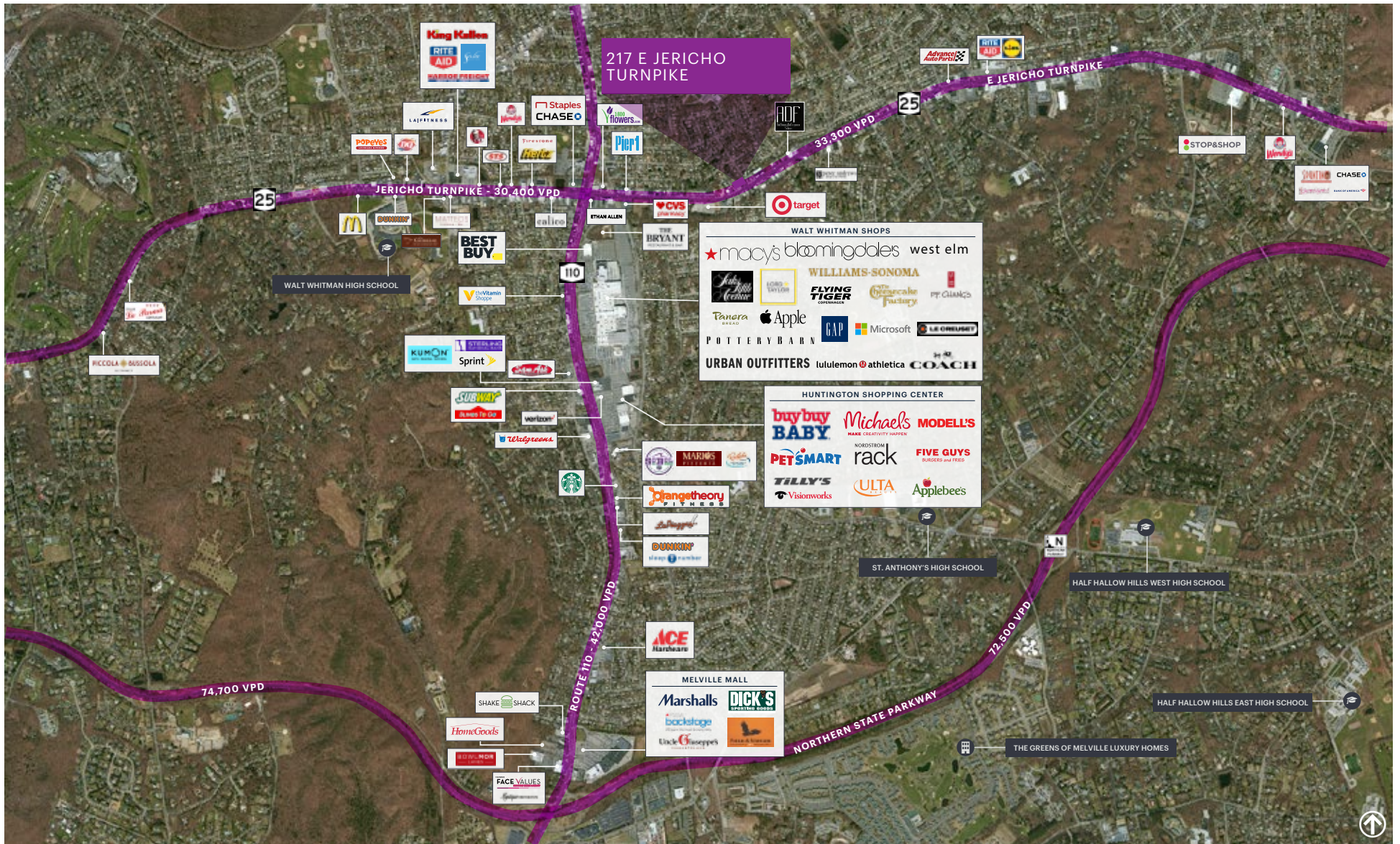
## CLOSE UP AERIAL MAP



# MID LEVEL AERIAL MAP

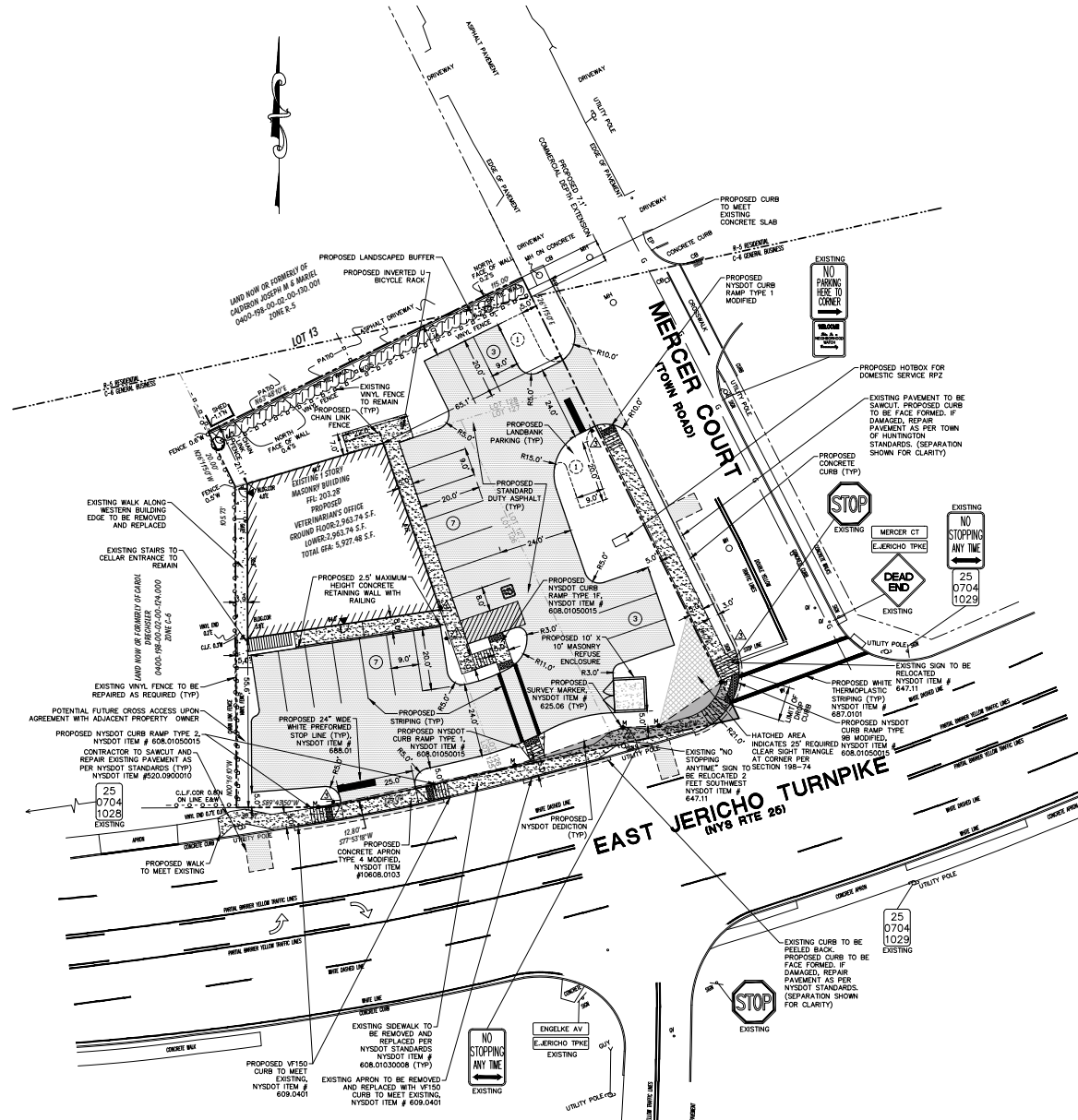


# SURROUNDING RETAIL MAP

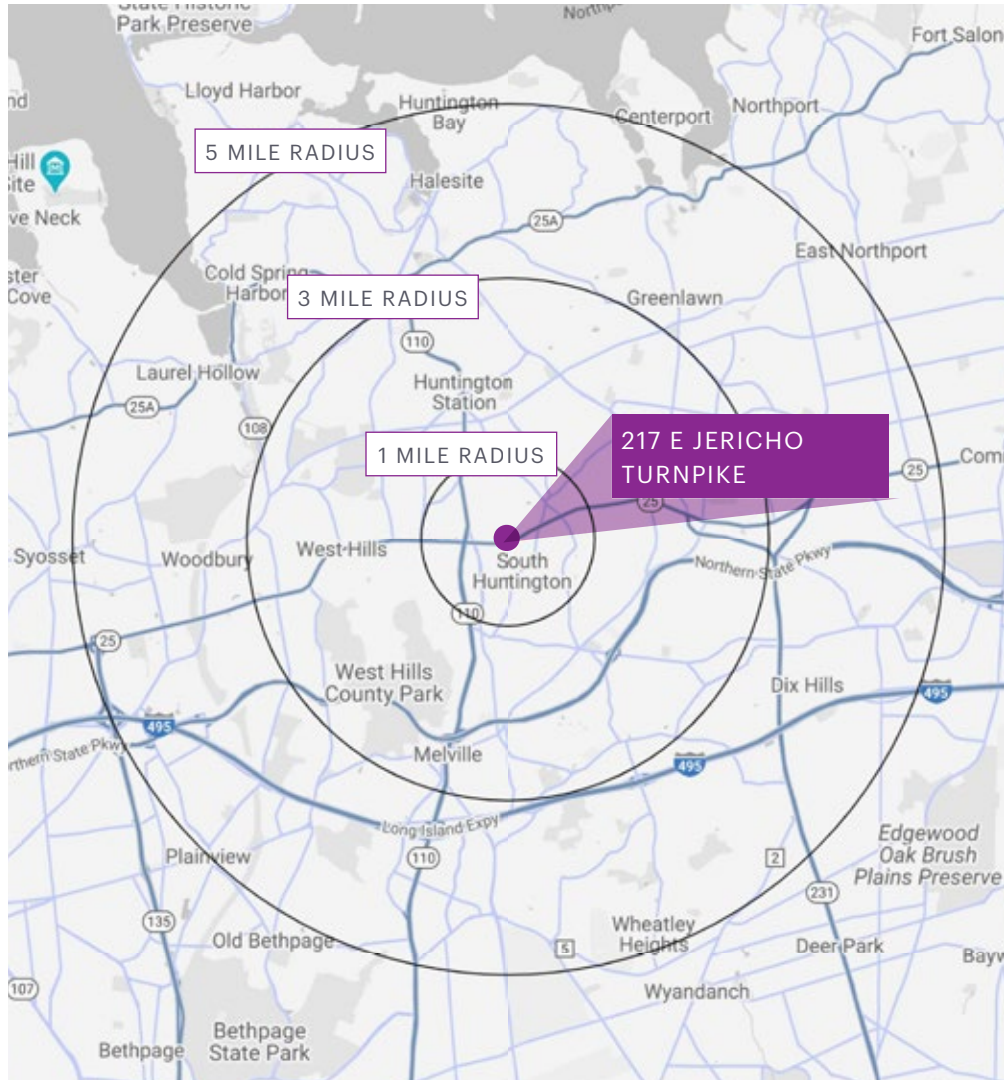




# SITE PLAN

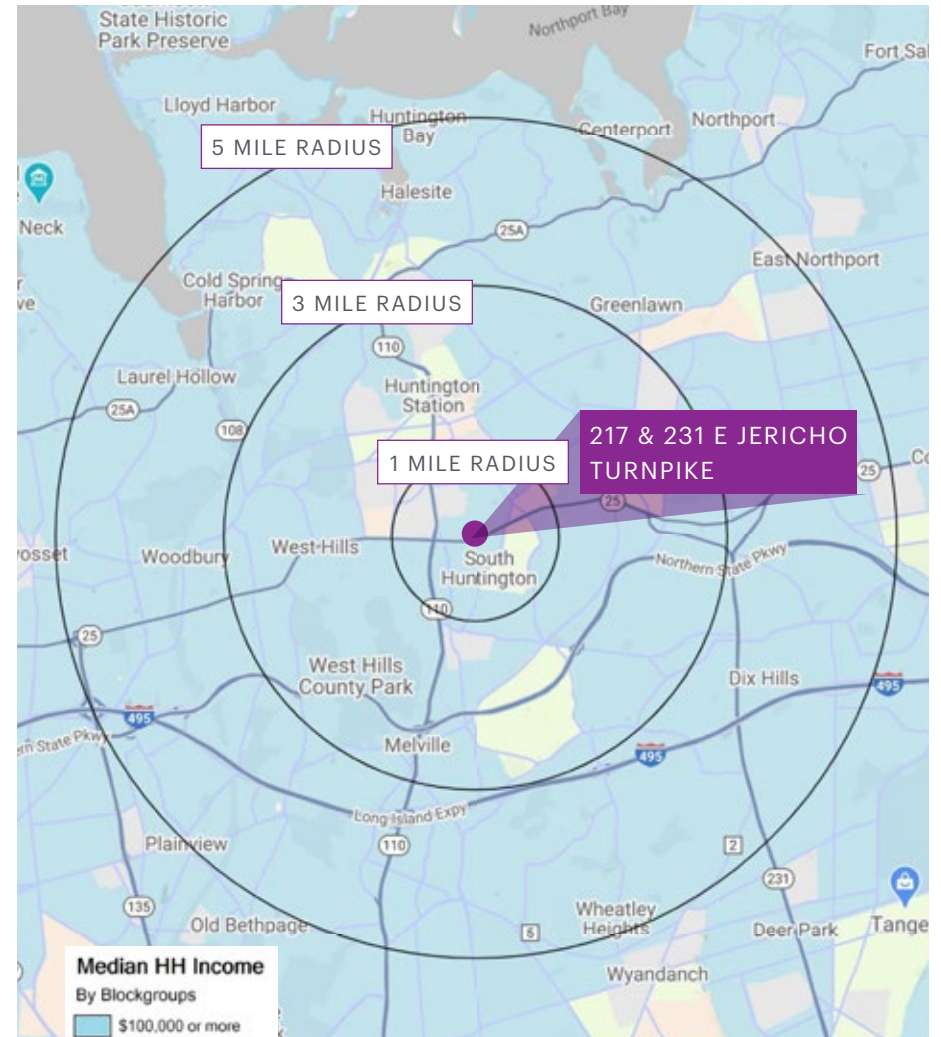
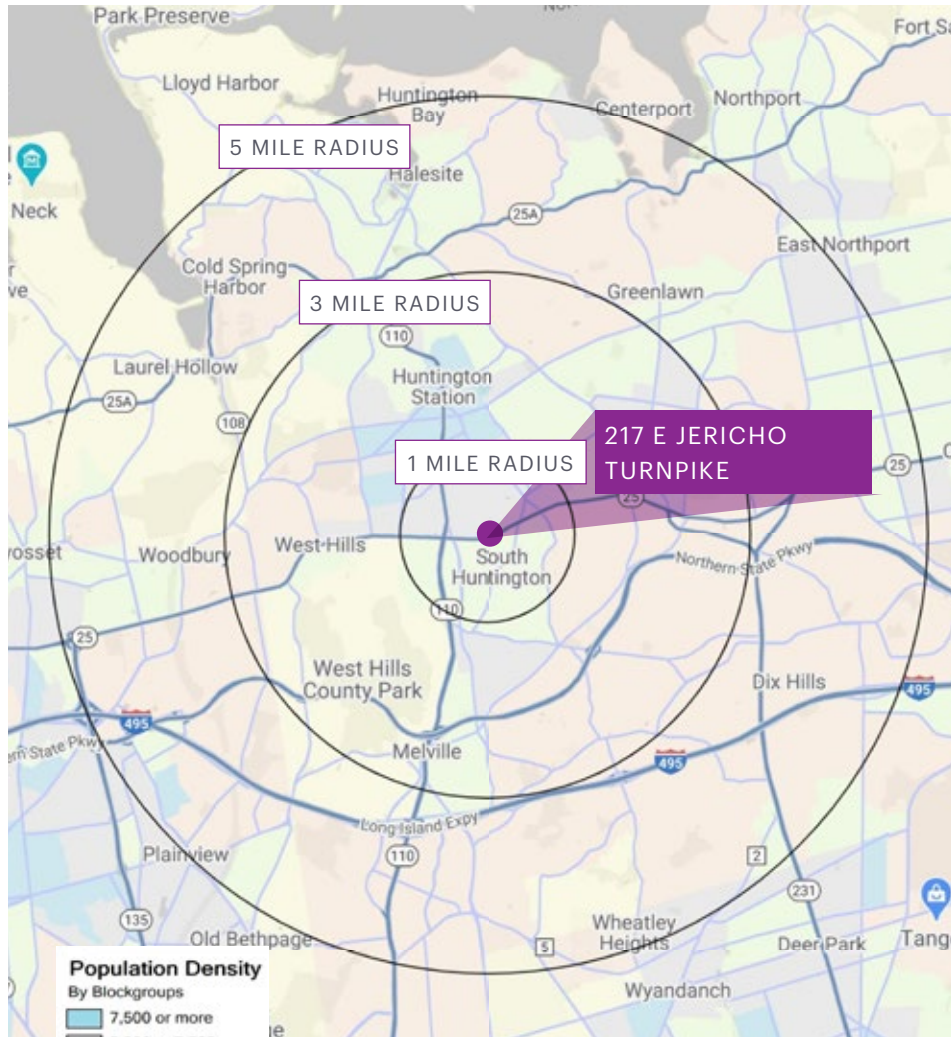


## AREA DEMOGRAPHICS



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	15,600	82,906	175,283
<b>NUMBER OF HOUSEHOLDS</b>	5,556	28,601	61,902
<b>AVERAGE HOUSEHOLD INCOME</b>	\$131,640	\$148,254	\$175,020
<b>MEDIAN HOUSEHOLD INCOME</b>	\$102,903	\$112,796	\$128,435
<b>COLLEGE GRADUATES</b>	4,655 41.5%	27,529 46.8%	67,262 53.6%
<b>TOTAL BUSINESSES</b>	981	3,703	11,600
<b>TOTAL EMPLOYEES</b>	9,596	42,533	135,140
<b>DAYTIME POPULATION</b>	13,711	67,724	191,223

# AREA DEMOGRAPHICS



# CONTACT EXCLUSIVE AGENTS

**Doug Weinstein**

DWeinstein@ripcony.com  
516.933.8880

**Jon Winzelberg**

JWinzelberg@ripcony.com  
516.933.8880