

DOWNTOWN HUNTINGTON

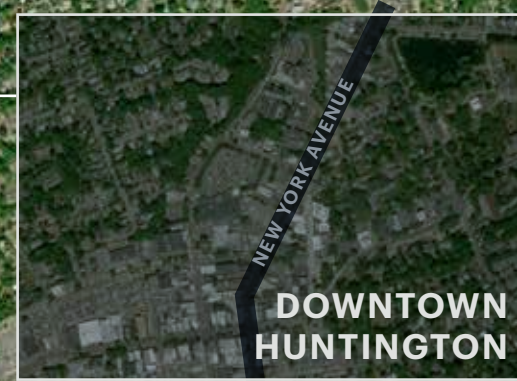
OFFERS A BOUNTY OF TOP-NOTCH RESTAURANTS, SHOPS, GALLERIES, SPECIALTY STORES AND ENTERTAINMENT VENUES. IT'S LIKE A DIMINUTIVE VERSION OF MANHATTAN.

SOME NOTABLE STAPLES OF DOWNTOWN HUNTINGTON

THE PARAMOUNT, THE THEATER HOSTS AN AVERAGE OF 200 EVENTS, INCLUDING BIG-NAME ACTS ACROSS ALL GENRES.

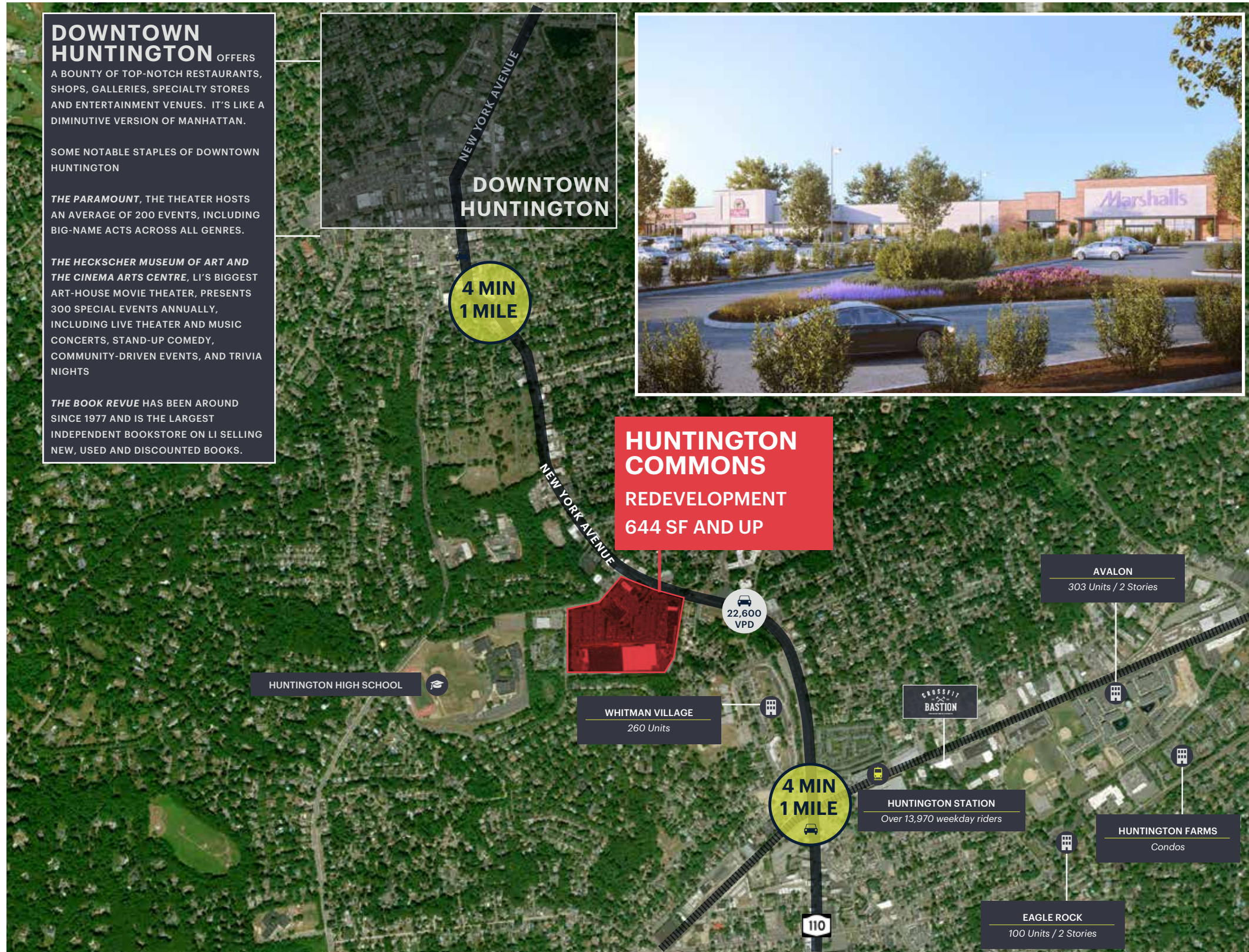
THE HECKSCHER MUSEUM OF ART AND THE CINEMA ARTS CENTRE, LI'S BIGGEST ART-HOUSE MOVIE THEATER, PRESENTS 300 SPECIAL EVENTS ANNUALLY, INCLUDING LIVE THEATER AND MUSIC CONCERTS, STAND-UP COMEDY, COMMUNITY-DRIVEN EVENTS, AND TRIVIA NIGHTS

THE BOOK REVUE HAS BEEN AROUND SINCE 1977 AND IS THE LARGEST INDEPENDENT BOOKSTORE ON LI SELLING NEW, USED AND DISCOUNTED BOOKS.



4 MIN
1 MILE

HUNTINGTON COMMONS REDEVELOPMENT
644 SF AND UP



RETAIL SPACE

HUNTINGTON, NY

HUNTINGTON COMMONS

839 NEW YORK AVENUE

SIZES AVAILABLE

644 SF up to 25,442 SF

ASKING RENT

Upon Request

NNN'S

Taxes: \$5.00/PSF

CAM: \$3.82/PSF

CO-TENANTS

Petco, Old Navy, Marshalls, The Home Depot, Burger King, Tommy Tacos, ShopRite - Opening Spring 2022

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, Ann Taylor Loft, Panera Bread, Besito, Mattress Firm, Kilwins, Pancho Villas & 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.

CONTACT EXCLUSIVE AGENTS

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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



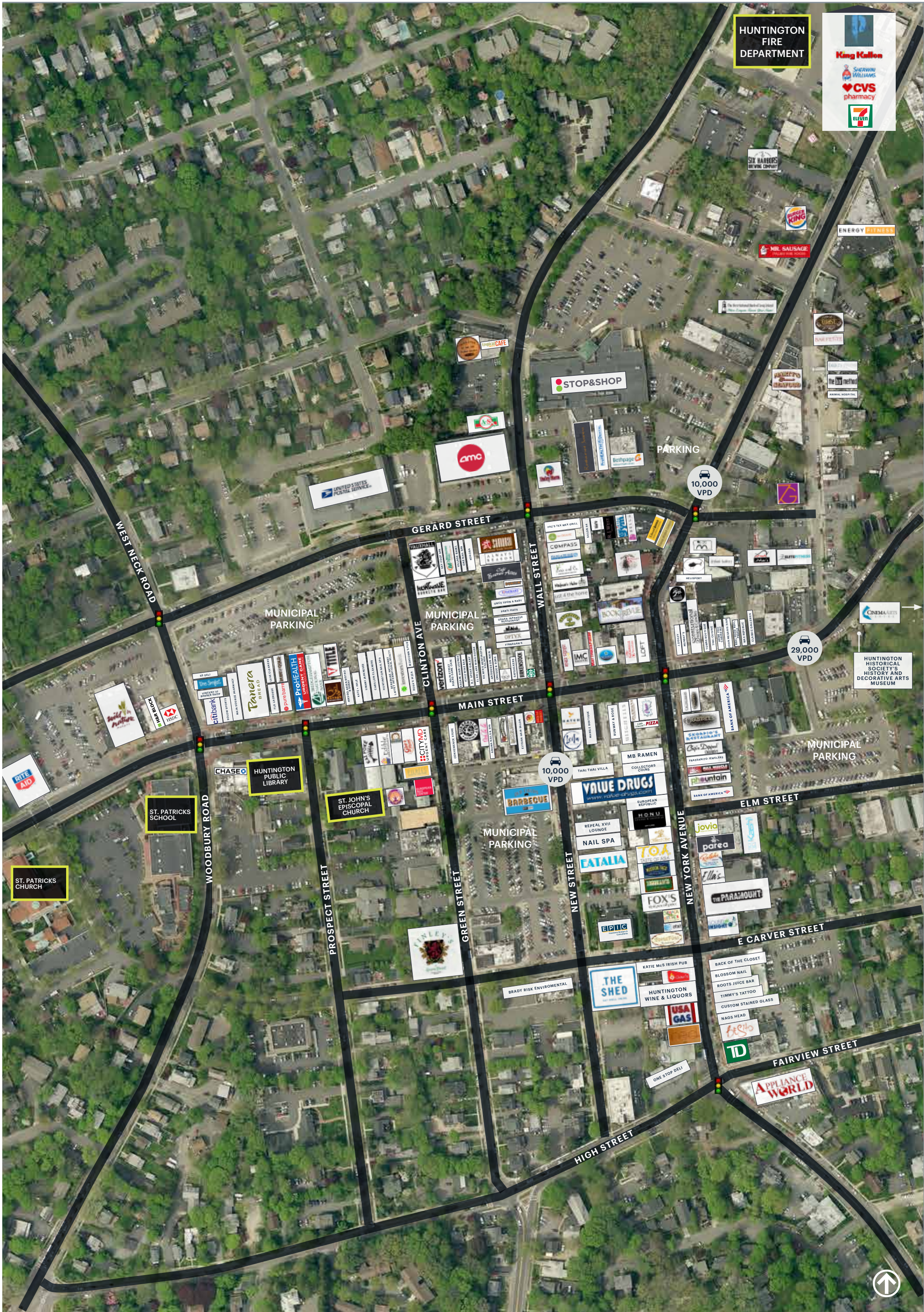
AERIAL



AERIAL



DOWNTOWN HUNTINGTON AERIAL



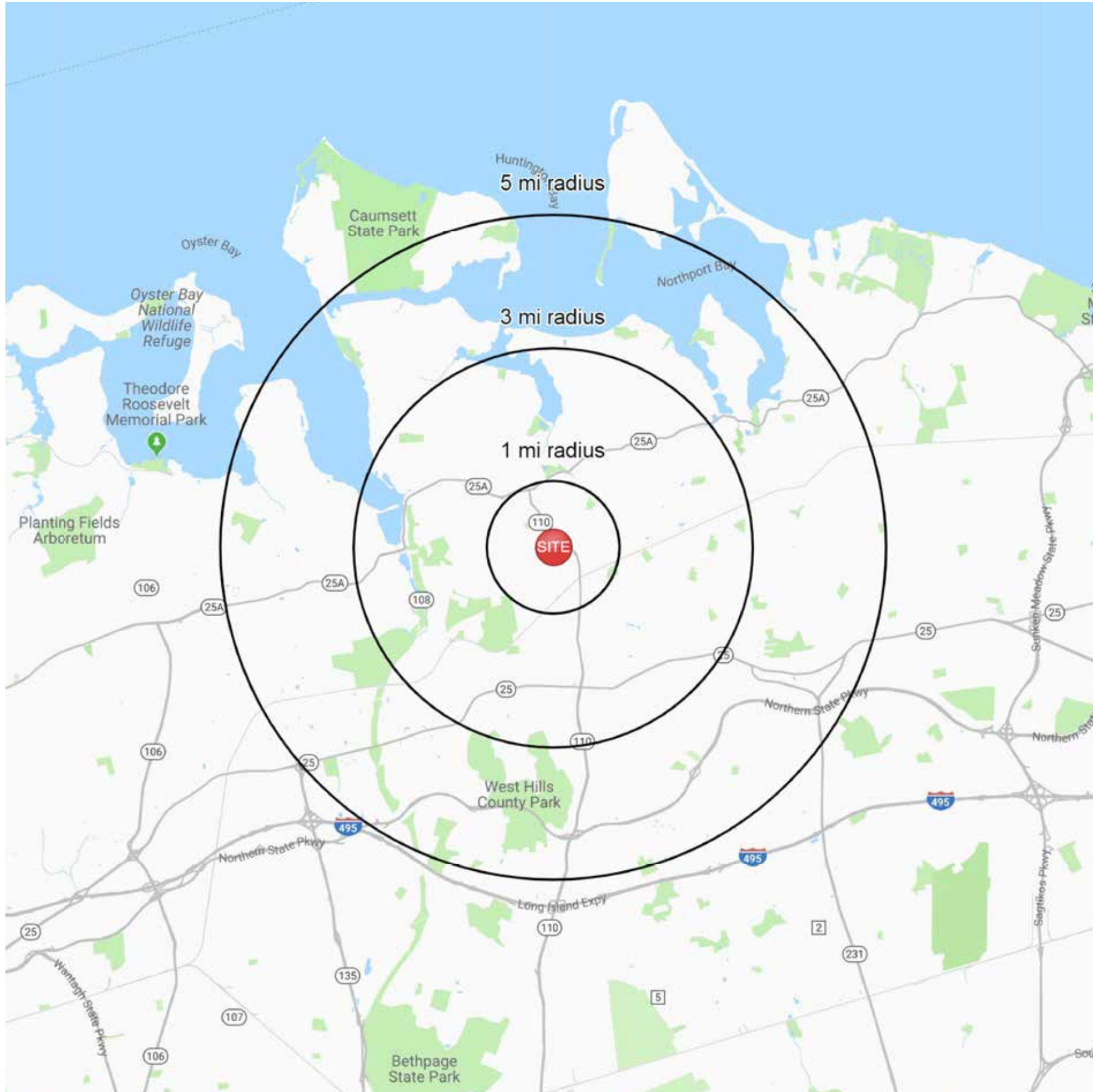
SITE DEVELOPMENT PLAN



RENDERINGS



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

17,226

HOUSEHOLDS

5,837

AVERAGE HOUSEHOLD INCOME

\$124,116

MEDIAN HOUSEHOLD INCOME

\$96,358

COLLEGE GRADUATES (Bachelor's +)

4,853 - 40.5%

TOTAL BUSINESSES

1,454

TOTAL EMPLOYEES

11,388

DAYTIME POPULATION (w/ 16 yr +)

16,383

3 MILE RADIUS

POPULATION

80,708

HOUSEHOLDS

28,174

AVERAGE HOUSEHOLD INCOME

\$155,042

MEDIAN HOUSEHOLD INCOME

\$118,525

COLLEGE GRADUATES (Bachelor's +)

27,459 - 48.0%

TOTAL BUSINESSES

4,874

TOTAL EMPLOYEES

48,561

DAYTIME POPULATION (w/ 16 yr +)

71,938

5 MILE RADIUS

POPULATION

154,340

HOUSEHOLDS

54,657

AVERAGE HOUSEHOLD INCOME

\$179,072

MEDIAN HOUSEHOLD INCOME

\$131,247

COLLEGE GRADUATES (Bachelor's +)

57,929 - 52.6%

TOTAL BUSINESSES

8,236

TOTAL EMPLOYEES

85,956

DAYTIME POPULATION (w/ 16 yr +)

135,317

AREA DEMOGRAPHICS

