



Island Associates Real Estate Inc.

We create value

Retail Center For Sale

305 West Jericho Turnpike

Huntington, NY



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Property Information

6 Acre Retail Site w/ 3 National Tenants

Price: \$29,380,952

Cap Rate: 5.25%

NOI: \$1,542,500

Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,042	76,603	124,050
Median HH Income	\$91,794	\$106,62	\$124,893

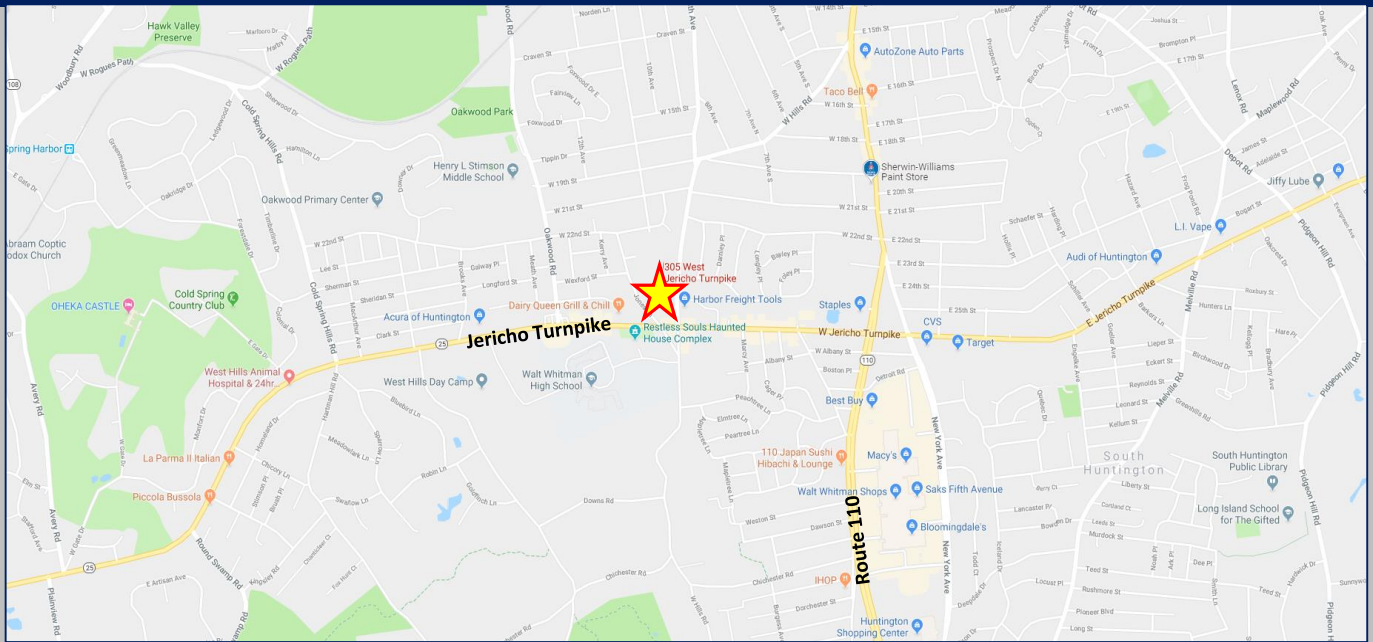
❖ Tenants include:

- **LA Fitness - Opened in 2017. 15 year lease, with 2 option periods of 5 years each.**
- **Starbucks - Breaking Ground 2019. 10 Year Lease, with 4 options periods of 5 years each.**
- **The Learning Experience - Breaking Ground 2019. 20 Year Lease with 2 option periods of 5 years each.**

Tenant	Rent
LA Fitness	\$967,500.00
Learning Experience	\$410,000.00
Starbucks	\$165,000.00
Net Operating Income	\$1,542,500.00

- ❖ **Busy signalized intersection with +30,000 daily vehicle count**
- ❖ **Access to Jericho Turnpike and West Hills Road**
- ❖ **Nearby businesses include Harbor Freight Tools, King Kullen, Dunkin Donuts, McDonald's, Wendy's, KFC, Burger King & More!**

All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.



Economic Development: In recent years the “110 Corridor,” an area generally bordering NYS Route 110 (N-S) has developed into a major business area. A number of manufacturing units as well as sizable commercial entities have situated there. The Huntington Hilton, a 305 room hotel, and the Radisson Plaza, a 372 room hotel, are located in this area and provide various amenities and facilities for businesses in the surrounding area.

Retail Growth: 1.2 Miles away The Walt Whitman Shops underwent a 70,000-square-foot expansion over the last year, adding more than 30 new retailers and restaurants. Among the new shops in the mall are Anthropologie, Carhartt, Free People, Henri Bendel, lululemon athletica and Urban Outfitters. Restaurants Brio Tuscan Grille and Zinburger Wine & Burger Bar also debuted in the renovated shopping center. And longtime tenant Bloomingdale’s completed its first major interior makeover since it opened at the mall 15 years ago. Target has also recently opened a new 150,000 SF location on Jericho Tpke. 1.2 miles east of the offered property

The Town of Huntington is located at the western end of Suffolk County adjacent to the Nassau-Suffolk County boundary. It is approximately 40 miles from Manhattan. Huntington encompasses approximately 93 square miles and has a population currently estimated at 203,264. Huntington is within easy commuting distance of New York City. The Long Island Rail Road, which has frequent schedules of trains, accommodates its commuters daily to New York City from the four stations in the Town.

