



Island Associates Real Estate Inc.

We create value

For Sale
6316-6318 Jericho Tpke.
Commack, NY



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Property Information

+/- 2,100 SF Freestanding Buildings on .30 Acres Available

Price: \$780,000

Taxes: \$12,254



Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,735	68,128	187,713
Median HH Income	\$125,210	\$132,384	\$120,434

+/- 100' Frontage on Jericho Tpke.

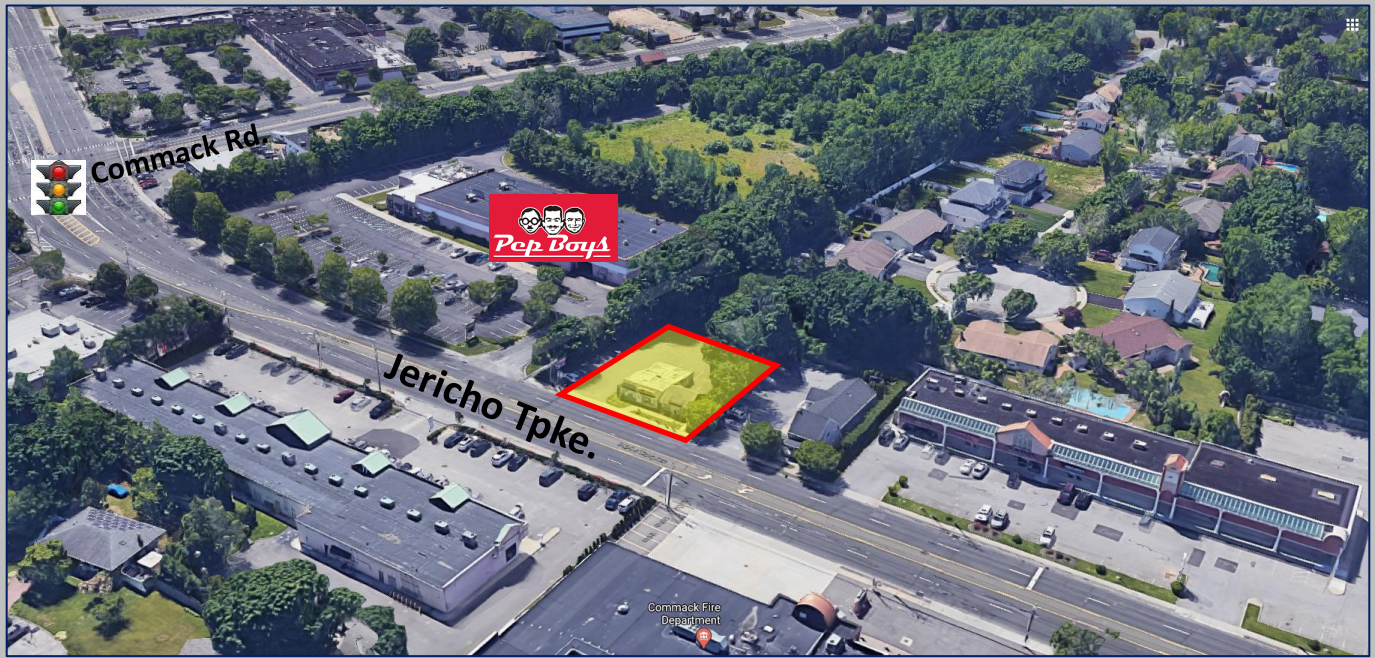


Daily Traffic Counts of 36,974



Neighboring Retailers Include: Pep Boys, New 2021 BJ's, Target, Michaels, Whole Foods, Anthony's Coal Fired Pizza, Bocu Salon, BurgerFi, 7-Eleven, QuickChek, CityMD, Party City & More!

Additional Information

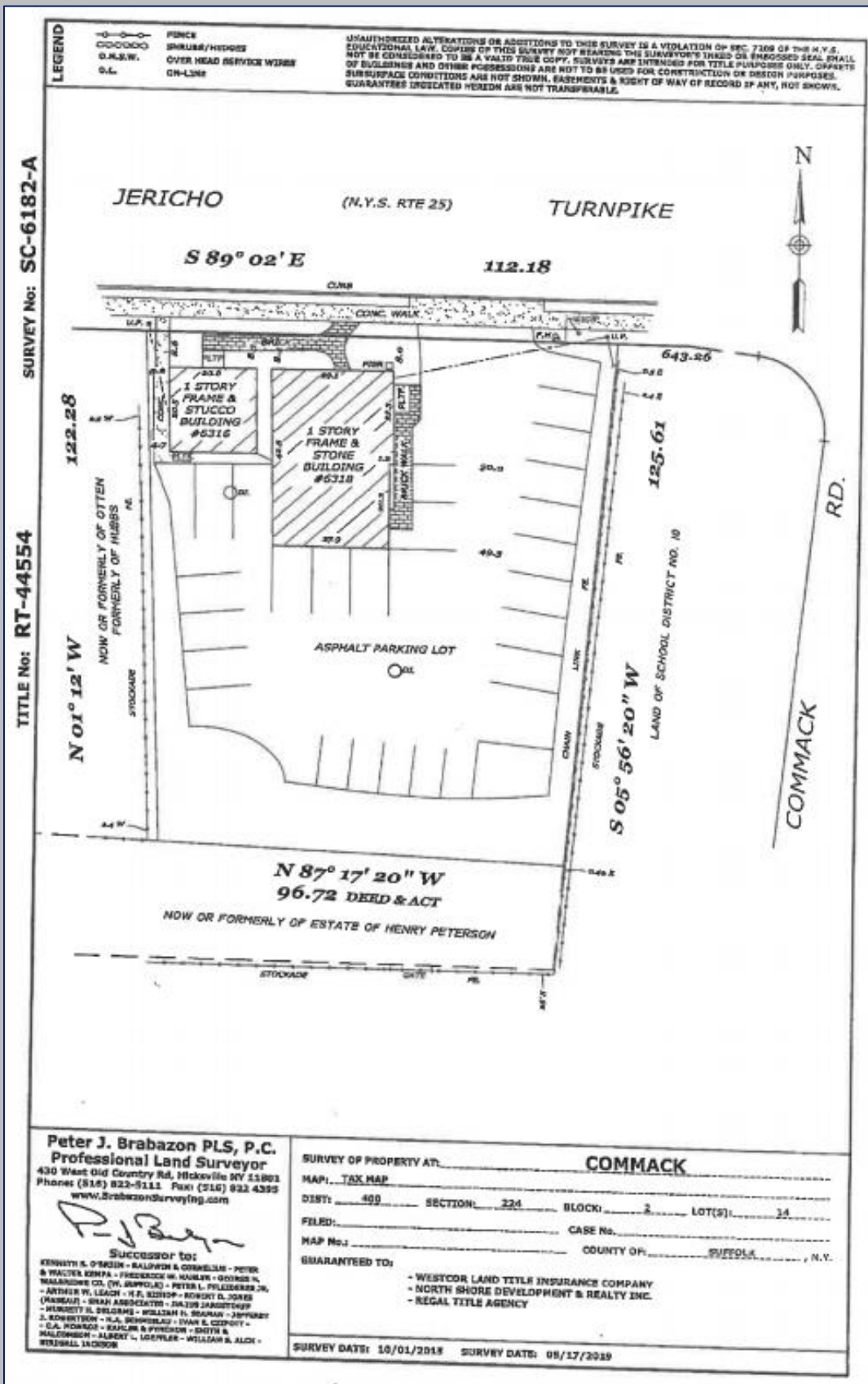


Tenant	Gross Rent	NNN	Lease
Smoke Shop	\$1,476 Mo / \$17,712 Yr	Pays 1/3 snow removal & 1/3 of Taxes over base year	Expires 12/31/21 (Has requested extension)
Eyebrow Salon	\$1,900 Mo / \$22,800 Yr	Pays 1/3 snow removal & 1/3 of Taxes over base year	Expires 3/15/21 (Has requested extension)
Vacant			



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.

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