

C&W EXCLUSIVE LISTING

# 131 JERICHO TURNPIKE

MINEOLA, NY

STABILIZED NEIGHBORHOOD RETAIL WITH IMMEDIATE CASH FLOW // 56 ON-SITE PARKING SPACES

KUMON

U.S. TAE KWON DO  
Olympic Martial Arts

AUDIBEL  
HEARING AID CENTERS

KLEBANOFF  
ATTORNEYS

FOUR & LEAF  
Federal Credit Union

Parking in Rear

CUSHMAN & WAKEFIELD

LONG ISLAND  
INVESTMENT SALES TEAM

# Executive Summary

**Asking Price: \$5,250,000**  
**Cap Rate: 5.52%**

Cushman & Wakefield is pleased to exclusively present for sale, **131 Jericho Turnpike, Mineola**. The subject asset is a ±9,753 square foot, fully leased neighborhood retail center located along Jericho Turnpike in Mineola, one of Nassau County's most established and supply-constrained retail corridors. The Property benefits from a 28,227SF lot with direct frontage, and convenient ingress and egress within a dense residential and commercial trade area supported by 56 on-site parking spaces.

The center is 100% leased to a diversified mix of service-oriented, internet-resistant tenants, including Kumon, Four Leaf Federal Credit Union, U.S. Tae Kwon Do School, Audibel Hearing Center, and Klebanoff Attorneys, PC. The tenancy provides durable, in-place cash flow supported by recurring daily-needs demand and contractual rent growth, offering investors immediate income and long-term downside protection in a prime, transit-oriented Mineola location.

## Investment Highlights

- Fully leased neighborhood retail strip with immediate cash flow
- Diversified, service-based tenant mix with recurring daily-needs demand
- Contractual rent growth embedded across the rent roll
- Prime Mineola location along Jericho Turnpike with strong traffic exposure



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## Financial Snapshot

	SF	\$ / SF	Annual Income
<b>RETAIL INCOME</b>			
Effective Gross Annual Income	9,753	\$42.57	\$415,139
<b>OPERATING EXPENSES</b>			
Total Expenses		\$12.88	\$125,584
<b>Net Operating Income</b>			<b>\$289,555</b>

# Property Overview

**131 Jericho Turnpike** is a one-story, multi-tenant neighborhood retail strip center located along Jericho Turnpike, a primary east-west commercial corridor serving central Nassau County. The Property benefits from strong visibility, convenient ingress and egress, and consistent daily traffic exposure within a dense residential and commercial trade area.

## Site Information

**ADDRESS:**

131 Jericho Turnpike  
Mineola, NY 11501

**ACCESS:**

Via entrances located on Jericho Turnpike (Front) and Washington Avenue (Rear)

**LOT SIZE:**

±28,227 SF  
(±0.65 Acres)

**RE Taxes (2025/26):**

\$100,456  
(\$10.30 PSF)

**ZONING:**

Business (B-1)

## Building Information

**BUILDING SIZE:**

±9,753 SF

**PROPERTY TYPE:**

Neighborhood Retail Strip Center

**PARKING:**

56 On-Site Spaces (40 in Front, 16 in Rear)

**NUMBER OF BUILDINGS:**

1 Building

**PARKING RATIO:**

5.74 / 1,000 SF

**OCCUPANCY:**

100% Leased



# Tenant Overview



Kumon Math & Reading Center

Lease Type	Modified Gross
Size	1,766 SF
Lease Start	March-2010
Lease Expiration	Oct-28
Options Remaining	None
Rent Increases	2.5% Annually
% Share	18%

**Kumon Math & Reading Center** is a globally recognized supplemental education provider with more than 25,000 learning centers worldwide. The Mineola location serves local families seeking structured, long-term academic enrichment programs for children.

Kumon benefits from recurring monthly enrollment, strong parental commitment, and high customer retention, making it a durable, service-oriented retail user with limited sensitivity to e-commerce trends.



U.S. Taekwondo School

Lease Type	Modified Gross
Size	1,766 SF
Lease Start	Jun-18
Lease Expiration	May-28
Options Remaining	None
Rent Increases	Fixed Annually
% Share	18%

**U.S. Taekwondo School** provides structured martial arts training programs for children, teens, and adults, with a focus on discipline, fitness, and skill development. The school operates on a membership-based model, generating predictable monthly revenue.

Youth-oriented enrichment and fitness tenants typically demonstrate strong community integration and long-term site commitment, reinforcing tenancy stability within neighborhood retail centers.



Audibel Hearing Center

Lease Type	Modified Gross
Size	1,766 SF
Lease Start	Oct-19
Lease Expiration	Sep-27
Options Remaining	None
Rent Increases	3.5% Annually
% Share	18%

**Audibel Hearing Center** is a nationally recognized provider of hearing healthcare solutions, specializing in diagnostics, hearing aids, and ongoing patient care. The Mineola location serves a broad and recurring patient base drawn from the surrounding community.

Healthcare-oriented tenants benefit from essential service demand, limited online substitution, and stable operating models, supporting consistent occupancy and predictable cash flow.



Klebanoff Attorneys, PC

Lease Type	Modified Gross
Size	1,485 SF
Lease Start	May-12
Lease Expiration	Apr-27
Options Remaining	None
Rent Increases	4% Annually
% Share	15%

**Klebanoff Attorneys, PC** is a locally established law firm providing legal services to individuals and businesses throughout Nassau County. The firm's presence reflects demand for convenient, neighborhood-oriented professional office space.

Professional service tenants typically offer stable occupancy characteristics, minimal space turnover, and consistent daytime usage, complementing the Property's diversified tenant mix.



Four Leaf Federal Credit Union

Lease Type	Modified Gross
Size	2,970 SF
Lease Start	Jun-07
Lease Expiration	May-29
Options Remaining	None
Rent Increases	3.5% Annually
% Share	30%

**Four Leaf Federal Credit Union** is a community-focused financial institution providing retail banking services to individuals and local businesses. The Mineola branch operates as a relationship-driven neighborhood bank.

Financial service tenants such as credit unions generally exhibit long-term occupancy, strong customer loyalty, and low operational volatility, contributing to the Property's stabilized income profile.

# Financial Overview

## Rent Roll

Unit	Tenant	RSF	Lease Start	Lease Exp.	Options	Rent Inc.	Base Rent (Monthly)	Base Rent (Annual)	\$ / SF
A	Kumon	1,766	Mar-10	Oct-28	None	2.50%	\$5,708	<b>\$68,501</b>	\$38.79
B	U.S. Taekwondo	1,766	Jun-18	May-28	None	2.38%	\$6,300	<b>\$75,600</b>	\$42.81
C	Audibel Hearing Center	1,766	Oct-19	Sep-27	None	3.50%	\$5,838	<b>\$72,510</b>	\$41.06
D	Klebanoff Attorneys, PC	1,485	May-12	Apr-27	None	4.00%	\$4,790	<b>\$57,480</b>	\$38.71
E & F	Four Leaf FCU	2,970	Jun-07	May-29	None	3.50%	\$11,754	<b>\$141,048</b>	\$47.49
<b>Total / W.A.</b>		<b>9,753</b>					<b>\$34,390</b>	<b>\$415,139</b>	<b>\$42.57</b>

## Expenses

Type	Projection	\$ / SF	Expense
Property Taxes	Actual 25/26	\$10.30	\$100,456
Insurance	Projection	\$1.25	\$12,191
Utilities (Common Area)	Per Ownership	\$0.09	\$898
Security	Per Ownership	\$0.11	\$1,043
Water and Sewer	Per Ownership	\$0.02	\$193
Repairs & Maintenance	Projection	\$0.26	\$2,500
Management Fee	2.0% / EGI	\$0.85	\$8,303
<b>Total Expenses</b>		<b>\$12.88</b>	<b>\$125,584</b>

## Income & Expense Summary

Type	SF	\$ / SF	Annual Income
<b>RETAIL INCOME</b>			
Effective Gross Annual Income	9,753	\$42.57	\$415,139
<b>OPERATING EXPENSES</b>			
<b>Total Expenses</b>		<b>\$12.88</b>	<b>\$125,584</b>
<b>Net Operating Income</b>			<b>\$289,555</b>

# Location Overview

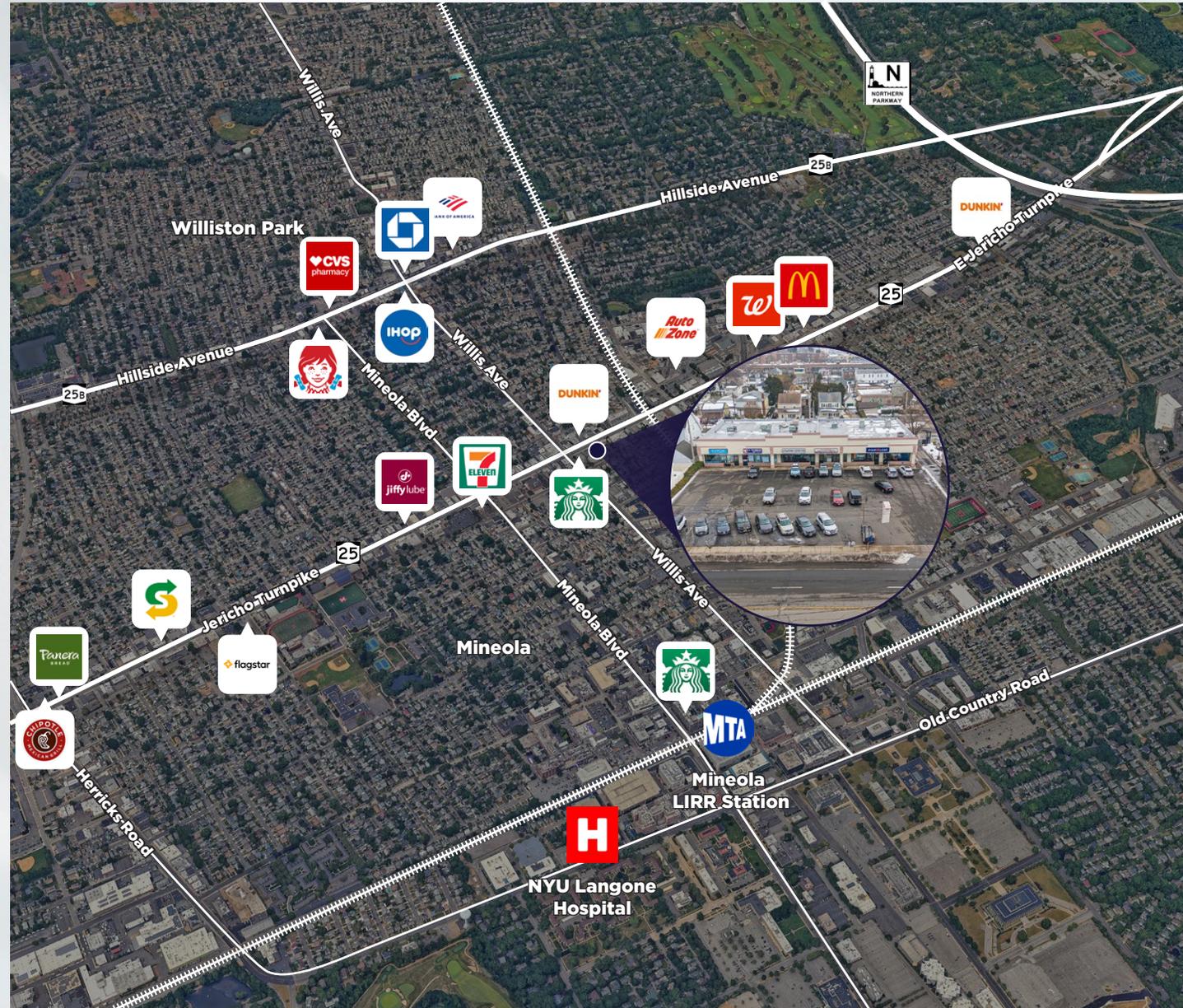
## Mineola, New York

Mineola, NY is a centrally located Nassau County village defined by its walkable downtown, strong retail presence, and exceptional transportation access. The area benefits from immediate proximity to the Mineola LIRR Station, offering direct service to Manhattan in approximately 40 minutes, as well as convenient access to the Meadowbrook Parkway, Northern State Parkway, and Long Island Expressway.

Mineola continues to experience strong residential demand driven by limited housing inventory, a diverse mix of housing options, and its role as a regional hub for dining, shopping, medical services, and government offices. These fundamentals support sustained foot traffic, daily-use retail demand, and long-term economic stability within the village.

## Long Island, New York

Long Island is the largest island in the United States, extending from New York City east to Montauk and bordered by the Long Island Sound to the north and the Atlantic Ocean to the south. The region includes four counties—Kings (Brooklyn), Queens, Nassau, and Suffolk—and is home to approximately 7.7 million residents, making it one of the most densely populated areas in the country.



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MINEOLA, NY

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