

601 Veterans Memorial Highway Hauppauge, New York

4,827 SF (2nd Gen Medical)

11,194 SF Available

Spaces are Divisible, All Uses Considered



601 Veterans Memorial Highway

SIZE AVAILABLE

4,827 SF (2nd Gen Medical)

11,194 SF - Divisible (1,500 SF and Up)

Wet Use Permitted

CO-TENANTS

Five Guys, Clay Oven Indian Cuisine, Vallarta Mexican Grill, Bango Bowls, Chicc Hair Studio

NEIGHBORS

F45, Revolve, CityMD Urgent Care, Jersey Mike's, Mama Sbarro, Duck Donuts, ShopRite, Panera Bread, Starbucks, Chipotle, Wendy's, McDonald's, Residence Inn by Marriott, Aspects Eye Care, Dental 365

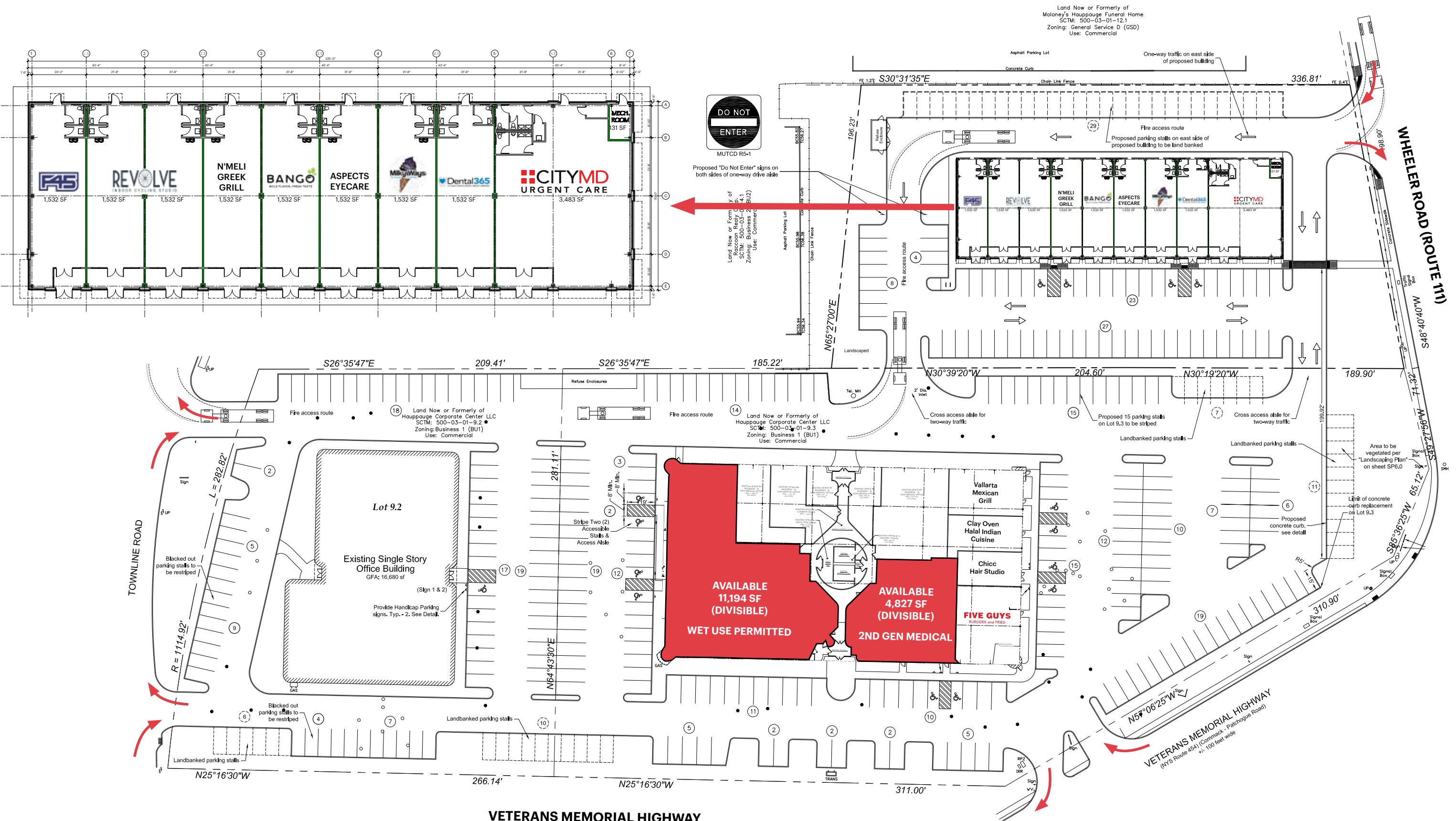
COMMENTS

41,993 vehicles pass the site daily on Veterans Memorial Highway

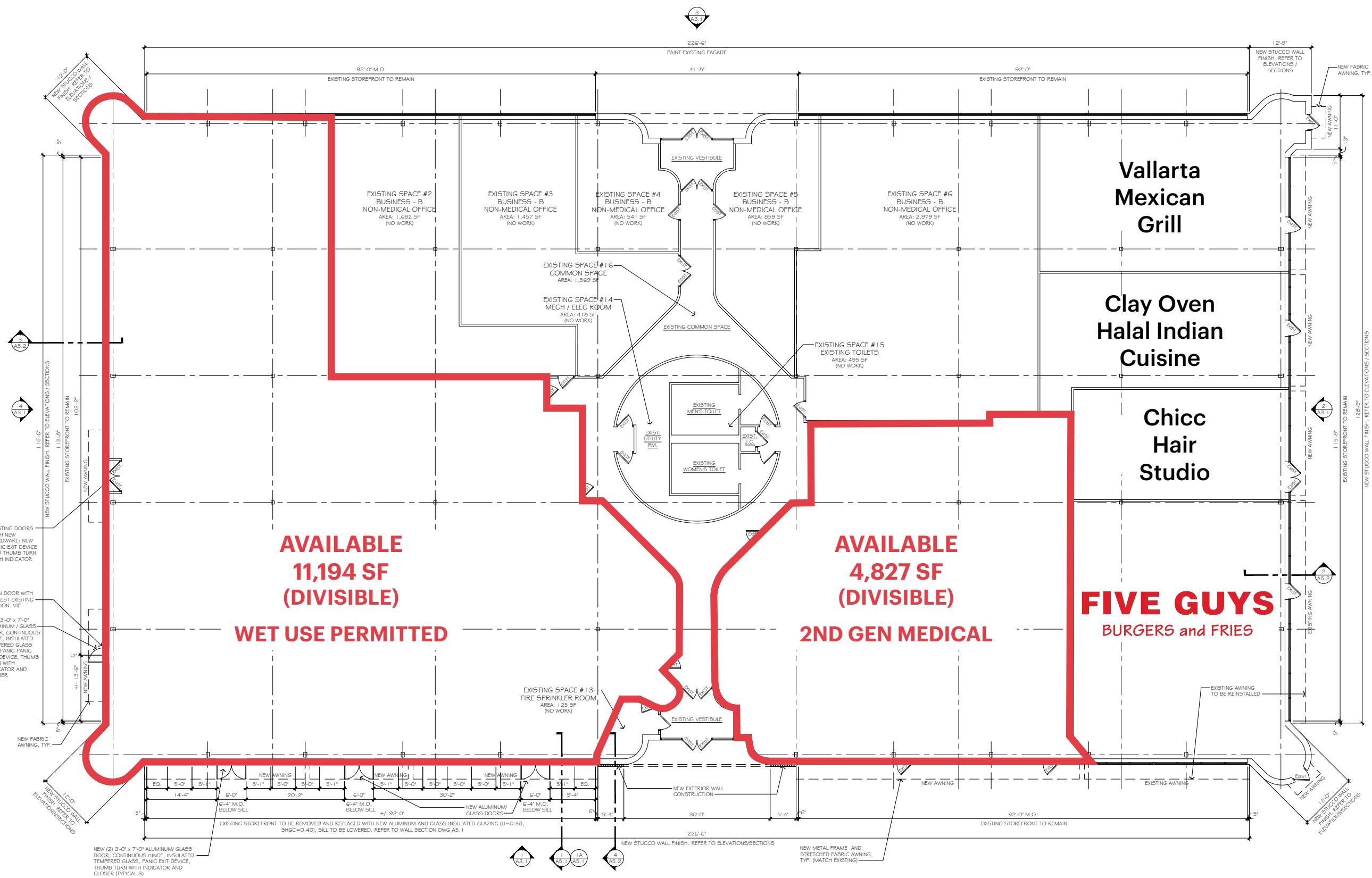
Located between four major highways



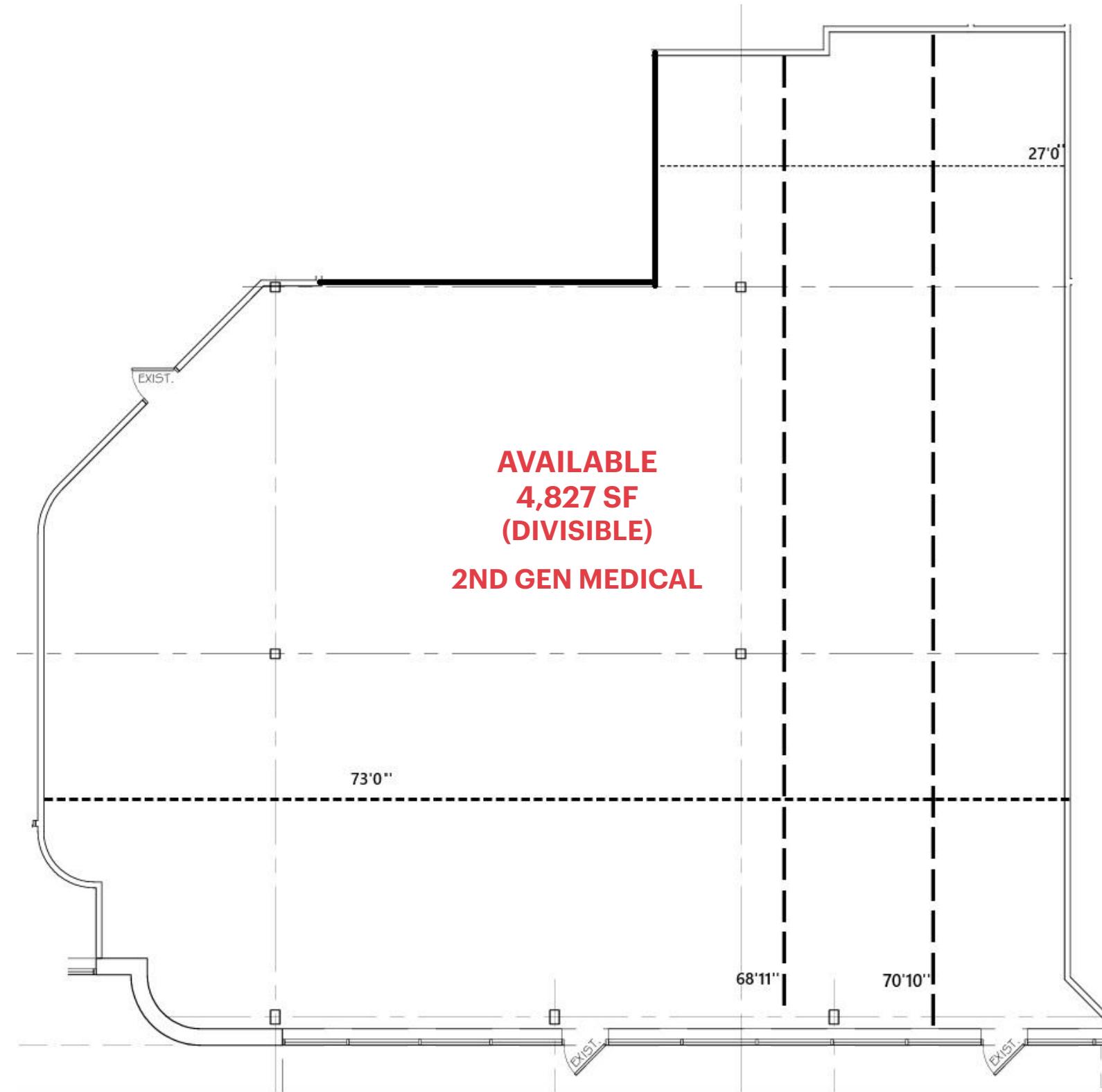
SITE PLAN



FLOOR PLAN



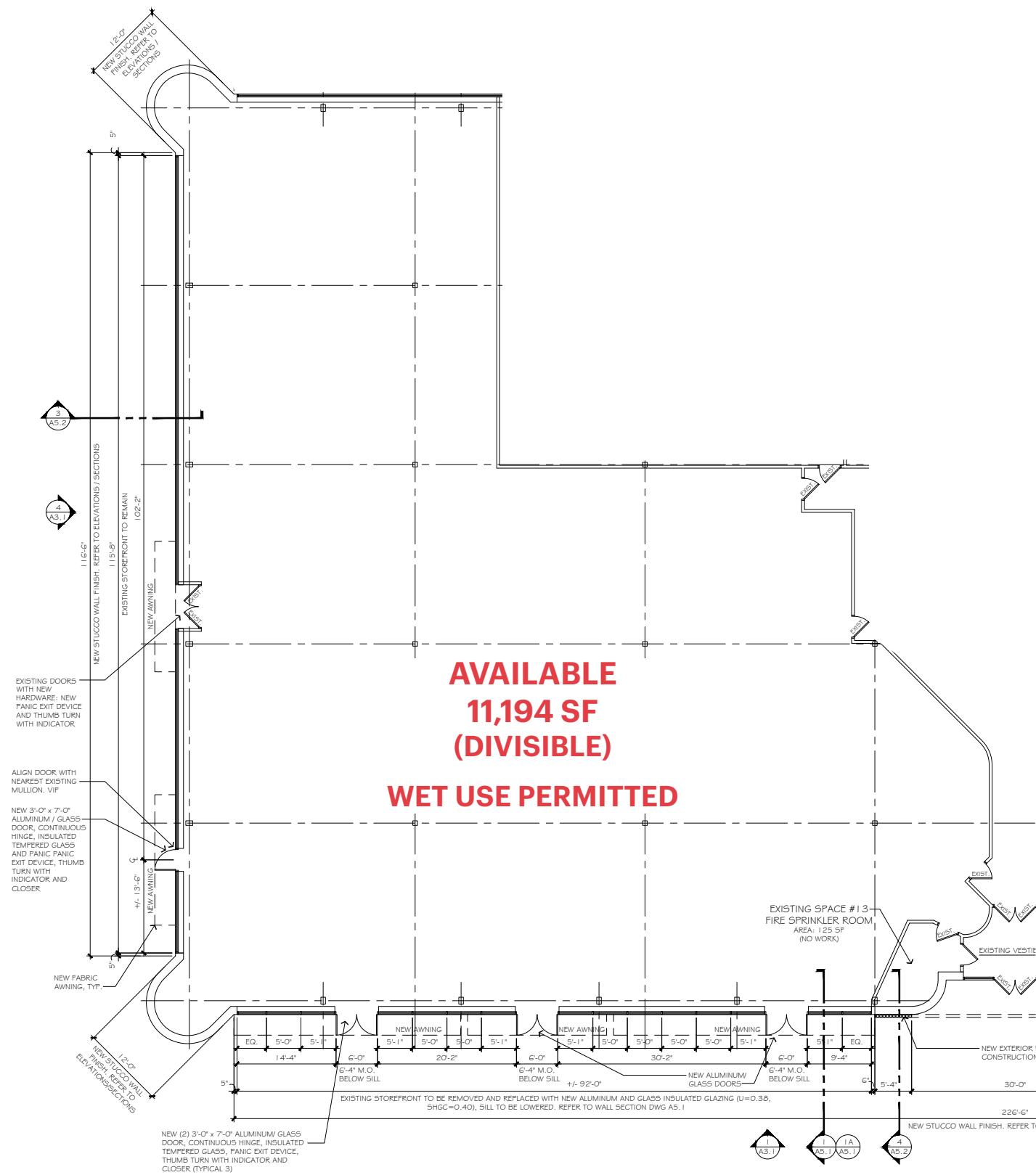
FLOOR PLAN



INTERIOR PHOTOS - 4,287 SF



FLOOR PLAN



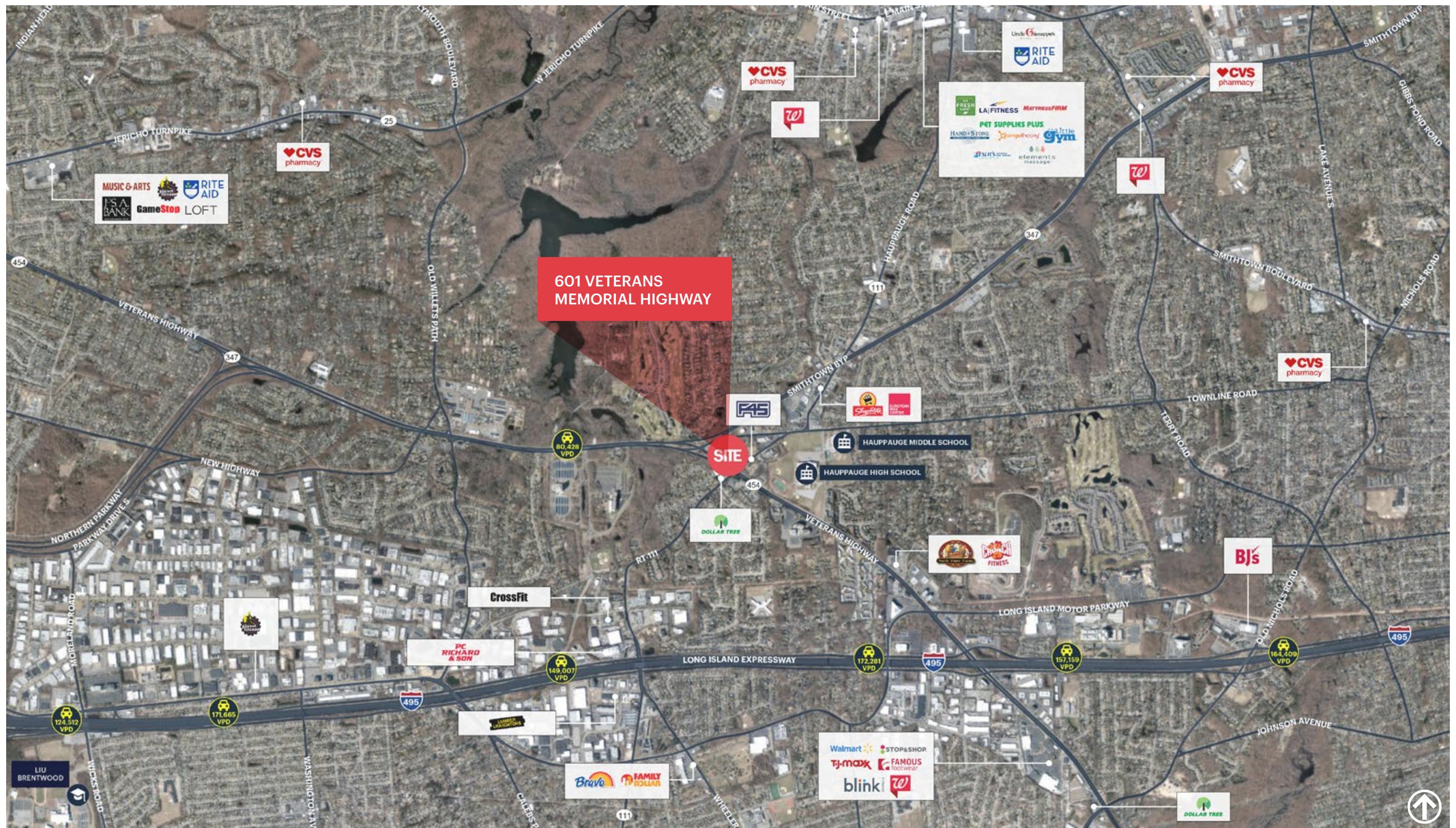
INTERIOR PHOTOS



PHOTOS



MARKET AERIAL



AERIAL



1 MILE RADIUS

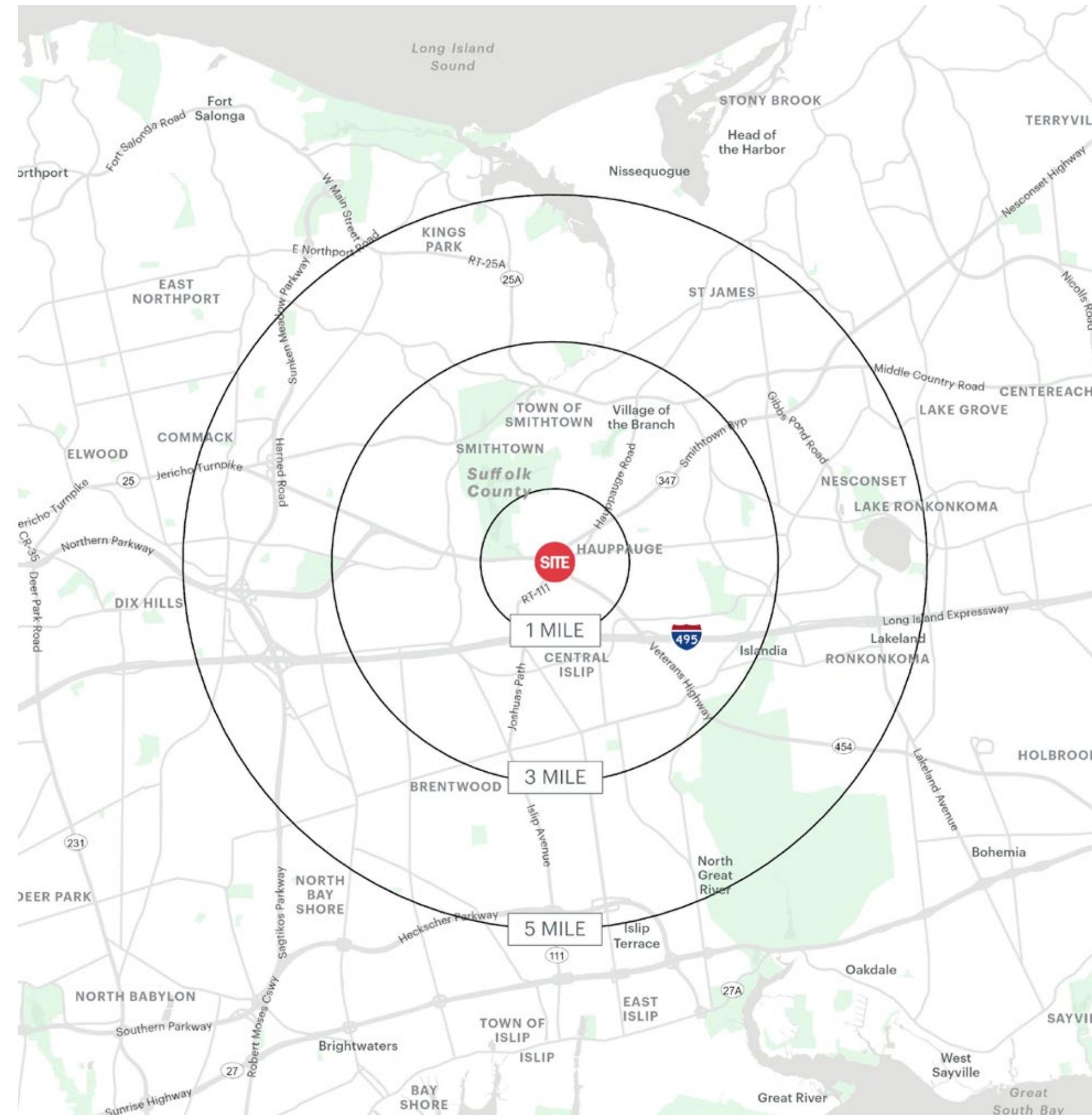
POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
7,021	2,533 - 48.0%
HOUSEHOLDS	TOTAL BUSINESSES
2,609	578
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$168,478	6,067
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$138,508	9,555

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
86,965	22,531 - 36.0%
HOUSEHOLDS	TOTAL BUSINESSES
25,952	5,151
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$161,757	55,311
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$131,412	98,256

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
257,494	67,142 - 37.0%
HOUSEHOLDS	TOTAL BUSINESSES
77,459	10,275
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$163,483	113,983
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$133,366	241,569





CONTACT EXCLUSIVE AGENT

JASON SOBEL

jsobel@ripco.com

516.933.8880

RIPCO
REAL ESTATE