



## RETAIL SPACE

# MINEOLA, NY

## MINEOLA SHOPPING CENTER

520 - 550 JERICHO TURNPIKE

### SIZE

2,168 SF

### ASKING RENT

Upon Request

### CO-TENANTS

Panera Bread, TD Bank, Chipotle, Luigi's Pizzeria, Mogu, Coming Soon: Ikedo Ramen, 7th Street Burger

### NEIGHBORS

CVS, City MD, Duck Donuts, F45, Dunkin' Donuts, Sylvan Learning Center, Allstate Insurance, King Kullen, Diamond Braces, Ace Hardware, Orange Theory Fitness, Troipcal Smoothie Cafe, Five Guys Burgers and Fries, Citibank, Petco, LA Fitness, Staples, The Vitamin Shoppe

### COMMENTS

Located at a signalized intersection - NEC of Herricks Road and Jericho Turnpike

Abundance of parking - 102 stalls

Easy access with three access points to the center

Over 50,000 vehicles passing this site daily.

## CONTACT EXCLUSIVE AGENT

### JOANNE ARGENTI

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516.933.8880

**RIPCO**  
REAL ESTATE

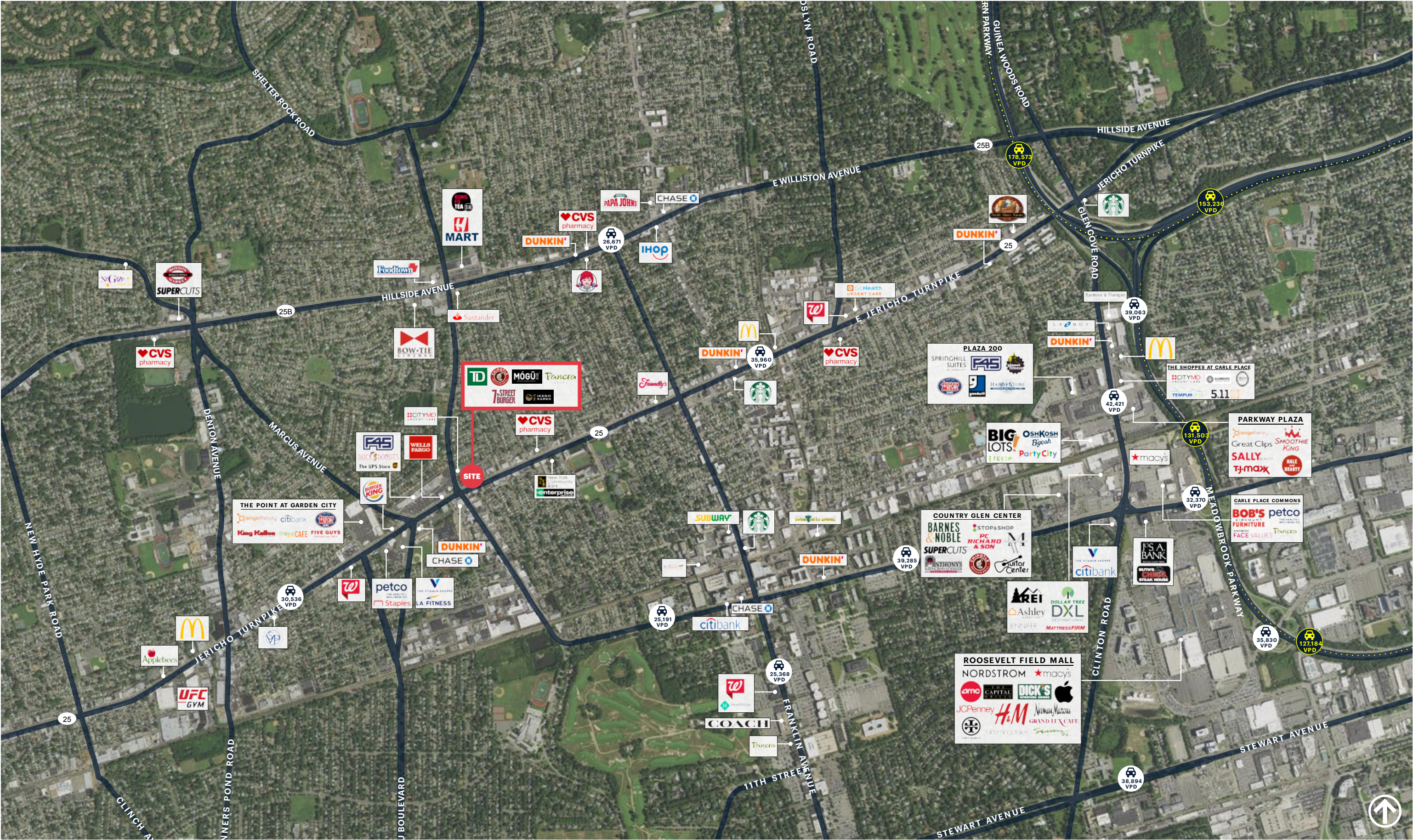
1000 Woodbury Road  
Suite 100  
Woodbury, NY 11797  
516.933.8880

Please visit us at [ripcony.com](https://www.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

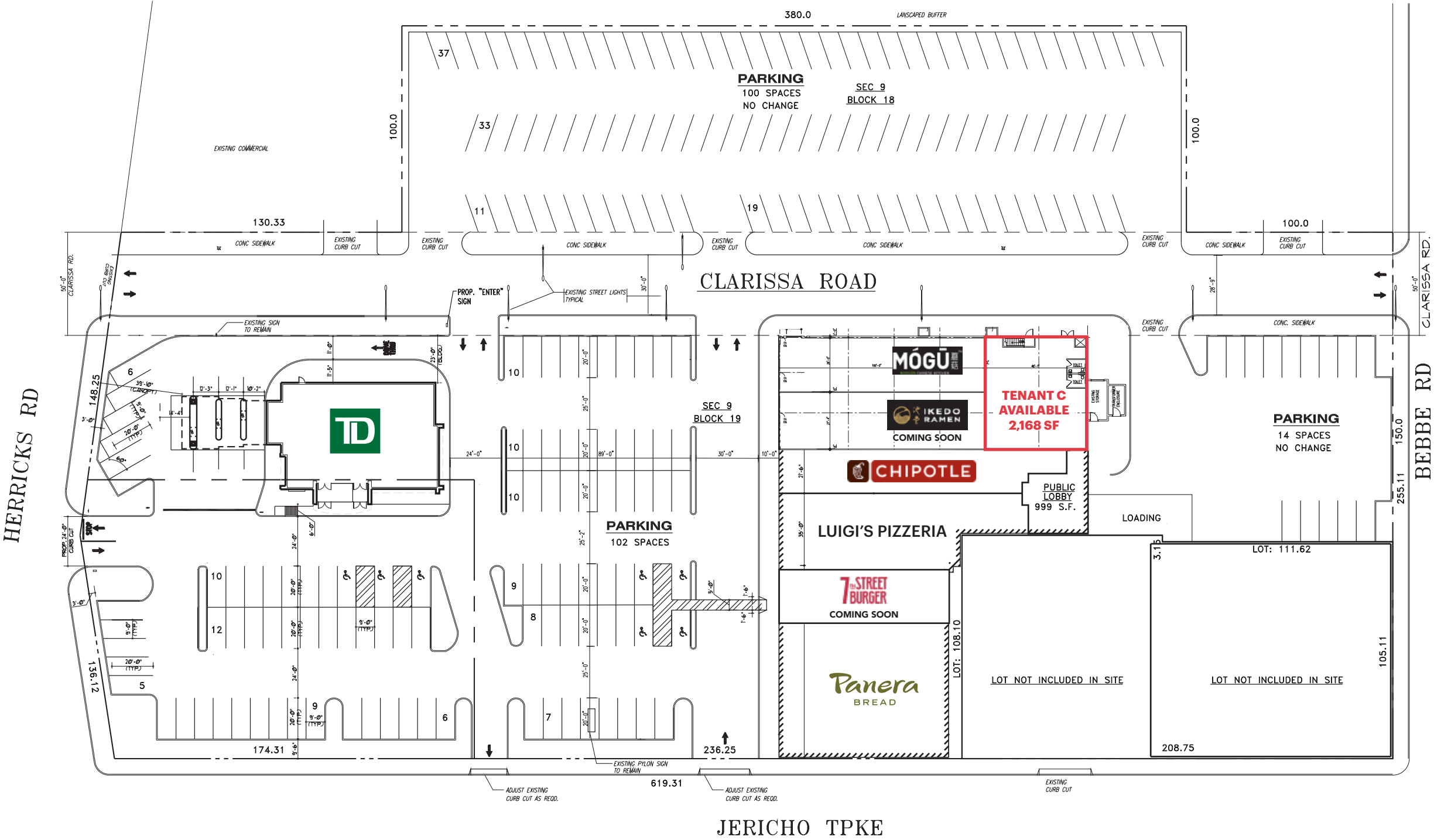








SITE PLAN



SITE DATA

SECTION 9  
BLOCK 18, 19  
LOTS 45, 46, 51, 52  
ZONE B-1  
PROPERTY AREA = 197,863 SQ FT  
4.54 ACRES

PARKING CALCULATIONS

ZONE B-1 (SECTION 30-64)  
MIN SPACE SIZE: 9' X 20'  
PROVIDED: COMPLIES

MIN REQD NUMBER OF SPACES:  
EXISTING BANK: 1 CAR / PER 250 S.F.  
4,243 S.F. / (1/250) = 17 CARS REQD

RETAIL SPACES: 1 CAR / 250 S.F.  
RETAIL 'A' = 1ST FL. 8,250 S.F.  
CELLAR 10,000 S.F.  
RETAIL 'B' = 2,807 S.F.  
RETAIL 'C' = 2,801 S.F.  
VESTIBULE = 999 S.F.

TOTAL RETAIL FL AREA = 24,857 S.F.  
24,857 S.F. / 250 = 100 CARS REQ.

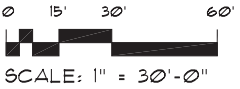
RESTAURANT SPACES: 1 CAR / 3 PERSONS

RESTAURANT 'B' = 132 P = 44 CARS

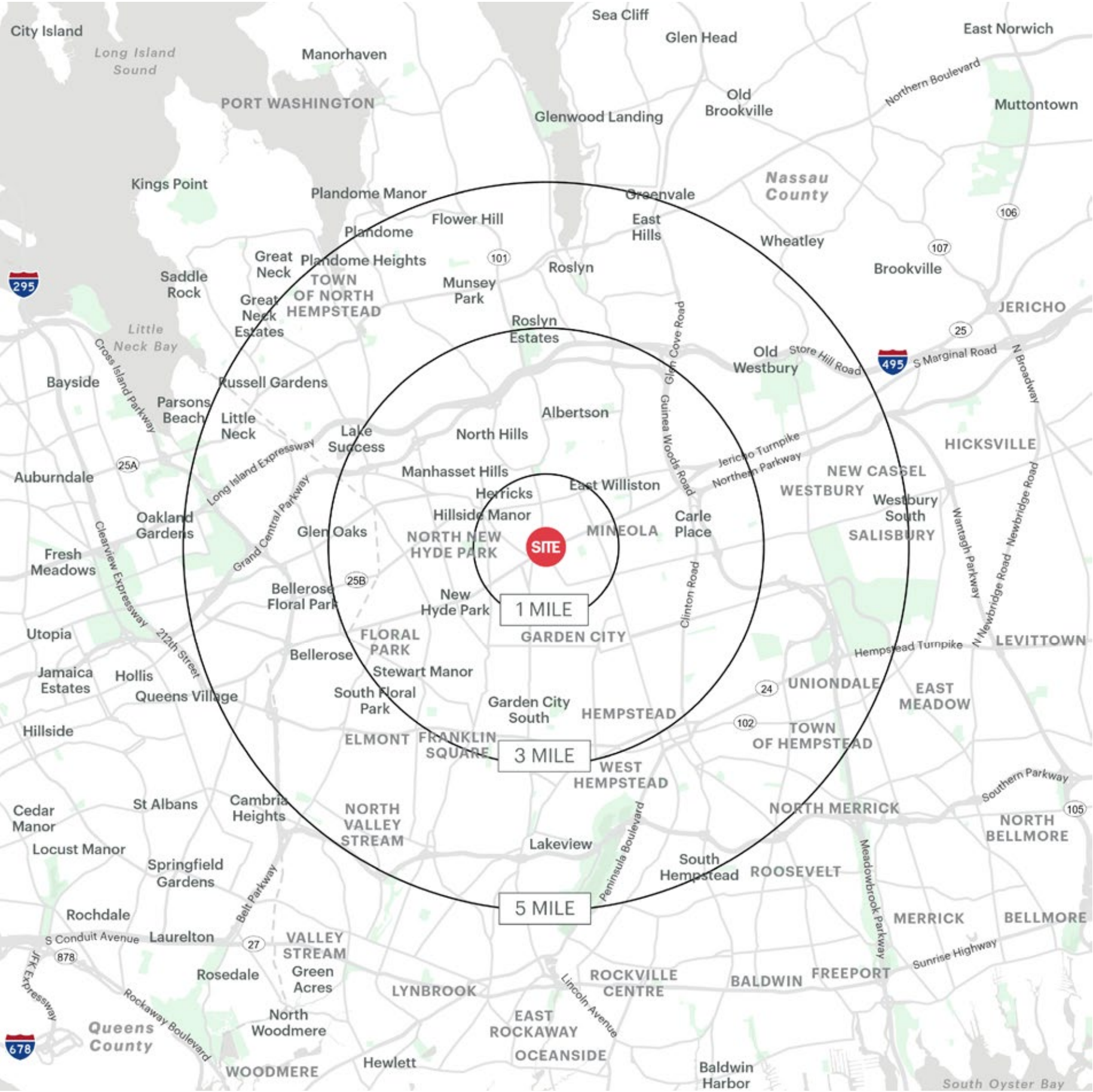
TOTAL REQUIRED CARS:  
17 + 100 + 40 + 44 = 201 CARS REQUIRED  
216 CARS PROVIDED: COMPLIES



SITE PLAN



AREA DEMOGRAPHICS



520 - 550 JERICHO TURNPIKE MINEOLA, NEW YORK

1 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
27,427	10,635 - 53.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
9,819	1,839
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$163,528	20,282
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$119,641	34,385

3 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
192,752	72,389 - 52.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
64,335	11,438
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$179,080	131,424
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$129,222	233,713

5 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
551,932	182,508 - 46.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
177,257	23,921
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$163,719	281,080
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$116,119	578,902



## AREA DEMOGRAPHICS

