



SOVEREIGN
REALTY GROUP



FOR SALE OR LEASE

460-480 E. JERICHO TURNPIKE
HUNTINGTON STATION, NEW YORK

1.97 ACRE REDEVELOPMENT ASSEMBLAGE ON JERICHO TURNPIKE
TWO LOTS OVER FROM THE FUTURE HOME OF PORSCHE HUNTINGTON



Prime Location This site is the last remaining property with 2 acres in this section of Jericho Turnpike. The property is located 1.90 miles East of Route 110 and The Shoppes At Walt Whitman, a 1.1M square foot shopping mall

Ideal Redevelopment Site Both buildings are leased short term to medical tenants with vacate clauses in their lease allowing the Buyer to collect income while a redevelopment plan is executed.

Large Frontage The property has a total of 252 feet of frontage along Jericho Turnpike which could allow for a multi-tenant net leased development as well as a single tenant.

Possible Uses Automobile Dealerships, Self Storage, Medical, Multi-tenant retail, or Mixed Use and Recreational / Sports tenants.

Divisible Ownership will consider either selling or leasing all or a portion of the site depending on the needs of a Buyer or Tenant.

Demographics Nearly 200,000 people live within a 5 mile radius. The Median Household Income of those residents is about \$115,000 per annum.

Traffic and Surrounding Businesses This property is located among Huntington's Car Dealer Row. Daily traffic counts exceed 34,000 cars.



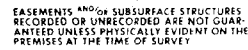
THE OFFERING

PROPERTY ADDRESS	460-480 East Jericho Turnpike Huntington Station, NY
SALE PRICE	\$5,500,000.00
REAL ESTATE TAXES	\$42,836.40
OWNERSHIP INTEREST	Fee Simple
INTERSECTION/LOCATION	Between Pidgeon Hill Road & Melville Road
AREA TENANTS	Target, Audi, Porsche, 7-Eleven, 1-800 Flowers, Charles Schwab, Capital One Bank, Northwell Healthcare, Lidl Supermarket, Rite Aid, Dunkin Donuts, Volkswagen, Nissan, BMW, and Mavis Tire

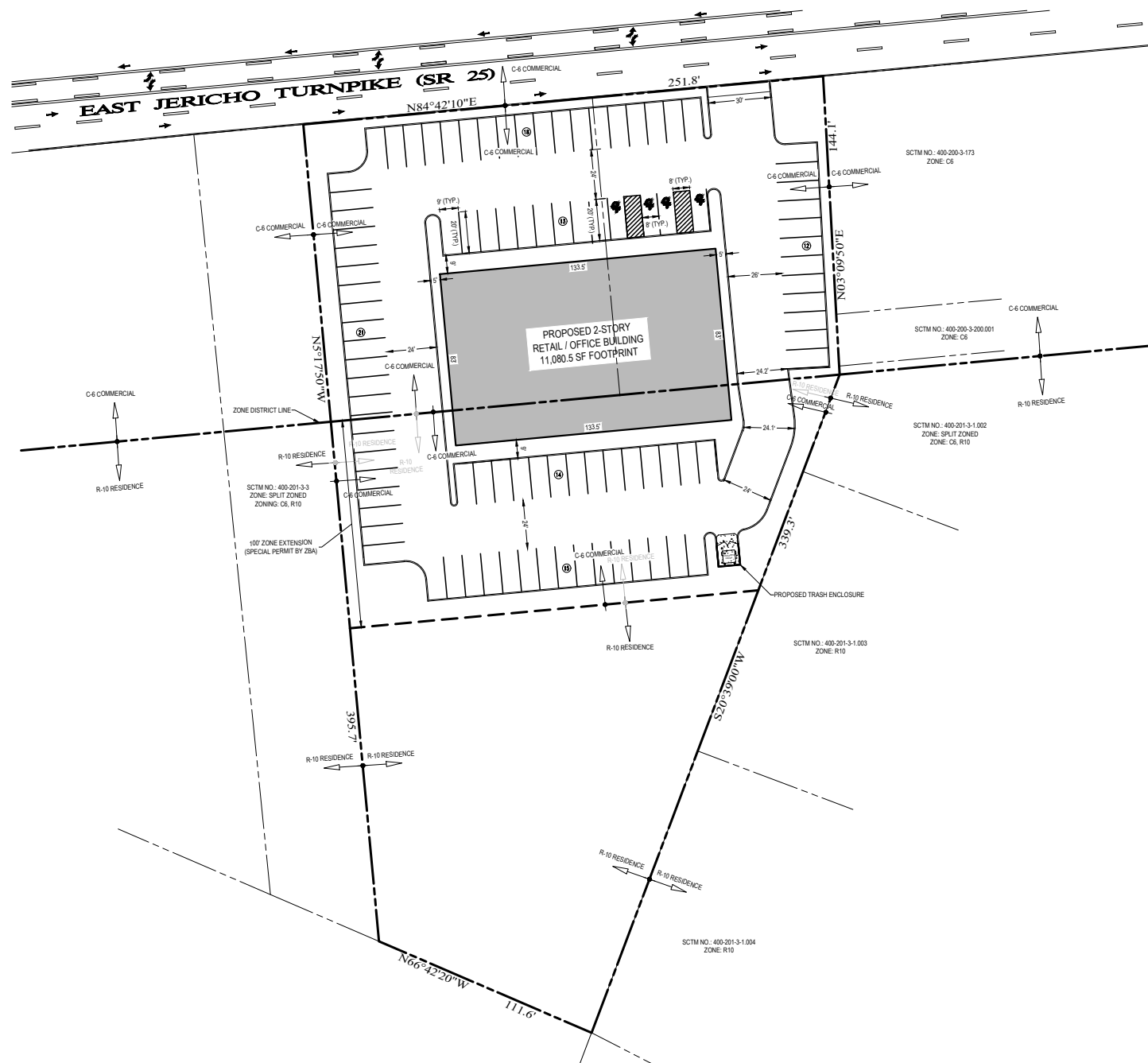


LEASE SUMMARY

GROSS LEASEABLE AREA	3,000 SF
TOTAL ACREAGE	1.97 Acres
COMMERCIAL ACREAGE	0.82 Acres
RESIDENTIAL ACREAGE	1.15 Acres
LOT FRONTAGE	252 Feet
PARKING	Expandable
STORIES	1
SEPTIC SYSTEM	Septic
ZONING	C-6 & R-10



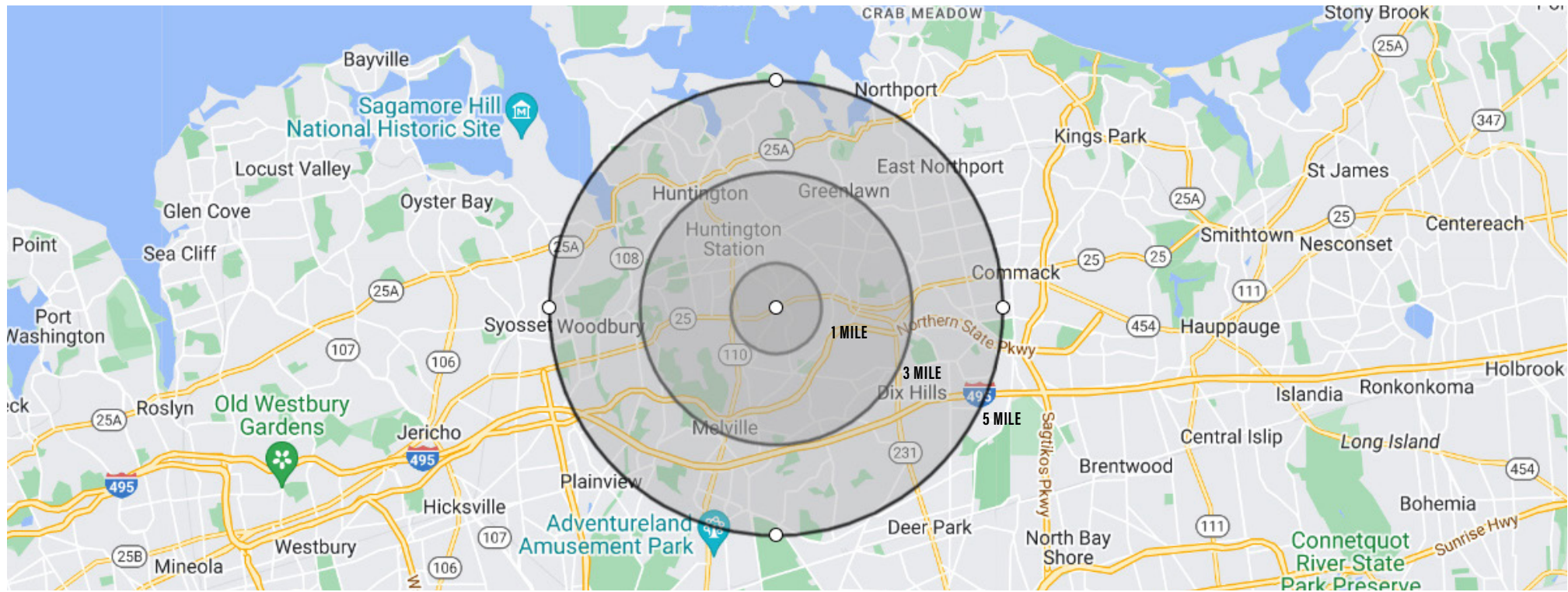












POPULATION & INCOME	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2022)	15,153	86,510	197,027
MEDIAN AGE	43	42	43
AVERAGE HOUSEHOLD INCOME	\$115,409	\$143,652	\$165,192
MEDIAN HOUSEHOLD INCOME	\$109,262	\$128,657	\$151,202

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS (2022)	5,098	28,002	60,020
AVERAGE HOUSEHOLD SIZE	2.87	3.05	2.94
TOTAL CONSUMER SPENDING	\$292M	\$2.5B	\$5.9B



SOVEREIGN REALTY GROUP

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Prospective purchasers are advised that as part of the solicitation process, seller will be evaluating a number of factors including the current financial qualifications of the current purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer, and to reject any offer without providing a reason, therefore. Further, seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

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