

COMPASS COMMERCIAL

FOR LEASE



Commuter Hub Retail Opportunity

55-59b Jackson Ave, Syosset NY





Key Details

Size: Configurations from 800 sqft to 7,000 sqft considered with full comparable sized basements.

Lease Type: NNN - Price upon request

Parking: Private: 19 parking spaces in rear lot
Public: Front: 5 Spaces | Side: 5 Spaces | Municipal: 600+

Zoning: Town of Oyster Bay - General Business [CLICK HERE](#)

Utilities: All separately metered

Ceiling Height: Sub-floor to Ceiling Beam: 12' 9"

Electric: 600 Amp 3 phase & 400 Amp 3 phase

Fuel: Gas

Waste: Sewer

Demographics:	2 Mile	5 Mile	10 Mile
2023 Population:	27,445	168,229	853,923
2023 Households:	9,167	56,027	282,331
AVG HH Income:	\$189,484	\$170,184	\$154,795
Median HH Inc:	\$173,010	\$143,677	\$128,084
Median Age:	45.1 yrs	43.5 yrs	42.5 yrs

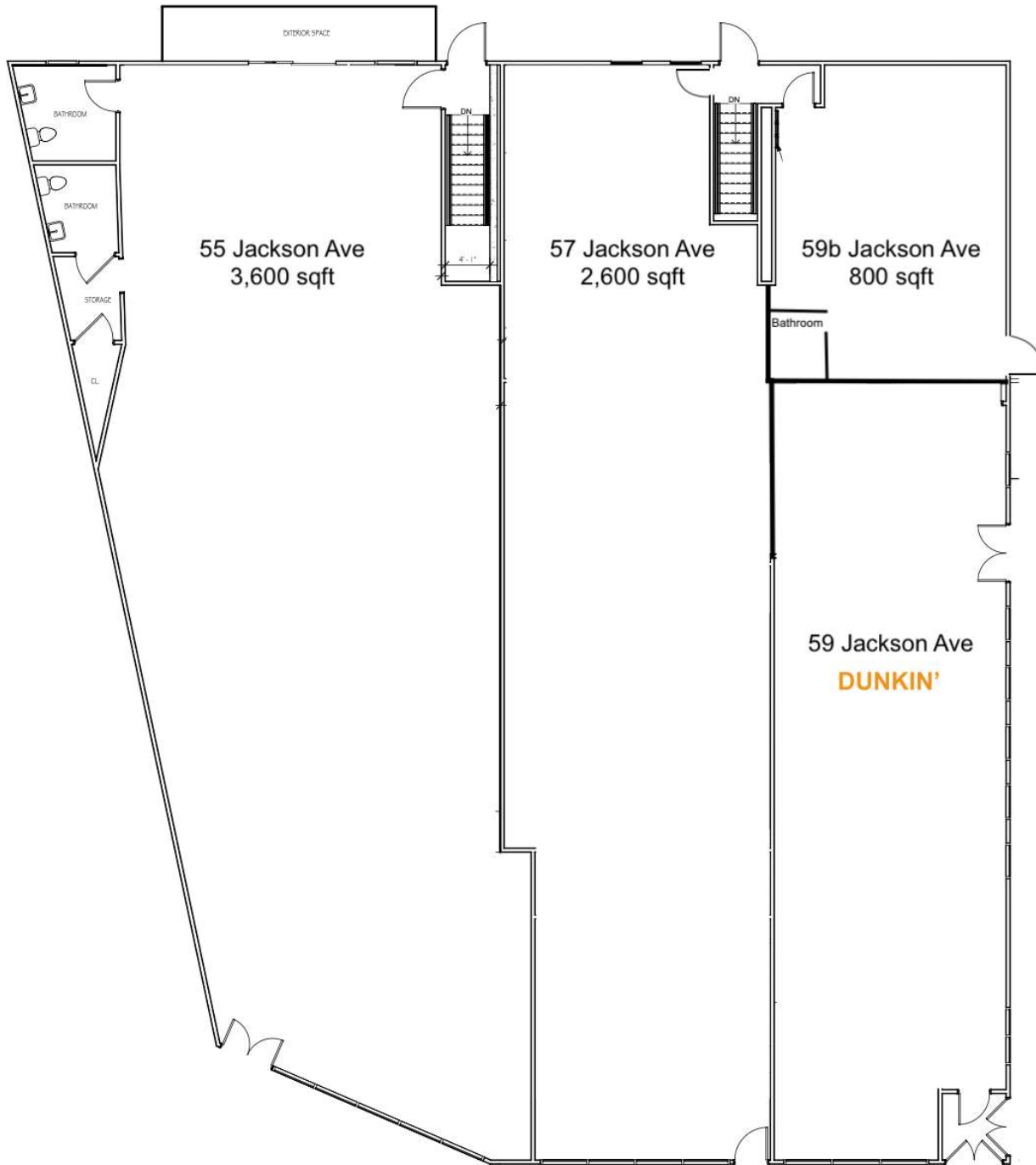
Vehicle Traffic: 21,098 VPD

LIRR Port Jefferson 2023 Annual Ridership: 11,934,009 *

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THE PROSPECTIVE BUYER OR TENANT SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN





SHOWINGS BY APPOINTMENT ONLY - DO NOT DISTURB TENANTS

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Located at the epicenter of downtown Syosset, at the intersection of Jackson Avenue and Underhill Boulevard, 55 - 59b Jackson Ave, is anchored by one of Long Island's busiest, newly renovated, longterm lease hold Dunkin' Donuts locations. Located just steps from Long Island's highest trafficked LIRR commuter train line platforms, the site adds extra exposure to your brand from residents all across the Port Jefferson train line. Surrounded by affluent townships in all directions, the site demographics exceed those of Long Island's highly sought after "Gold Coast".



Atypical for the heart of Syosset, the property boasts ample parking. Not only does it have its own private 19 car parking lot, but it's surrounded by another 10 public spaces and is directly adjacent to a 600+ space municipal lot. Oversized utilities, broad zoning and configuration flexibility allow this property to be a trophy location for your brand.

[Governor Hochul Announces Record Ridership on MTA Commuter Railroads 5/14/24](#)



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