

2160 Jericho Tpke | Commack, NY 11725

\$17,130,477 | 6.5% CAP | 6.8% CAP



Applebee's (PAD)
Located on SE Corner of Lot



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

INVESTMENT SUMMARY

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Tenant	SF	Lease Expiration	Annual Rent	Reimbursement	Total Inc.	\$/SF	Notes
Petsmart	27,864	1/31/2036	\$696,000	\$143,335	\$839,935	\$30.14	Base rent increase \$1/psf on 1/31/2031 & 1/31/2036 2 Opts. @ 5 Yrs.
Indian Market (NEW)	19,424	12/31/2038	\$336,000		\$336,000	\$17.30	Modified Gross lease with 1.5% annual rent increases (As of 1/1/2025, the Indian Market will pay their proportionate share of taxes and insurance above the base year)
Applebee's (PAD)	5,391	10/31/2032	\$200,000	\$63,249	\$263,249	\$48.83	Rent increases to \$220,000 on 11/1/2026 & \$225,000 on 11/1/2031
Totals:	52,679 SF		\$1,232,000	\$206,584	\$1,439,184		

Expenses

Sweeping	\$20,000
Landscaping	\$15,000
Snow Removal	\$9,000
Utilities	\$12,000
Lighting	\$3,000
Management	\$24,000
Insurance	\$25,000
Misc. - Repairs - Reserve	\$12,000
RE Taxes Main	\$159,254
RE Taxes Apl.	\$46,449
Total Expenses	\$325,703

NOI \$1,113,481

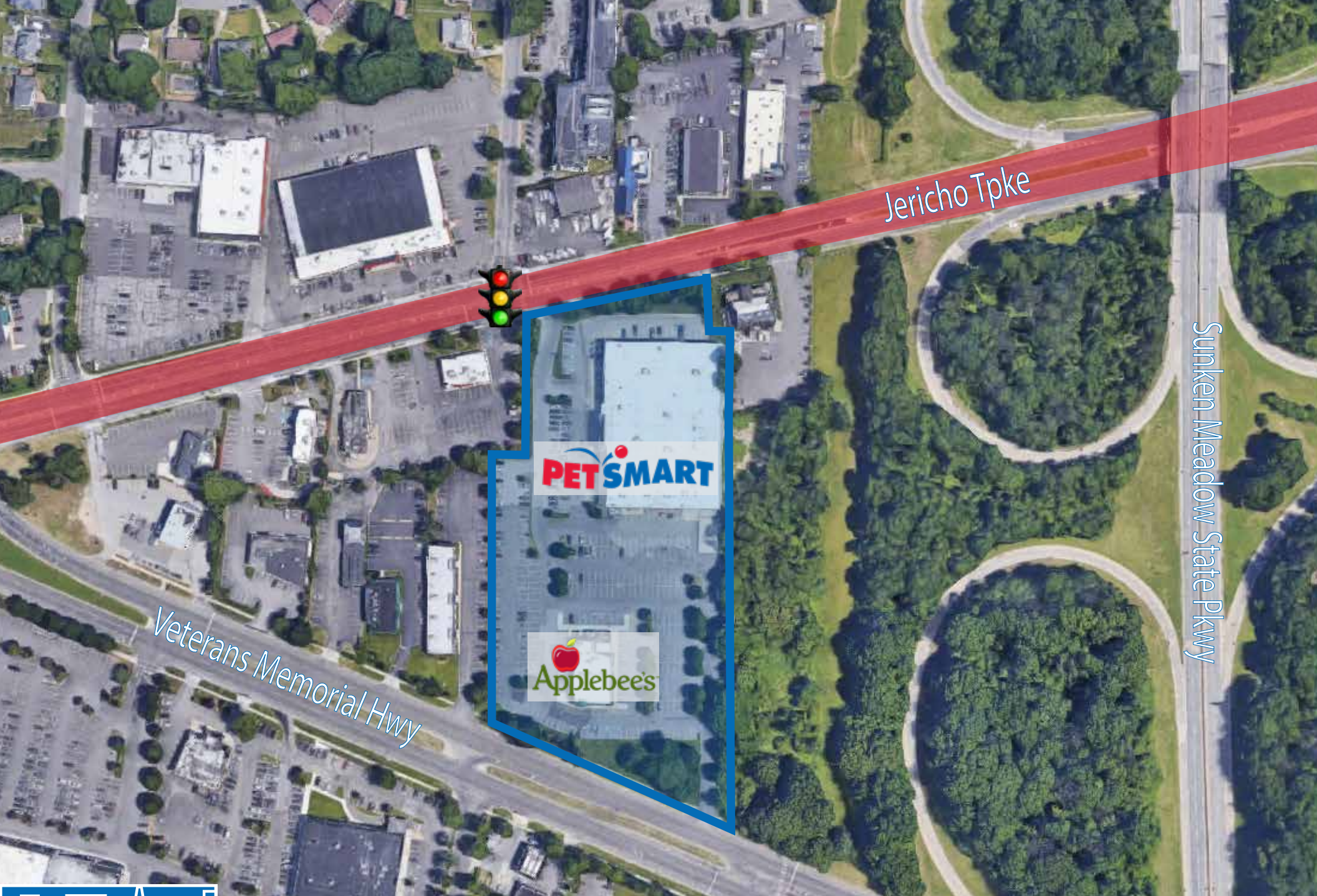
INVESTMENT HIGHLIGHTS

- 5.96 Acres
- Brand new parking lot
- Property can be accessed from Veterans Memorial Hwy (Rt 454) as well as Jericho Tpke (Rt 25)
- Located directly across Rt 454 from Whole Foods and Target anchored shopping center (which is 100% leased)
- Applebee's (PAD) is located on the SE corner of the lot
- Petsmart has operated at this location since 2006
- Applebee's has operated at this location since 2001



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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Jericho Tpke

Sunken Meadow State Pkwy

Veterans Memorial Hwy

PET SMART

Applebee's



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NEIGHBORHOOD AERIAL



CITYMD
URGENT CARE

MAVIS
DISCOUNT
TIRE

TACO BELL

IHOP



Friendly's

STARBUCKS
COFFEE

OUTBACK
STEAKHOUSE

JERICHO TPKE - 31,321 VPD

Bank of America

VETERANS MEMORIAL HWY - 21,594 VPD

SUNKEN MEADOW STATE PKWY - 51,216 VPD

Speedway

Gulf

Mayfair Shopping Center
Stein Mart
Planet Fitness
RITE AID
SHERWIN-WILLIAMS
LOFT

GRINA'S
MEAT
FARMS
SUPERMARKET

petco
Michaels
Where Creativity Happens
HARMON
DISCOUNT HEALTH & BEAUTY
GNC
LIVE WELL

Veterans Memorial Plaza
WHOLE FOODS MARKET
LAIFITNESS
ULTA BEAUTY
HARBOR FREIGHT
Party City
TARGET
HOBBY LOBBY

DUNKIN'
DONUTS

7
ELEVEN

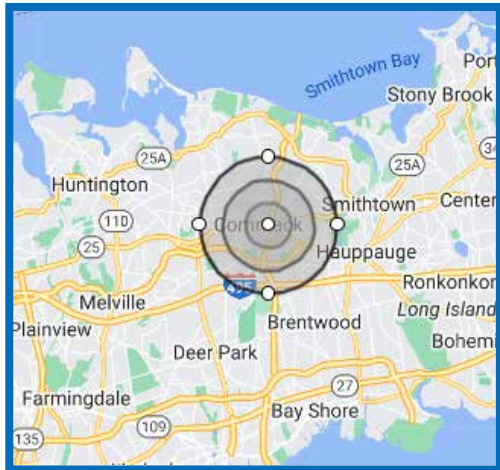
UNITED STATES
POSTAL SERVICE



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DEMOGRAPHICS



POPULATION:	1 MILE	2 MILE	3 MILE
2028 POPULATION PROJECTION	11,976	38,388	72,369
2023 POPULATION	11,719	37,717	71,176
2010 POPULATION	11,660	38,351	72,763
ANNUAL GROWTH 2010-2023	0%	-0.10%	-0.20%
ANNUAL GROWTH 2023-2028	0.40%	0.40%	0.30%

2020 POPULATION BY RACE:

WHITE	10,320	33,640	63,421
BLACK	174	602	1,516
AMERICAN INDIAN/ALASKAN NATIVE	36	78	158
ASIAN	1,031	2,901	5,099
HAWAIIAN & PACIFIC ISLANDER	2	6	30
TWO OR MORE RACES	156	491	953
HISPANIC ORIGIN	907	2,661	6,043

HOUSEHOLDS:

2010 HOUSEHOLDS	3,999	12,659	24,113
2023 HOUSEHOLDS	3,960	12,238	23,237
2028 HOUSEHOLD PROJECTION	4,036	12,419	23,565
ANNUAL GROWTH 2010-2023	-0.10%	-0.20%	-0.20%
ANNUAL GROWTH 2023-2028	0.40%	0.30%	0.30%
OWNER OCCUPIED HOUSEHOLDS	3,551	11,371	21,224
RENTER OCCUPIED HOUSEHOLDS	486	1,048	2,341
AVG HOUSEHOLD INCOME	\$167,981	\$169,886	\$164,747
MEDIAN HOUSEHOLD INCOME	\$146,249	\$146,596	\$142,417

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Commack, New York

Ranked #13 best places to live in Suffolk County, with an A+ overall grade. Commack is a suburb of New York City with a population of 35,770. Commack is in Suffolk County and is one of the best places to live in New York. Living in Commack offers residents a sparse suburban feel and most residents own their homes. In Commack there are a lot of restaurants, coffee shops, and parks. Many retirees live in Commack and residents tend to lean conservative. The public schools in Commack are highly rated.



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FOR MORE INFORMATION

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