

Property For Sale

6277 Jericho Tpke

6277 Jericho Tpke Commack, NY 11725



For More Information:



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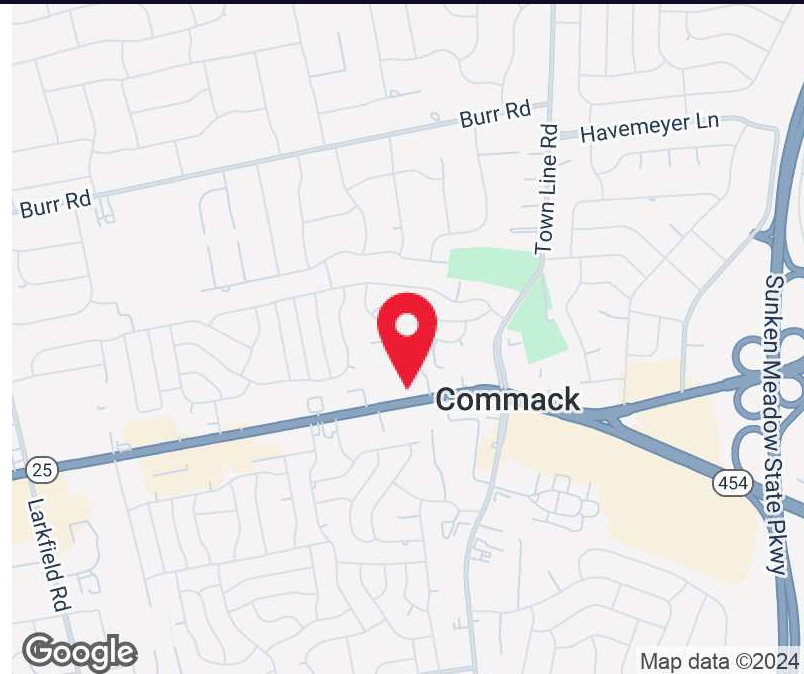
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Offering Summary

Sale Price:	\$1,950,000
Building Size:	4,345 SF
Lot Size:	21,994 SF
Number of Units:	1
Options:	Two (2) @ Five (5)
Increases:	2% Annually
Price / SF:	\$448.79
Cap Rate:	7.38%
NOI:	\$144,000
Year Built:	1985

Property Overview

Great Investment Opportunity Located On Jericho Turnpike in Commack. Seven (7) Years Remaining on an initial Ten (10) Year Lease Term. NN Lease with Roof and the Parking Lot being the only Landlord Responsibilities. There are two (2) Five (5) Year Options at the end of the lease term. Two (2) Percent Increases Annually to Hedge Against Inflation.

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Commercial

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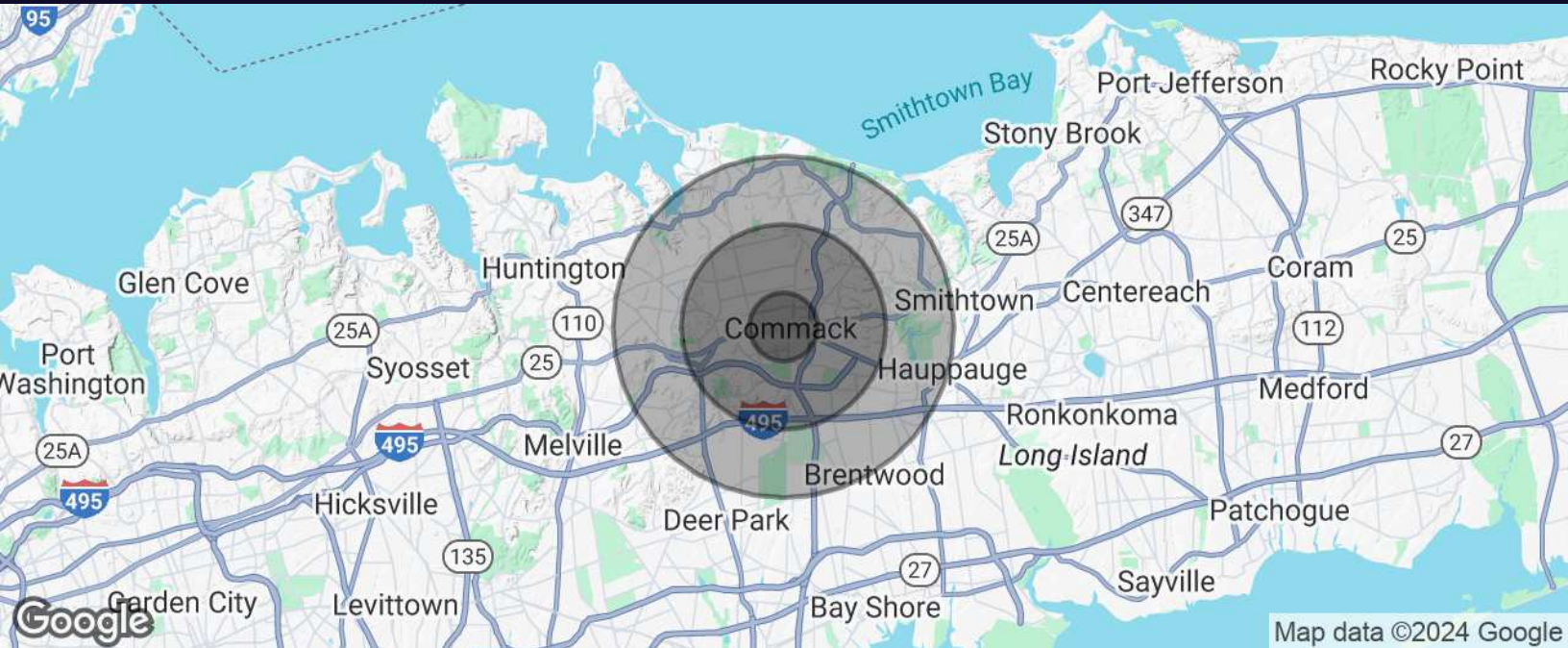
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,509	69,356	200,102
Average Age	44	44	43
Average Age (Male)	42	43	42
Average Age (Female)	45	45	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,803	22,940	63,967
# of Persons per HH	3	3	3.1
Average HH Income	\$219,880	\$215,734	\$205,042
Average House Value	\$710,039	\$771,922	\$741,423

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