



# Commack Plaza

6340 Jericho Turnpike | Commack, NY 11725

**4.5 ACRE FULLY-LEASED LONG-TERM NNN-LEASED STRIP CENTER**  
LOCATED OFF MAJOR JERICHO TURNPIKE & COMMACK ROAD INTERSECTION

PRINCIPAL NDA

BROKER NDA





01

**DOMINANT RETAIL LOCATION**

4.5-Acre lot located on Jericho Turnpike (NY 25) off the Commack Road intersection, one of Suffolk County's busiest commercial corridors, with an Annual Average Daily Traffic (AADT) of approximately 50,000 vehicles per day.

Surrounded by top national brands including Target, Whole Foods, and Home Depot, drawing regional traffic and reinforcing long-term investment stability.

02

**LONG-TERM, STABLE TENANCY**

Leased to tenants including Tutor Time Learning, Goldfish Swim School, and Saffire, each with long-term leases and renewal options, resulting in an weighted lease average of 11.8 years and stable income through 2040.

03

**STRONG LOCAL DEMOGRAPHICS**

Positioned in a dense, affluent residential area providing a large consumer base.

- Median Household Income: \$170,375
- Population: ~36,000 (Commack), ~120,000 (within a 3-5 mile radius)

04

**EXCEPTIONAL DUAL ACCESS FROM MAJOR THOROUGHFARES**

The property has dual access via Jericho Turnpike and Commack Road, with a private road connecting directly from Commack Road. This private road features a prominent sign displaying on-site tenants, increasing visibility, and increasing the property's long-term value.





the offering

INQUIRE FOR MORE INFORMATION

PROPERTY SUMMARY

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of Commack Plaza located at **6340 JERICHO TURNPIKE, COMMACK, NY 11725** (the “Property”).

The Property is a prominent strip center fronting Jericho Turnpike (Route 25) — one of Suffolk County’s most highly traveled and established commercial corridors. The lot comprises ~4.5 acres and provides significant on-site parking. The building spans 24,428 SF and is fully leased to three tenants: Tutor Time Learning (lease expiring May 2039), Goldfish Swim School (lease expiring March 2040), and Saffire, a vibrant South Asian fusion restaurant lease expiring October 2030). Each tenant benefits from multiple five-year renewal options, ensuring long-term occupancy and stable cash flow well into the future.

The Property boasts a premier location along Jericho Turnpike (NY-25), with an average daily traffic count exceeding 50,000 vehicles. Positioned within the highly sought-after Commack retail corridor, the site is surrounded by other major shopping centers, including Veterans Memorial Plaza and BJ’s Plaza, and major national retailers, including Target (0.6 mi.), Whole Foods (0.8 mi.), and Home Depot (1 mi.), creating an exceptional regional draw and consumer visibility.

The area boasts a robust blend of residential and commercial development, which supports a strong and diverse customer base. Surrounding projects such as The Preserve at Indian Hills, a luxury residential golf community, and Mayfair Shopping Center, a 275,000 SF retail destination anchored by LA Fitness and Marshalls, exemplify the area’s continued residential growth and thriving commercial activity. Additionally, the Property offers seamless access to key transportation routes, including the Long Island Expressway (I-495), Northern State Parkway, and Sunken Meadow Parkway, enhancing convenience for both tenants and visitors.

For information or to schedule a property tour, please reach out to the exclusive brokers.

THE OFFERING

Address	6340 Jericho Turnpike, Commack, NY 11725
Location	South side of Jericho Turnpike, west of Commack Road
Section	224
Block	200
Lot	18.2
Property Type	Retail

PROPERTY INFORMATION

Lot Acreage	4.5 Acres (approx.)
Stories	1
Total Gross SF	24,428 SF (approx.)
Commercial Units	3
Weighted Average Lease Term	11.8 Years

ZONING INFORMATION

Zoning	Commercial (BUS3)
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TAX INFORMATION

Annual Property Tax (24/25)	\$118,245
Property Type	3 Commercial



REVENUE

COMMERCIAL REVENUE

UNIT	TENANT	SF	OPTION	LSD	LXP	BASE RENT / SF	ANNUAL RENT	MONTHLY RENT
1	Tutor Time Learning	12,000	(3) 5-Year	May-24	May-39	\$35	\$420,000	\$35,000
2	Goldfish Swim School	7,428	(3) 5-Year	Mar-25	Mar-40	\$28	\$204,270	\$17,023
3	Saffire	5,000	(2) 5-Year	Nov-20	Oct-30	\$50	\$250,000	\$20,833
TOTAL SF		24,428					GROSS MONTHLY COMMERCIAL REVENUE	\$72,856
							GROSS ANNUAL COMMERCIAL REVENUE	\$874,270
							AVERAGE BASE RENT PER SF	\$36

MISCELLANEOUS REVENUE

ITEM	SOURCE	ANNUAL	MONTHLY
Tax Reimbursement	100% Reimbursed	\$118,245	\$9,854
Expense Reimbursement	Per Ownership (2026 Projected)	\$130,488	\$10,874
Utility Reimbursement	Per Ownership (2026 Projected)	\$1,747	\$146
Miscellaneous / CAM Income	Per Ownership (2026 Projected)	\$10,325	\$860
		GROSS MONTHLY MISC. REVENUE	\$21,734
		GROSS ANNUAL MISC. REVENUE	\$260,805

TOTAL GROSS MONTHLY REVENUE	\$94,590
TOTAL GROSS ANNUAL REVENUE	\$1,135,075
AVERAGE RENT PER SF (GROSS)	\$46

INVESTMENT ANALYSIS

6340 JERICHO TURNPIKE

COMMERCIAL REVENUE	SF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	24,428	\$35.79	\$874,270

MISCELLANEOUS REVENUE	SF	\$ / SF	ANNUAL INCOME
Gross Annual Miscellaneous Income	24,428	\$10.35	\$252,859

TOTAL REVENUE	SF	\$ / SF	ANNUAL INCOME
Total Gross Annual Income	24,428	\$46.14	\$1,127,129
Less General Vacancy / Credit Loss		\$(1.38)	\$(33,814)
Effective Gross Annual Income		\$44.76	\$1,093,315

EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	ACTUAL
Property Taxes	24/25 Actual	10.82%	\$4.84	\$118,245
Payroll & Benefits	Per Ownership	2.85%	\$1.28	\$31,200
Repairs & Maintenance	Per Ownership	5.50%	\$2.46	\$60,082
Utilities	Per Ownership	1.68%	\$0.75	\$18,404
Insurance	Per Ownership	3.11%	\$1.39	\$33,974
Management	2.25% of EGI	2.25%	\$1.01	\$24,600
TOTAL EXPENSES		26.21%	\$11.73	\$286,504

NET OPERATING INCOME	\$806,811
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**GOLDFISH SWIM SCHOOL**

Founded in 2006 in Birmingham, Michigan, Goldfish Swim School has grown into one of the nation’s premier children’s swim-lesson providers, offering year-round instruction for infants and young children in a safe, fun, and purpose-built aquatic environment. The company has expanded rapidly through a successful franchise model, now operating over 190 locations across more than 34 states and Canada, with 120 additional schools in development.

Recognized for its proprietary Science of SwimPlay® curriculum and its essential focus on childhood safety and skill development, Goldfish Swim School benefits from non-discretionary, recession-resilient demand driven by parental spending on youth enrichment and water safety. The brand’s strong national presence, proven operational model, and consistent franchise growth underscore its financial stability and reliable tenancy, providing investors with predictable, long-term cash flow and low default risk.



**TUTOR TIME**

Founded in 1988 in Boca Raton, Florida, Tutor Time is a nationally-recognized early education provider serving children from six weeks to six years of age, with supplemental after-school and tutoring programs for children through age 17.

Today, Tutor Time has nearly 200 corporate and franchise schools across the United States, Hong Kong and Indonesia. The company is a brand under Learning Care Group, Inc. (LCG), one of the largest for-profit early-childhood education providers in North America. LCG stands behind Tutor Time via a corporate guaranty of its lease obligations—meaning that the parent company legally commits to fulfill the lease payments and responsibilities if the Tutor Time tenant entity is unable to do so. This significantly enhances the landlord’s credit protection and reduces default risk.

With stable demand driven by working families’ ongoing need for child-care and early education, combined with the national platform and institutional support of Learning Care Group (estimated system-wide revenue ~\$2.5 billion) , Tutor Time represents a high-quality tenant with reliable cash-flow and long-term occupancy characteristics.



**SAFFIRE**

“Chani Singh, a Long Island native since the 1980s, began his restaurant career at the age of 19 in NYC with his first restaurant, Apni Rasoi, in the Flatiron District. Since then, he has opened a multitude of restaurants across New York City and Long Island.

Some of his most well-known establishments—now run by his family—include The Curry Club, formerly in Stony Brook and now in Port Jefferson, and The Meadow Club in Port Jefferson Station. Other Long Island ventures have included Village Bistro in Setauket, Chani’s Nuevo Indian Cuisine in Islip, and Sen Spice in Sag Harbor.

After taking a hiatus from the restaurant industry to focus on food distribution, Chani is now back in the game—this time with a bang. SAFFIRE is his newest culinary venture: a vibrant South Asian restaurant spotlighting the flavors of India, Pakistan, Afghanistan, and Nepal”











**Commack**, is a retailer’s sweet spot precisely because it’s a commuter’s crossroads. Sitting at the confluence of the Long Island Expressway (I-495), Northern State Parkway, and Sunken Meadow/Sagtikos Parkway—with Jericho Turnpike (NY-25) and Commack Road (CR-4) as the local spine—the submarket delivers effortless in-and-out access from every direction. For daily-needs operators, that translates into all-day visitation: morning coffee and pharmacy runs off the parkways, midday errands from nearby offices and schools, and steady evening traffic as households loop home.

The merchandising profile reflects that highway proximity: grocery, pharmacy, fitness, medical, pet, bank, QSR, and auto cluster along signalized corners and power centers, while endcaps and pad sites capitalize on drive-thru demand and high visibility. Deep parking fields, multiple curb cuts, and straightforward left-turn movements make centers intuitive to navigate, encouraging cross-shopping between anchors and specialty co-tenants. National brands lean on predictable volumes; local operators add the neighborhood stickiness that keeps baskets full and repeat visits high.

What sets Commack apart is how much room there is to optimize without overhauling. Existing centers already benefit from reliable trade-area draw times, yet many sites can unlock upside with façade refreshes, med-tail expansions, last-mile pickup bays, EV charging, and pad reconfigurations that leverage those parkway ramps. For concepts that win on convenience and consistency, Commack’s highway accessibility converts directly into throughput—turning everyday trips into dependable sales, week after week, season after season.







1 mile radius

Population	Avg HH Income	Daytime Population
11,486	\$209,375	12,778
Households	Med HH Income	
3,777	\$166,367	

3 mile radius

Population	Avg HH Income	Daytime Population
71,273	\$206,717	73,170
Households	Med HH Income	
23,955	\$164,600	

5 mile radius

Population	Avg HH Income	Daytime Population
197,502	\$197,181	193,511
Households	Med HH Income	
63,087	\$157,829	

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS





# Commack Plaza

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## CONTACT EXCLUSIVE AGENTS

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### **STEPHEN R. PREUSS SR.**

VICE CHAIRMAN  
718.663.2639  
SRP@RIPCONY.COM

### **JEREMY ISAACS**

VICE CHAIRMAN  
516.933.8880  
JSAACS@RIPCONY.COM

### **ANDREAS EFTHYMIU**

VICE PRESIDENT  
718.663.2643  
ANDREAS@RIPCONY.COM

### **CHRISTIAN ALLIMONOS**

SENIOR ASSOCIATE  
718.663.2651  
CALLIMONOS@RIPCONY.COM

### **JACK ROVNER**

ASSOCIATE  
718.704.1451  
JROVNER@RIPCONY.COM

## FOR FINANCING INQUIRIES

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### **ADAM HAKIM**

EXECUTIVE MANAGING DIRECTOR  
646.290.2011  
AHAKIM@RIPCONY.COM

### **JAMES MURAD**

MANAGING DIRECTOR  
646.290.2012  
JMURAD@RIPCONY.COM

**RIPCO**  
INVESTMENT SALES