

Syosset Plaza – High Visibility Retail Spaces Available

Located at the Syosset LIRR Station

55, 57, 59b Jackson Avenue, Syosset, NY 11791



Located at the Syosset
LIRR Station
Long Island Rail Road



SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Contact Exclusive Brokers for More Information

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Address: 55,57,59b Jackson Avenue
City, State, Zip: Syosset, NY 11791
Sizes Available: 3,400 SF + Full Basement
2,600 SF + Full Basement
800 SF + Full Basement
Spaces can be combined up to +/-7,000 SF
Availability: Arranged
Rent: Upon Request

Property Highlights:

- Prime downtown Syosset location with strong retail presence
- Directly adjacent to Dunkin' – consistent daily traffic driver
- Steps from Syosset LIRR station – heavy commuter foot traffic
- Excellent visibility and frontage along Jackson Avenue
- Ample on-site parking – rare for walkable downtown retail
- Dense, affluent residential trade area with strong spending power
- Surrounded by national and local retailers, restaurants, and services
- Ideal for retail, medical, service, or food users
- High barriers to entry in a supply-constrained market
- Strong daytime and evening traffic patterns

Area Tenants:



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Availabilities Street View



**AT THE SYOSSET
LIRR STATION**



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Leasing Divisions



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Area Retail



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Parking



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Property Visibility



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LIRR Syosset Station Ridership

The Long Island Rail Road's Port Jefferson Branch is the system's busiest, carrying 13.9 million customers in 2024 — up from 11.9 million the year prior. That growth is part of a broader surge: total LIRR ridership hit 75.5 million in 2024, a 15.8% jump over 2023 and the strongest year in the railroad's history.

Syosset Station is a key stop along this high-performing branch. While the MTA doesn't publish station-level figures, Syosset is estimated to handle approximately 6,000 weekday travelers translating to roughly 1.5 to 1.8 million annual boardings. That's a substantial, predictable flow of affluent commuters moving through the trade area every single day.

Key Takeaways

- Port Jefferson Branch is the LIRR's #1 branch by ridership — 13.9M riders in 2024
- **Syosset Station handles an estimated 6,000 weekday riders**
- Projected annual boardings: 1.5–1.8 million
- The commuter base skews affluent — a high-value consumer audience for area businesses



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Demographics

Population	1 mile	3 miles	5 miles
2010 Population	10,888	56,282	164,432
2020 Population	10,980	58,247	169,867
2025 Population	10,866	58,241	170,034
2030 Population	10,750	57,867	169,611
Households			
2010 Total Households	3,536	18,892	54,335
2020 Total Households	3,442	18,712	54,659
2025 Total Households	3,418	18,796	54,898
2030 Total Households	3,401	18,799	55,101
2010-2020 Annual Rate	-0.27%	-0.10%	0.06%
2020-2025 Annual Rate	-0.13%	0.09%	0.08%
2025-2030 Annual Rate	-0.10%	0.00%	0.07%
2025 Average Household Size	3.15	3.03	3.02
Median Household Income			
2025 Median Household Income	\$201,125	\$200,640	\$170,451
2030 Median Household Income	\$225,469	\$218,557	\$196,882
2025-2030 Annual Rate	2.31%	1.73%	2.93%
Average Household Income			
2025 Average Household Income	\$274,317	\$268,450	\$233,595
2030 Average Household Income	\$299,294	\$291,394	\$254,180



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