



# Retail/Office Property For Sale

## 125 E Jericho Tpke Huntington Station, NY 11746



### Offering Summary

<b>Sale Price:</b>	Upon Request
<b>Building Size:</b>	3,625 SF
<b>Taxes:</b>	+/- \$29,000
<b>Lot Size:</b>	14,810 SF
<b>Zoning:</b>	C6
<b>Heat:</b>	Gas

### Property Overview

Prime Retail Property for SALE....Located on heavily travelled Jericho Tpk., in Huntington Station. This 1/3 acre property is directly across from Target and Chik-Fil-A and features two buildings on one lot. Former home to Selmer Pet Store, this building features a basement level and second floor loft office area. There is a detached 1,000 SF building with overhead door with ample parking and two means of egress on Jericho Tpk. Great redevelopment or end user opportunity.

### Property Highlights

- Prime Location
- 2 Buildings
- 2 Egress Points
- Ample Parking

For More Information:

**Dennis Gandley**

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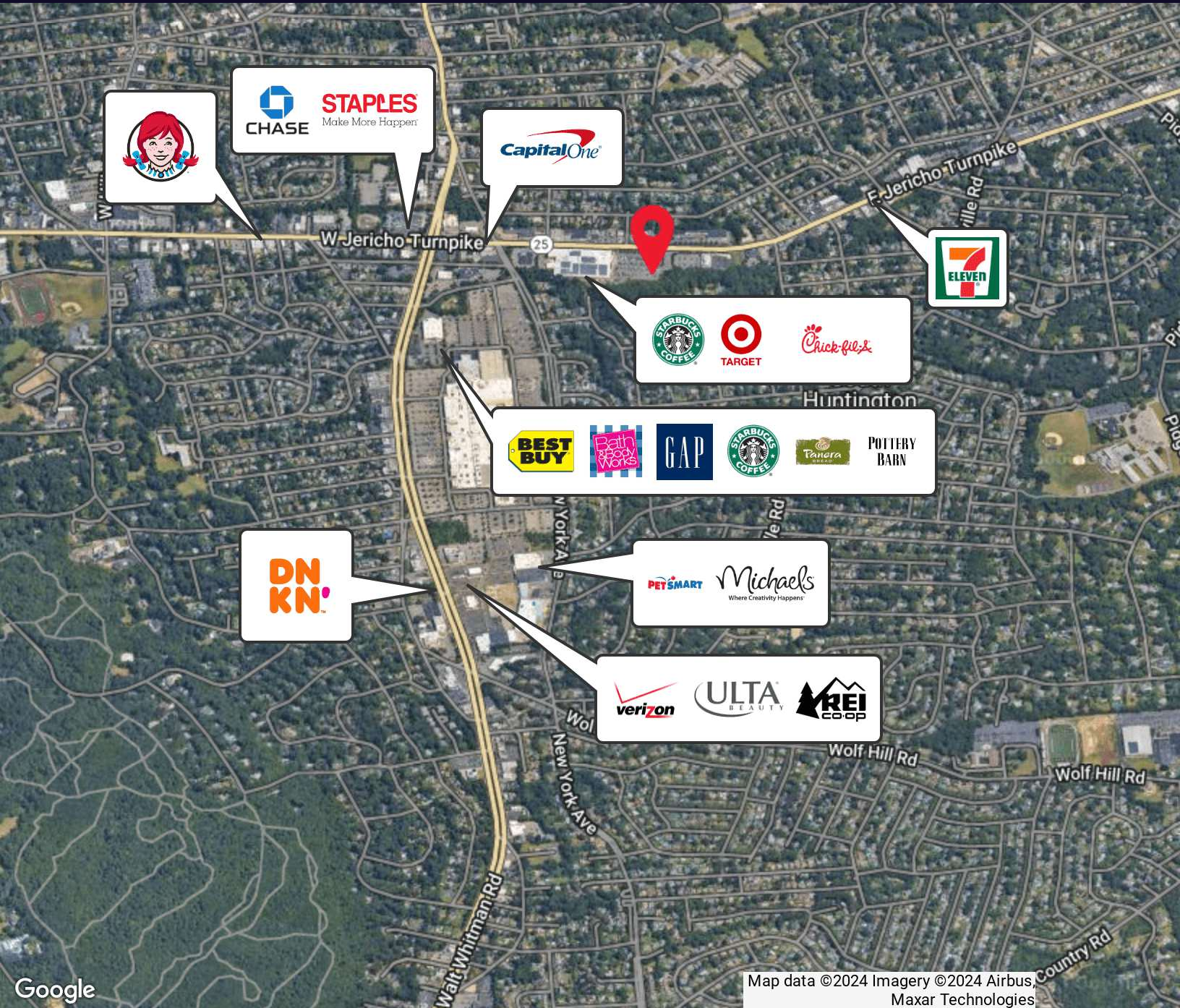
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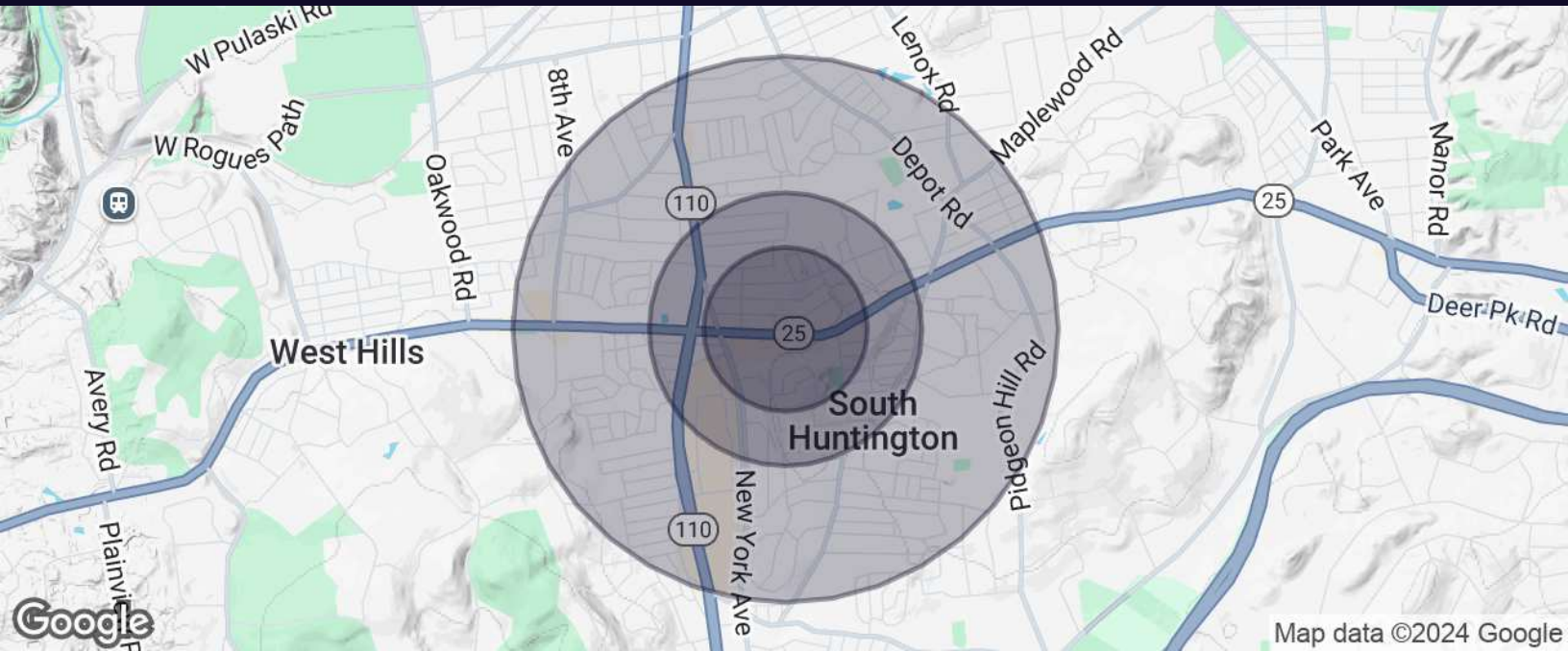
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,661	3,985	16,342
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	553	1,335	5,294
# of Persons per HH	3	3	3.1
Average HH Income	\$135,572	\$140,786	\$157,532
Average House Value	\$560,327	\$565,389	\$590,091

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