



## RETAIL SPACE

# EAST NORTHPORT, NY

3083-3087 JERICHO TURNPIKE

### SIZE

35,450 SF

33,983 SF

Can be combined to 69,433 SF

### ASKING RENT

Upon Request

### POSSESSION

February 1, 2026

### CURRENTLY

Ocean State Job Lot (35,450 SF)

Peter Andrews (33,983 SF)

### NEIGHBORS

AMC, At Home, Stop & Shop, TJ Maxx, Home Depot, Trader Joe's, Dick's Sporting Goods, Target, Burlington, Whole Foods, BJ's, Hobby Lobby

### COMMENTS

Prime Big Box Opportunity in Strong Retail Corridor

Dedicated turn lane at traffic light

Pylon Available

38,262 vehicles pass the site daily

Both stores have full loading docks in the rear of the building

## CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# MARKET AERIAL



**AERIAL**

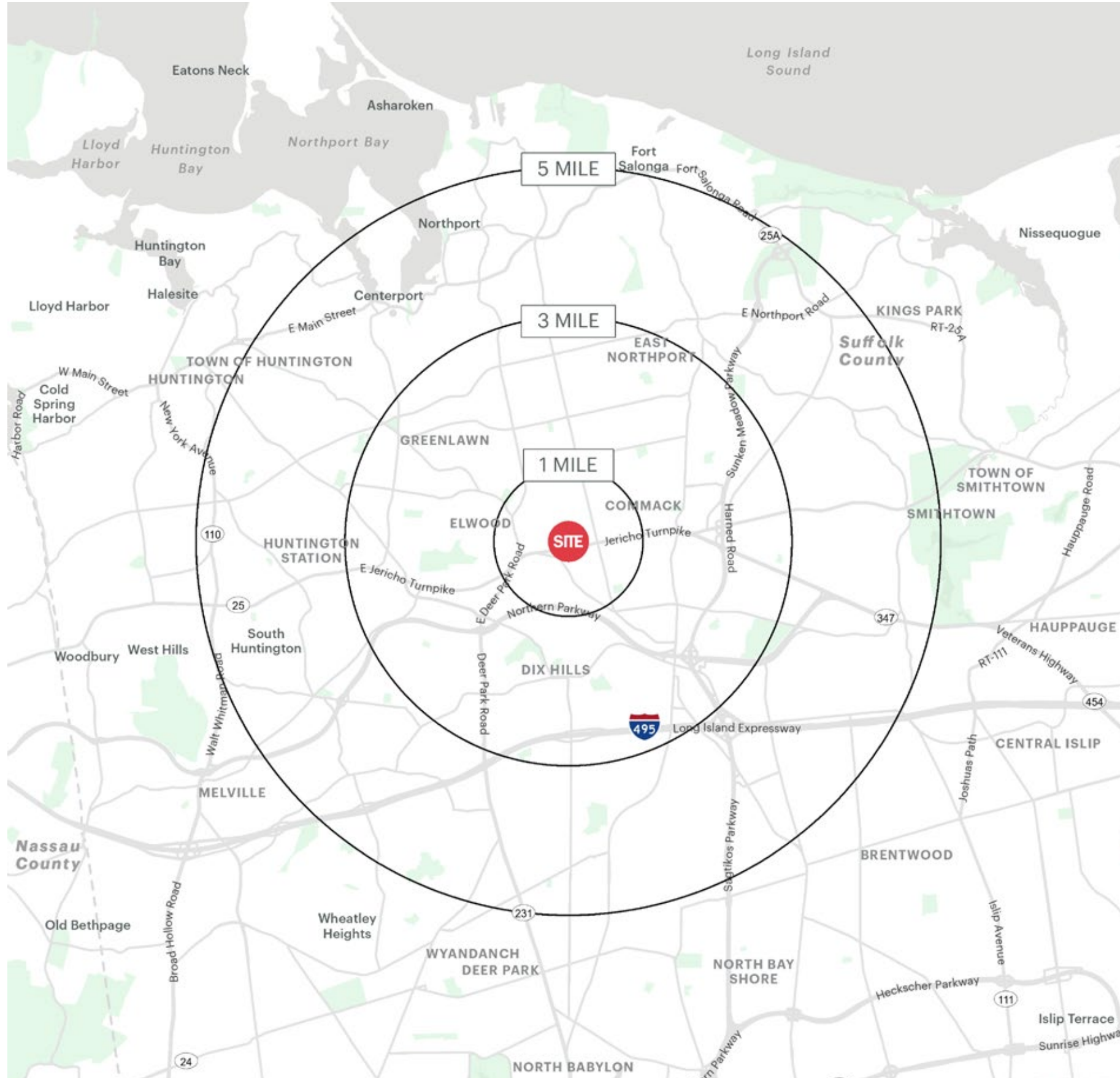


**3083-3087  
JERICHO TPKE**

# SITE PLAN



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

8,784

### HOUSEHOLDS

2,929

### AVERAGE HOUSEHOLD INCOME

\$185,514

### MEDIAN HOUSEHOLD INCOME

\$146,964

### COLLEGE GRADUATES (BACHELOR'S +)

3,168 - 34.4%

### TOTAL BUSINESSES

534

### TOTAL EMPLOYEES

4,895

### DAYTIME POPULATION (W/ 16 YR +)

8,874

## 3 MILE RADIUS

### POPULATION

74,806

### HOUSEHOLDS

25,223

### AVERAGE HOUSEHOLD INCOME

\$200,150

### MEDIAN HOUSEHOLD INCOME

\$154,458

### COLLEGE GRADUATES (BACHELOR'S +)

29,186 - 37.5%

### TOTAL BUSINESSES

2,853

### TOTAL EMPLOYEES

26,702

### DAYTIME POPULATION (W/ 16 YR +)

62,654

## 5 MILE RADIUS

### POPULATION

210,885

### HOUSEHOLDS

69,154

### AVERAGE HOUSEHOLD INCOME

\$192,478

### MEDIAN HOUSEHOLD INCOME

\$145,091

### COLLEGE GRADUATES (BACHELOR'S +)

78,258 - 34.7%

### TOTAL BUSINESSES

8,566

### TOTAL EMPLOYEES

95,902

### DAYTIME POPULATION (W/ 16 YR +)

198,082

# AREA DEMOGRAPHICS

