



21-23 Indian Head Road

Kings Park, NY 11754

# Prime Retail/Office Space – 900 SF

High-Visibility Corner in a Strong North Shore Market

# Property Overview

21–23 Indian Head Road offers a highly visible **±900 square foot retail/office space** in the heart of Kings Park's established commercial district. Situated at a signalised intersection with heavy daily traffic and surrounded by dense, high-income residential neighbourhoods, this storefront presents an exceptional opportunity for a wide range of operators.

The building totals 5,516 SF with flexible floor configurations, prominent frontage, and dedicated surface car parking. A short walk from the Kings Park LIRR Station and located directly across from a bus stop, the site benefits from consistent foot and commuter traffic throughout the day.

With excellent visibility, strong neighbourhood demographics, and a central position along one of Kings Park's busiest corridors, this location is ideal for both retail and professional service users seeking a high-performing Long Island storefront.



# Property Details

## Available Space

**±900 SF**

Building Size: 5,516 SF

Multi-tenant storefront

## Frontage

**±60 feet**

Indian Head Road

High visibility

## Parking

**±10 spaces**

1.81 per 1,000 SF

Dedicated surface



## Zoning

Retail / Office



## Walk Score

**78** — Very Walkable



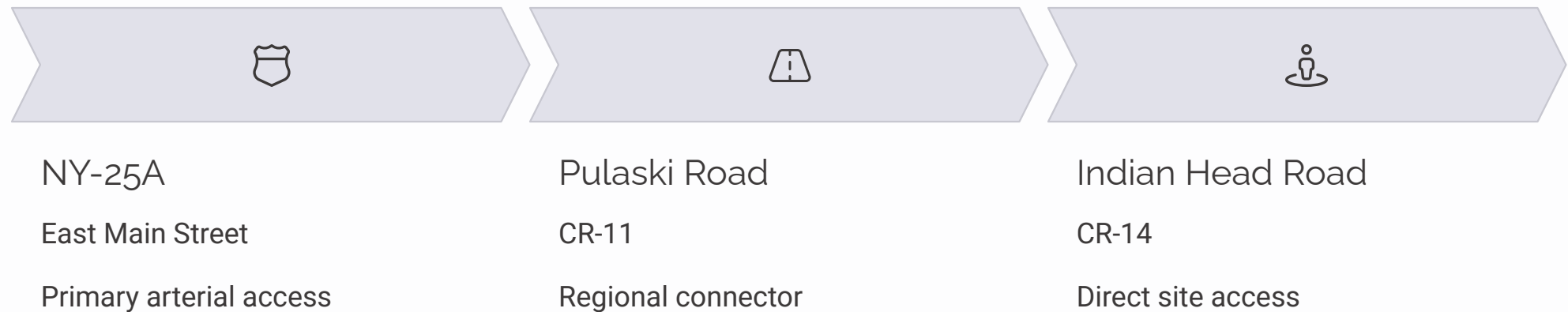
## LIRR Station

3-minute walk to Kings Park Station



# Location & Access

The property sits along **Indian Head Road (CR-14)** at the intersection of Meadow Road — a well-travelled, highly visible corner at the centre of Kings Park's shopping district.



This network pulls traffic from Kings Park, Fort Salonga, Commack, and Smithtown, ensuring a steady flow of local and regional customers throughout the day.

The signalised intersection provides controlled access and maximises visibility for passing motorists and pedestrians alike.



# Traffic Counts (2024)

These counts reflect some of the strongest local traffic volumes in Kings Park, with consistent visibility throughout the day.

21,279

State Highway 25A

Cars Per Day (NY-25A)

15,742

Pulaski Road

Cars Per Day (CR-11)

13,508

Indian Head Road

Cars Per Day (CR-14)



**Combined Daily Exposure:** Over 50,000 vehicles passing through the immediate trade area, providing exceptional visibility and customer capture potential.

# Demographics (2024 Estimates)

## Population

- **1 Mile:** 10,163
- **3 Miles:** 58,747
- **5 Miles:** 154,601

## Community Profile

- High homeownership rates
- Stable, affluent suburban community
- Excellent school district
- **Median Age:** 44 years



## Households

- **1 Mile:** 3,870
- **3 Miles:** 20,847
- **5 Miles:** 53,920

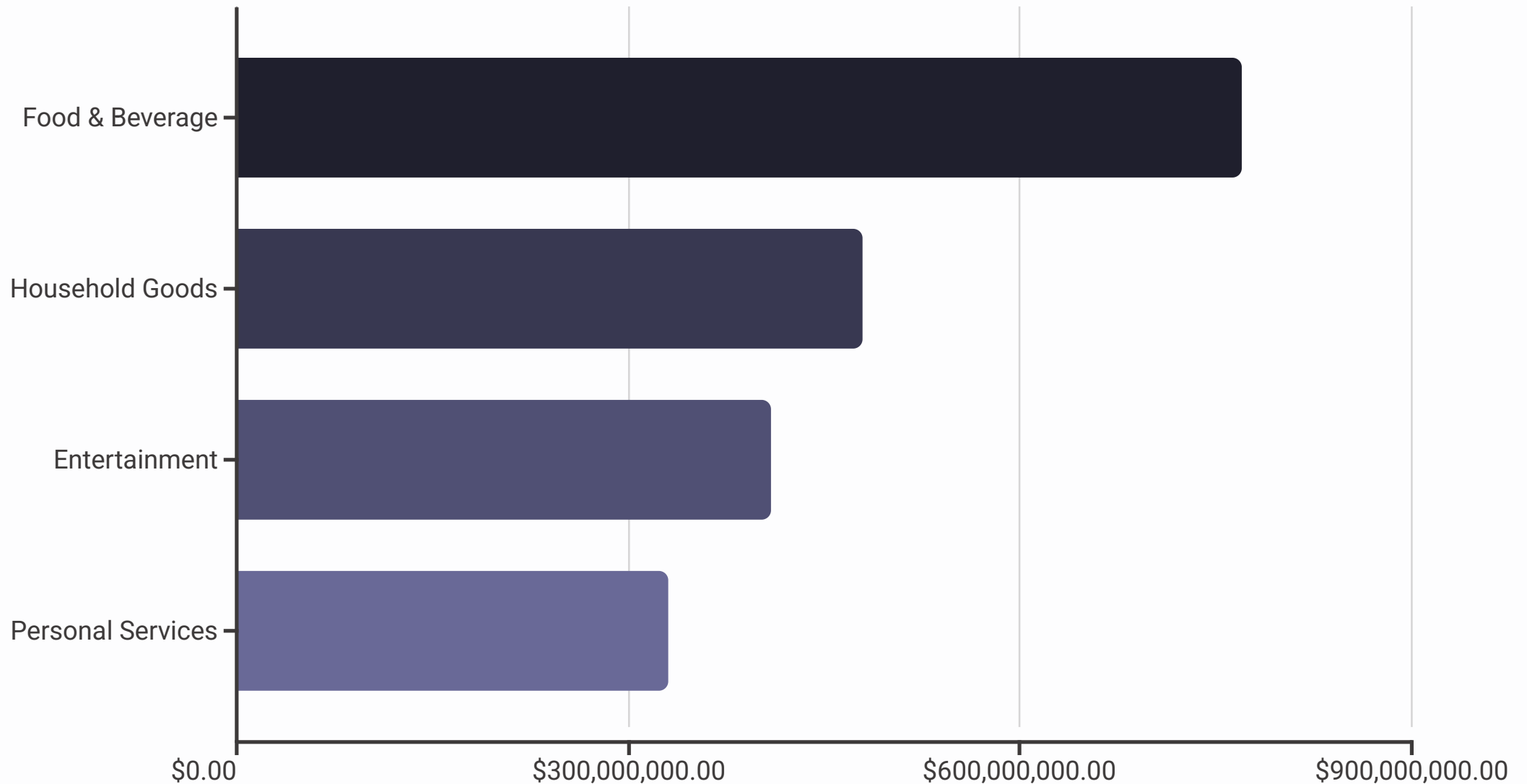
## Household Income

- **Average (3 Mile):** \$154,000+
- **Average (5 Mile):** \$151,000+
- **Median (5 Mile):** \$130,000+

The area reflects a strong North Shore demographic profile — high income, stable households, and consistent retail spending power driven by long-term residents and excellent educational infrastructure.

# Consumer Spending (Annual, 2024)

Within a 5-mile radius, annual consumer spending exceeds **\$3 billion**, supporting a healthy ecosystem of service-based, daily-needs, and lifestyle retail operators.



This robust spending profile demonstrates the market's capacity to support premium retail concepts, specialty services, and discretionary lifestyle businesses across multiple categories.

# Employment & Daytime Activity



## Strong Daytime Population

The immediate area supports both daytime service tenants and consumer-facing retail with consistent activity throughout business hours.

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±2,800 employees within 1 mile

Across varied sectors including professional services, healthcare, and retail

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## Steady LIRR commuter flow

Morning and evening peaks from Kings Park Station

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## Local business district activity

Schools, medical offices, and established retail draw consistent foot traffic





# Key Highlights

## Premium Corner Visibility

High-visibility storefront with 60' frontage at signalised intersection

## Superior Transit Access

Directly across from bus stop and 3 minutes from LIRR Station

## Affluent Trade Area

Surrounded by high-income single-family neighbourhoods with household incomes exceeding \$150,000



## Exceptional Traffic

Over 21,000 daily vehicles on primary corridor



## Dedicated Parking

On-site surface spaces for customer convenience



## Walkable Location

Walk Score of 78 with steady commuter flow

**Ideal for:** Retail, professional office, beauty/wellness, specialty food, personal services, or medical/dental practices seeking a premium suburban location.

# A Rare Small-Format Opportunity



21–23 Indian Head Road offers a rare small-format opportunity in the highly desirable Kings Park market. With exceptional visibility, strong demographics, heavy traffic counts, and immediate access to both bus and train transportation, this space is perfectly positioned for operators seeking a premium suburban storefront.

The combination of affluent residential density, robust consumer spending, consistent daytime activity, and strategic location creates an ideal environment for both established operators and emerging concepts.

## Exceptional Visibility

Corner location with 60' frontage

## Strong Demographics

\$150K+ average household income

## Superior Access

Transit, parking, and major roads

## Proven Market

Stable, affluent North Shore community

This is a premium Long Island storefront opportunity in a market defined by stability, affluence, and consistent performance.



