111 DEPOT ROAD - HUNTINGTON STATION, NY 11746



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111 DEPOT ROAD - HUNTINGTON STATION, NY 11746

### **Property Information**

Address: 111 Depot Rd

**Town:** Huntington Station, NY 11746

**Tenant:** CVS Corporation

**Lease Type:** NN+, LL Roof/Structure;

TT Responsible for Parking

Maintenance, Snow Landscaping & Lighting

 Annual NN Rent:
 \$290,000

 Lease Expiration:
 1/31/2036

 Section-Block-Lot:
 146-200-47.1

Lot Acreage:1.2 AcresBuilding SF:11,865 SFGround Floor SF:10,125 SFMezz SF:1,740 SF

#### Highlights:

- Recent 12.5-year extension demonstrating long-term commitment to the site.
- Prime Western-Suffolk County Long Island location 30 miles east of Manhattan - Just off Route 110 in Huntington Station.
- Extremely High-Density High barrier-to-entry location.
- Hard southwest corner of the five-way signalized intersection with entrances to the lot from both Depot and E Pulaski Roads.
- Corporate Lease CVS has operated successfully at this location since 2001.
- Very high average household income just under \$200k within 5 miles.







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**Lot Acreage:** 1.2 Acres

**Building SF:** 11,865 SF

Ground Floor SF: 10,125 SF

**Mezz SF:** 1,740 SF

Year Built: 2001

**Lease Execution:** 3/31/2000

**Options:** Two 5-year Options

with 365-day notice.

**Rental Increases:** Flat through initial term;

3% at each option.

#### **Rent Schedule**

Initial Term		Monthly Rent	Annual Rent
2/1/2001 - 1/31/2006		\$21,178.13	\$254,137.50
2/1/2006 - 1/31/2011		\$22,448.81	\$269,385.75
2/1/2011 - 1/31/2016		\$23,795.74	\$269,385.75
2/1/2016 - 1/31/2021		\$25,223.49	\$285,548.90
2/1/2021 - 1/31/2024		\$25,980.19	\$311,762.28
2/1/2024 – 1/31/2036	Current Term	\$24,166,66	\$290,000.00
Option Terms			
Option Term 1 2/1/2036 - 1/31/2041		\$24,891.66	\$298,700.00
Option Term 2 2/1/2041 - 1/31/2046		\$25,638.42	\$307,661.00

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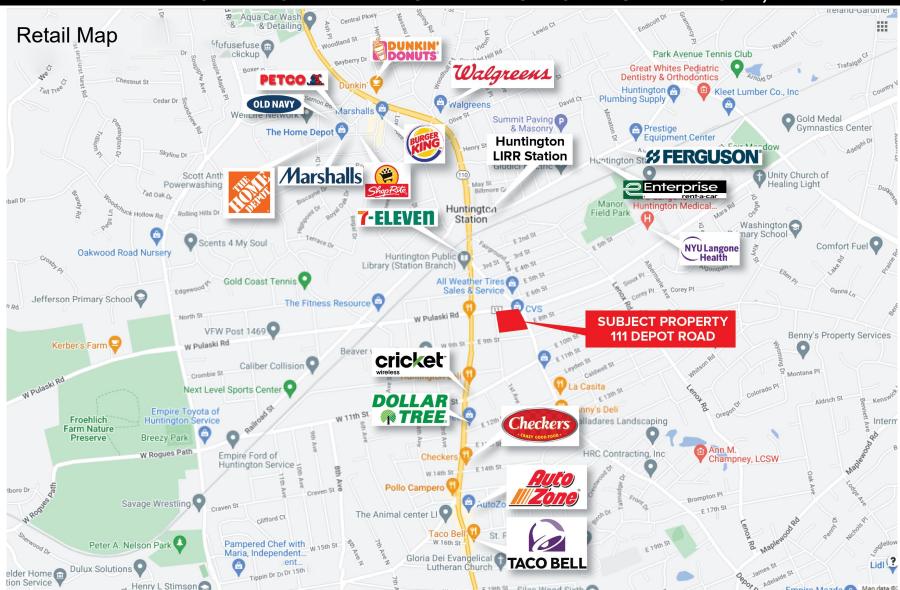




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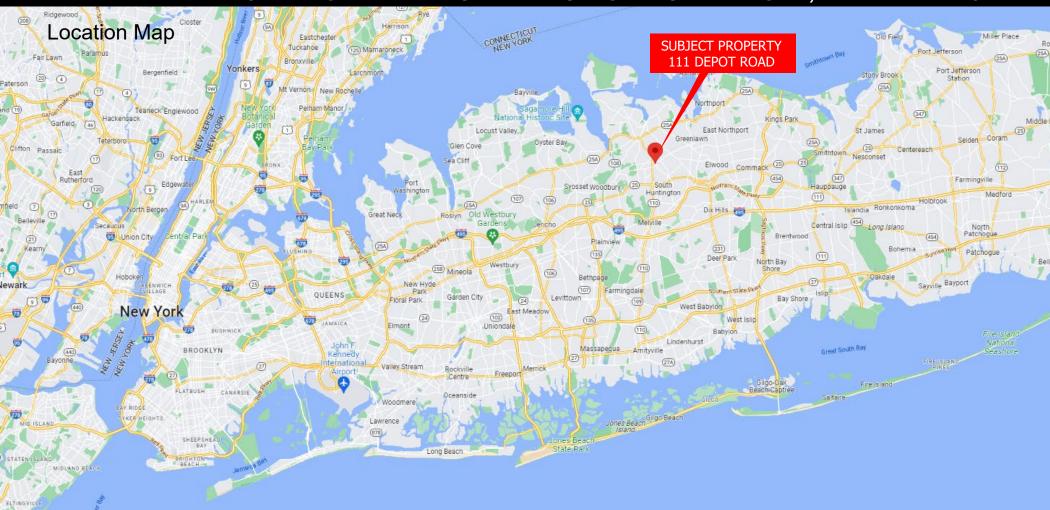
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### **Demographics**

	1 mile	3 miles	5 mile
Population			
2010 Population	22,030	86,460	163,18
2020 Population	23,442	88,426	165,13
2022 Population	23,428	87,675	163,86
2027 Population	23,334	87,106	162,68
2010-2020 Annual Rate	0.62%	0.23%	0.12
2020-2022 Annual Rate	-0.03%	-0.38%	-0.34
2022-2027 Annual Rate	-0.08%	-0.13%	-0.14
2022 Male Population	51.5%	50.0%	49.5
2022 Female Population	48.5%	50.0%	50.5
2022 Median Age	36.1	41.8	44
Households			
2022 Wealth Index	121	214	2
2010 Households	6,400	29,011	55,7
2020 Households	6,865	29,551	56,5
2022 Households	6,823	29,349	56,1
2027 Households	6,801	29,230	55,8
2010-2020 Annual Rate	0.70%	0.18%	0.14
2020-2022 Annual Rate	-0.27%	-0.30%	-0.30
2022-2027 Annual Rate	-0.06%	-0.08%	-0.11
2022 Average Household Size	3.42	2.95	2.
Median Household Income			
2022 Median Household Income	\$96,053	\$122,823	\$139,5
2027 Median Household Income	\$109,682	\$143,468	\$158,6
2022-2027 Annual Rate	2.69%	3.16%	2.61
Average Household Income			
2022 Average Household Income	\$123,250	\$173,455	\$198,1
2027 Average Household Income	\$141,353	\$197,025	\$223,5
2022-2027 Annual Rate	2.78%	2.58%	2.44
Per Capita Income			
2022 Per Capita Income	\$35,919	\$58,106	\$68,1
2027 Per Capita Income	\$41,206	\$66,166	\$77,0
2022-2027 Annual Rate	2.78%	2.63%	2.48

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#### SCHUCKMAN REALTY INVESTMENT SALES TEAM



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