

# EXCLUSIVE OFFERING

SELECT  
REAL EQUITY ADVISORS



## PRIME LOCATION MEDICAL OFFICE BUILDING

## 234 W JERICHO TURNPIKE HUNTINGTON STATION, NY

### PROPERTY DESCRIPTION

DESCRIPTION: 2 story multi-tenant medical office with two curb cuts, and ample surface parking.

BUILDING SIZE: ± 5,550 sf

LAND SIZE: ± .53 acre

PARKING: 47 Spaces

PROJECTED INCOME: \$211,253

EXPENSES: \$ 44,174

PROJECTED NOI: \$167,079

PRICE: \$2,**450,000**

### INVESTMENT HIGHLIGHTS

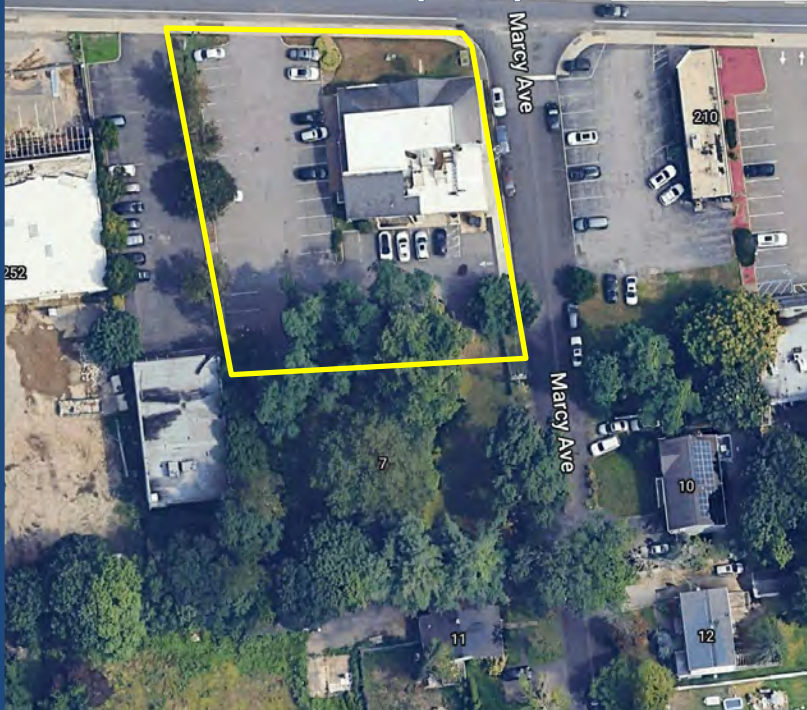
- All tenants separately metered for gas & electric & they pay pro rata share of CAM.
- Full gut renovation, including roof and HVAC in 2008.
- Building has a full basement. CITYMD occupies ±1,400 sf as per their lease. The owner currently occupies the other side of the basement for storage.
- 160 feet of frontage on W Jericho Tpke with 27,577 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,135	79,120	179,590
AVG HH INCOME	\$169,729	\$217,210	\$249,003



W JERICHO TPKE (RT 25)

27,577 VPD



The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice.



234 W Jericho Tpke, Huntington Station, NY



LOT INFORMATION

PARCEL 1:

.20 Acres

C6 Zoning

\$5, 881 RE Taxes

PARCEL 2:

.33 Acres

C6 Zoning

\$24, 372 RE Taxes

TOTALS:

.53 Acres, \$ 30,253 RE Taxes



Medical Offices Entrance





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CityMD



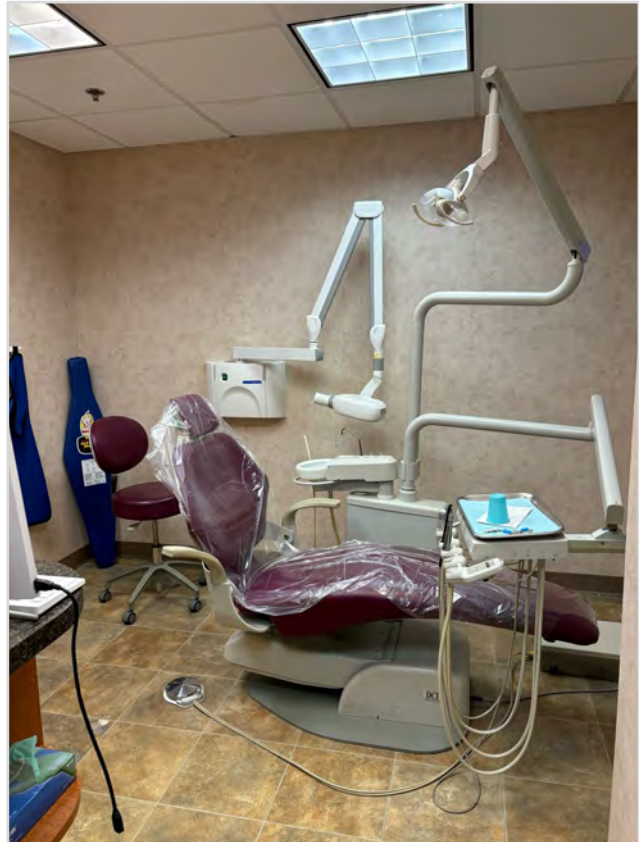


CityMD Basement





Dental Office





Vacant Space with Basement

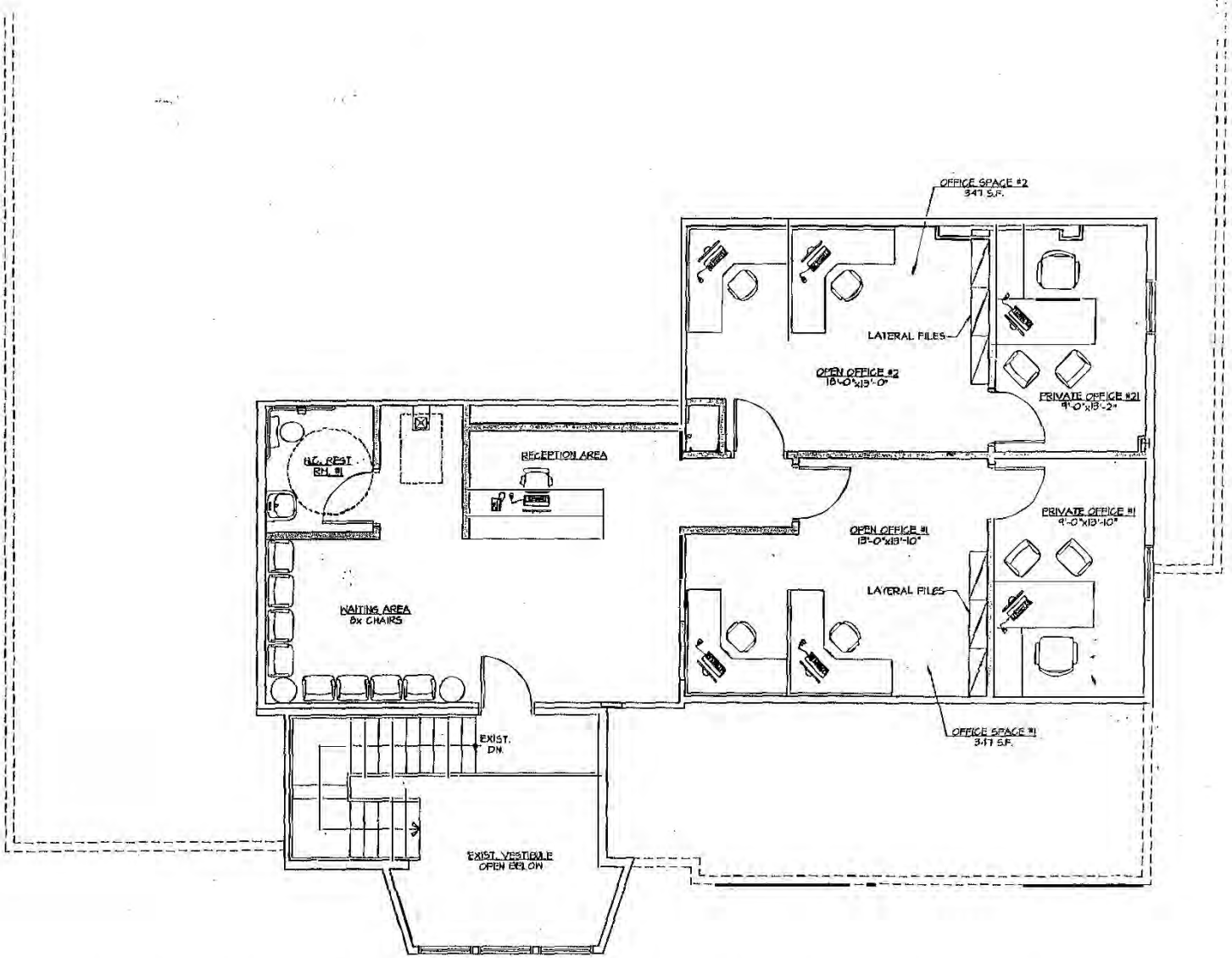








Floor Plan

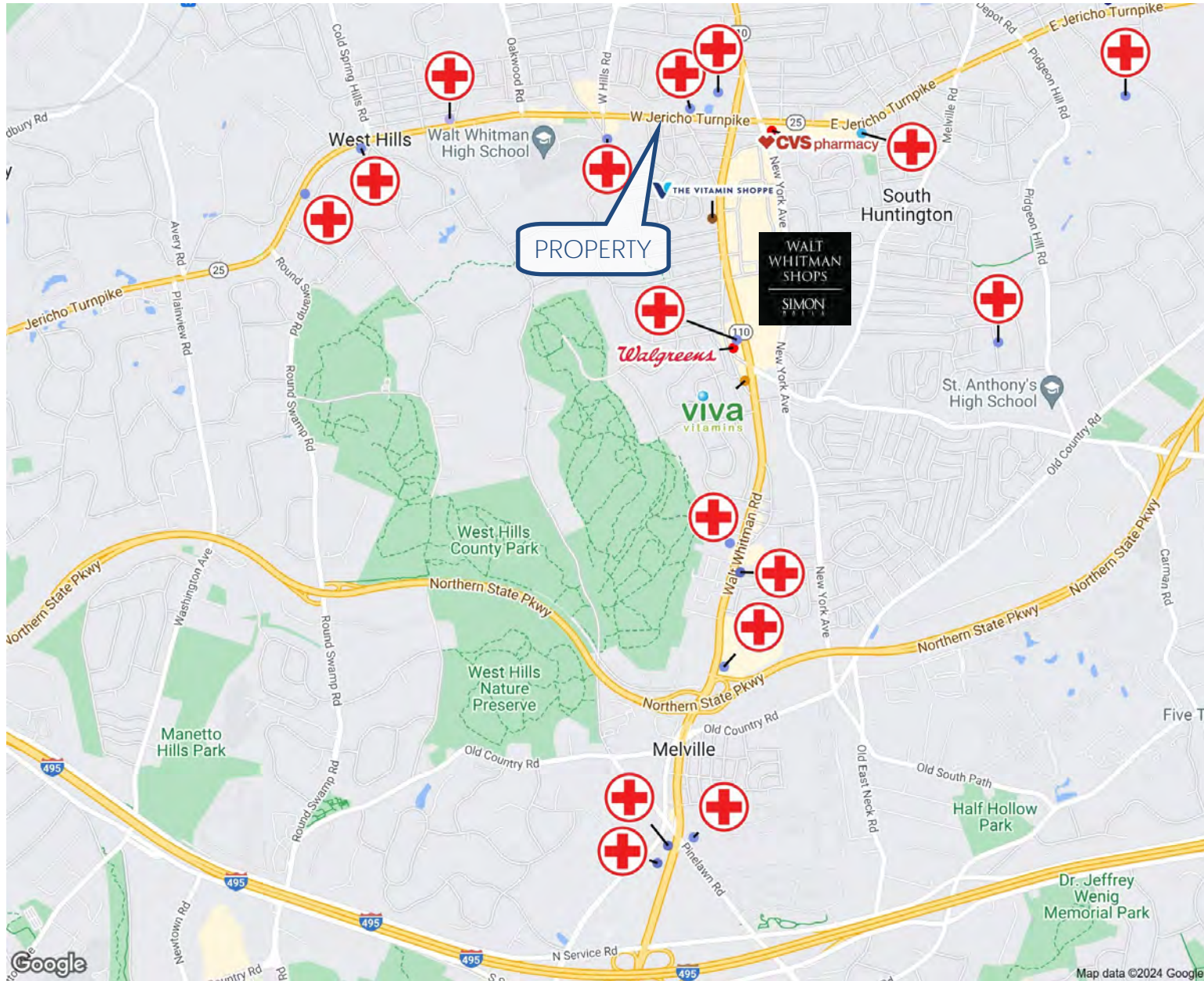


**PRELIMINARY LAYOUT SECOND FLOOR SCHEME "1"**

SCALE: 1/4" = 1'-0"

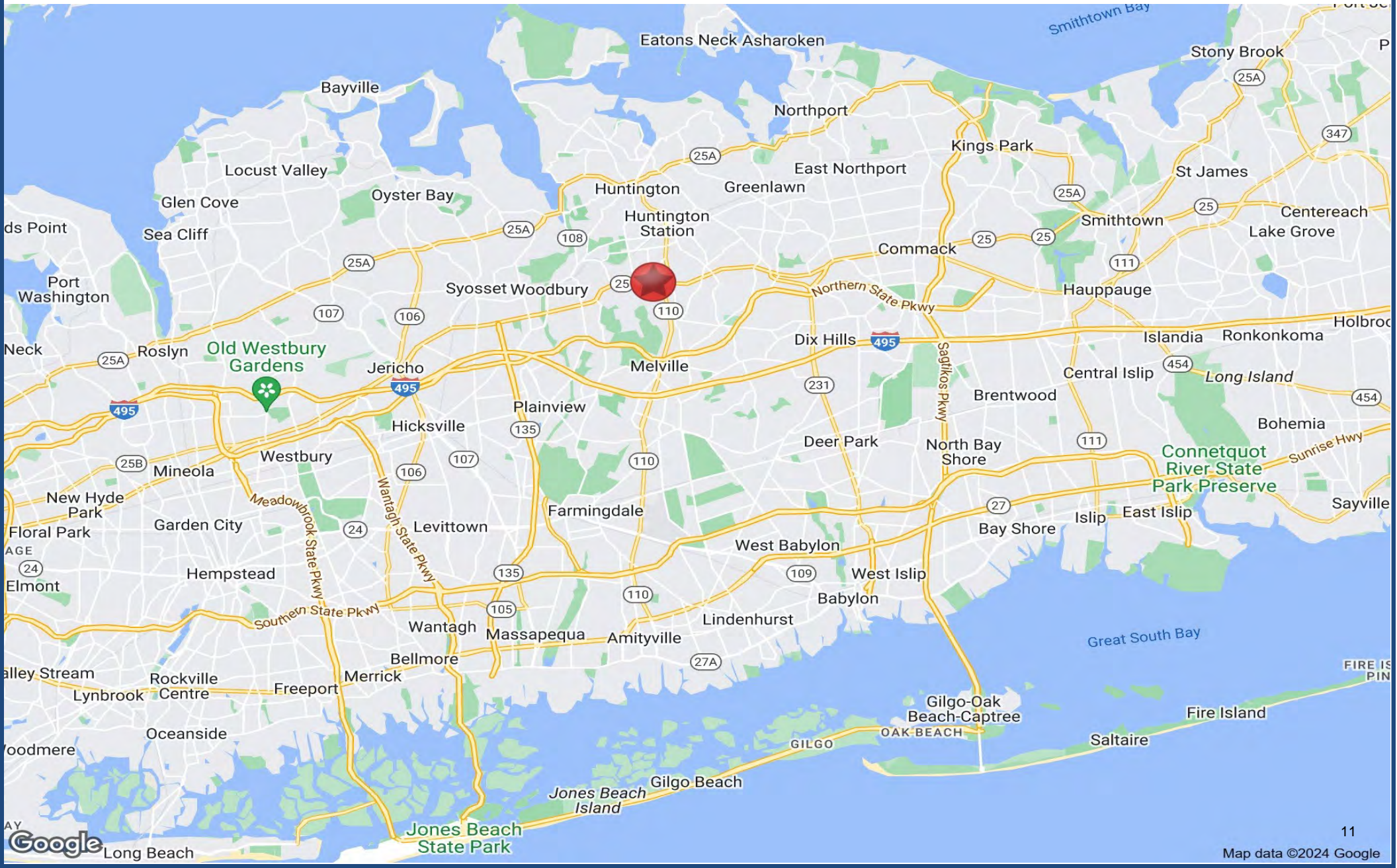


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## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.8283/-73.418

234 W Jericho Turnpike Huntington Station, NY 11746	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	14,135	79,120	179,590
2029 Projected Population	13,844	77,590	176,306
2020 Census Population	14,440	81,859	184,800
2010 Census Population	14,338	80,267	179,625
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	-0.1%	-0.1%	-
2024 Median Age	37.2	40.6	42.9
<b>Households</b>			
2024 Estimated Households	4,372	26,546	61,695
2029 Projected Households	4,274	26,036	60,618
2020 Census Households	4,543	27,253	62,563
2010 Census Households	4,563	26,740	60,991
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-0.3%	-	-
<b>Race and Ethnicity</b>			
2024 Estimated White	56.7%	59.8%	62.8%
2024 Estimated Black or African American	11.7%	10.7%	9.3%
2024 Estimated Asian or Pacific Islander	3.8%	5.7%	9.2%
2024 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.4%
2024 Estimated Other Races	27.1%	23.4%	18.4%
2024 Estimated Hispanic	32.6%	29.5%	24.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$169,729	\$217,210	\$249,003
2024 Estimated Median Household Income	\$123,727	\$153,832	\$176,650
2024 Estimated Per Capita Income	\$52,511	\$73,012	\$85,697
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	6.8%	6.9%	4.3%
2024 Estimated Some High School (Grade Level 9 to 11)	7.2%	3.4%	2.5%
2024 Estimated High School Graduate	25.5%	17.6%	14.2%
2024 Estimated Some College	12.3%	13.0%	11.6%
2024 Estimated Associates Degree Only	6.2%	7.1%	6.6%
2024 Estimated Bachelors Degree Only	25.9%	27.3%	30.1%
2024 Estimated Graduate Degree	16.1%	24.7%	30.7%
<b>Business</b>			
2024 Estimated Total Businesses	924	4,936	12,906
2024 Estimated Total Employees	6,548	40,799	135,353
2024 Estimated Employee Population per Business	7.1	8.3	10.5
2024 Estimated Residential Population per Business	15.3	16.0	13.9