



Douglas Elliman EST. 1911
RETAIL & COMMERCIAL

1815 East Jericho Turnpike, Dix Hills



Prime Retail Space For Lease

Available Space:	9,000 Sf
Parking:	150 spaces
Year Built:	1998
Sprinklers:	Yes
Frontage:	851'

Lease Price:	\$20 Psf
Taxes & CAM:	\$7 Psf
Zoned:	C-6
Ceiling Height:	21'
Loading Docks:	2

PRICE REDUCTION!!!! Retail space available on heavily traveled Jericho Turnpike with tremendous demographics, high visibility and traffic counts of 32,000 cars per day. Located at the intersection of East Deer Park Road and E. Jericho Turnpike. Surrounded by national tenants such as DSW, Retro Fitness, Bed Bath & Beyond, Starbucks, Dunkin Donuts, CVS etc. New façade on building(2012), new roof (2011), septic tanks installed (2011), new landscaping (2010), upgraded electric (2011). Perfect for furniture store, pharmacy, auto parts or any retail use. **Owner motivated to lease.**

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