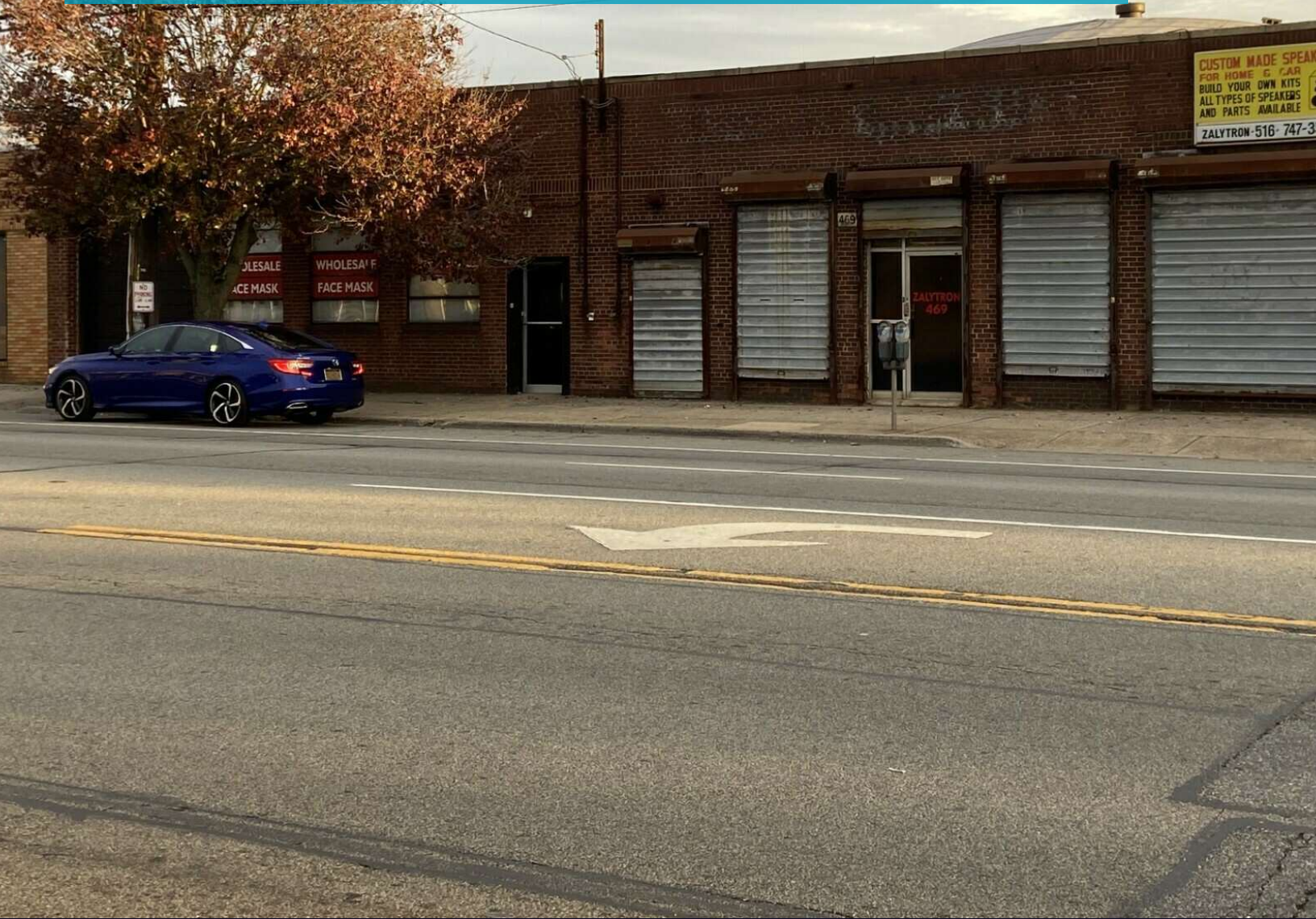


Property For Sale

465-469 Jericho Turnpike Mineola NY 11501

465 Jericho Tpke Mineola, NY 11501



For More Information:

**Ben Indiviglia**

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Commercial

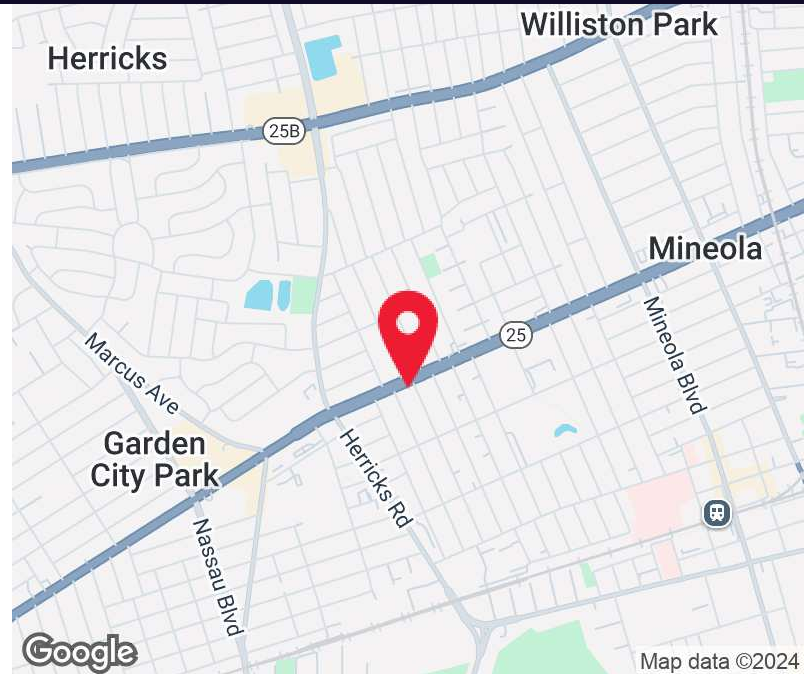
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# Retail Property For Sale

## 465 Jericho Tpke Mineola, NY 11501



### Offering Summary

<b>Sale Price:</b>	\$3,200,000
<b>Building Size:</b>	7,200 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	9,315 SF
<b>Number of Units:</b>	2
<b>Price / SF:</b>	\$444.44
<b>Year Built:</b>	1952
<b>Zoning:</b>	Commercial Multiple Uses
<b>Traffic Count:</b>	26,000

### Property Overview

This retail building offers the best of both worlds with 2 buildings in 1. Each side offers 3600 square feet for a total of 7200 square feet retail and storage. With 14 foot ceilings and 12 foot clear you can move inventory and service retail. This give you the freedom to use 1 side and rent 1 side, use both, or rent both. With cinderblock walls, a 12 foot roll up door, 82 feet of frontage on Jericho Turnpike in bustling Mineola while book ended by 2 municipal parking lots on each side of the building for convenience and ease for customers to park. Located 2.7 miles south of the Long Island Expressway provides easy access with an 8 minute drive. Taxes \$39.020.80.

### Property Highlights

- 14 Foot ceilings
- 12 Feet clear
- 2 3600 square foot sides
- Roll Up Door

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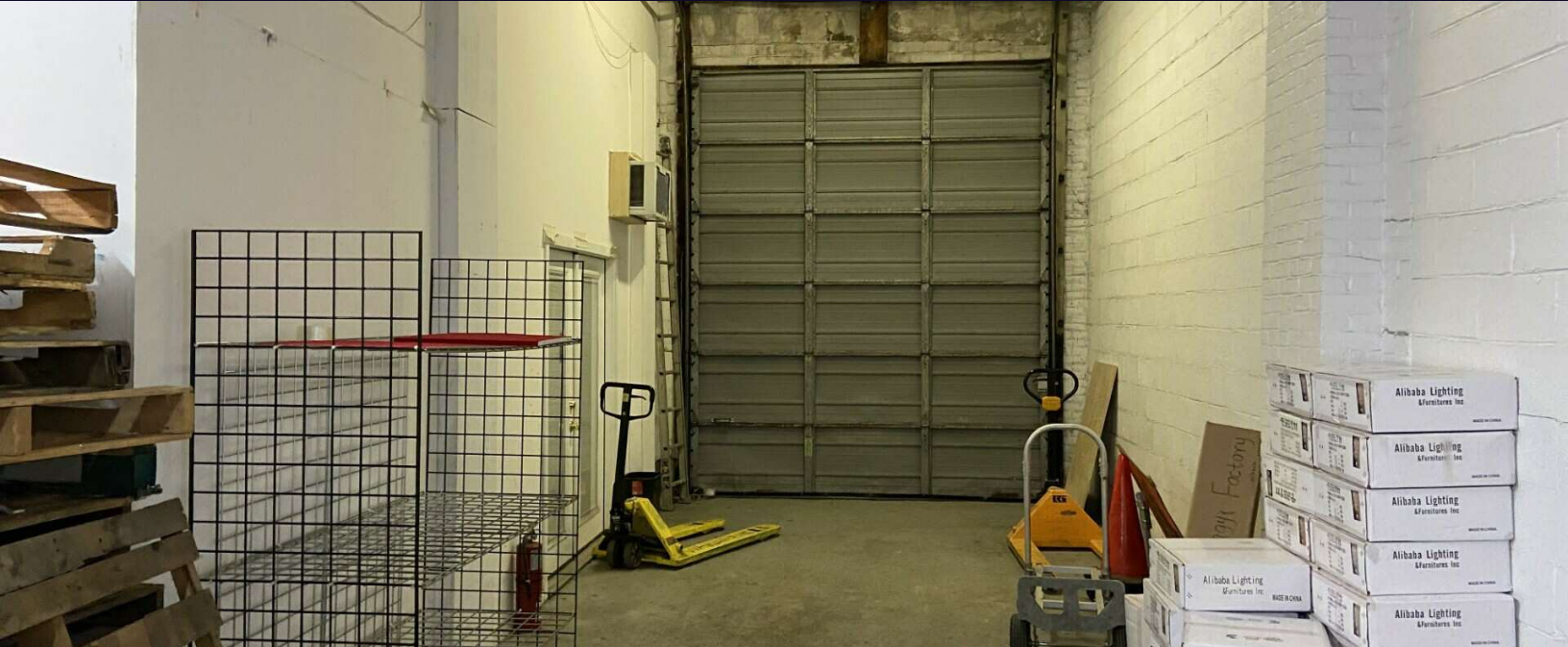
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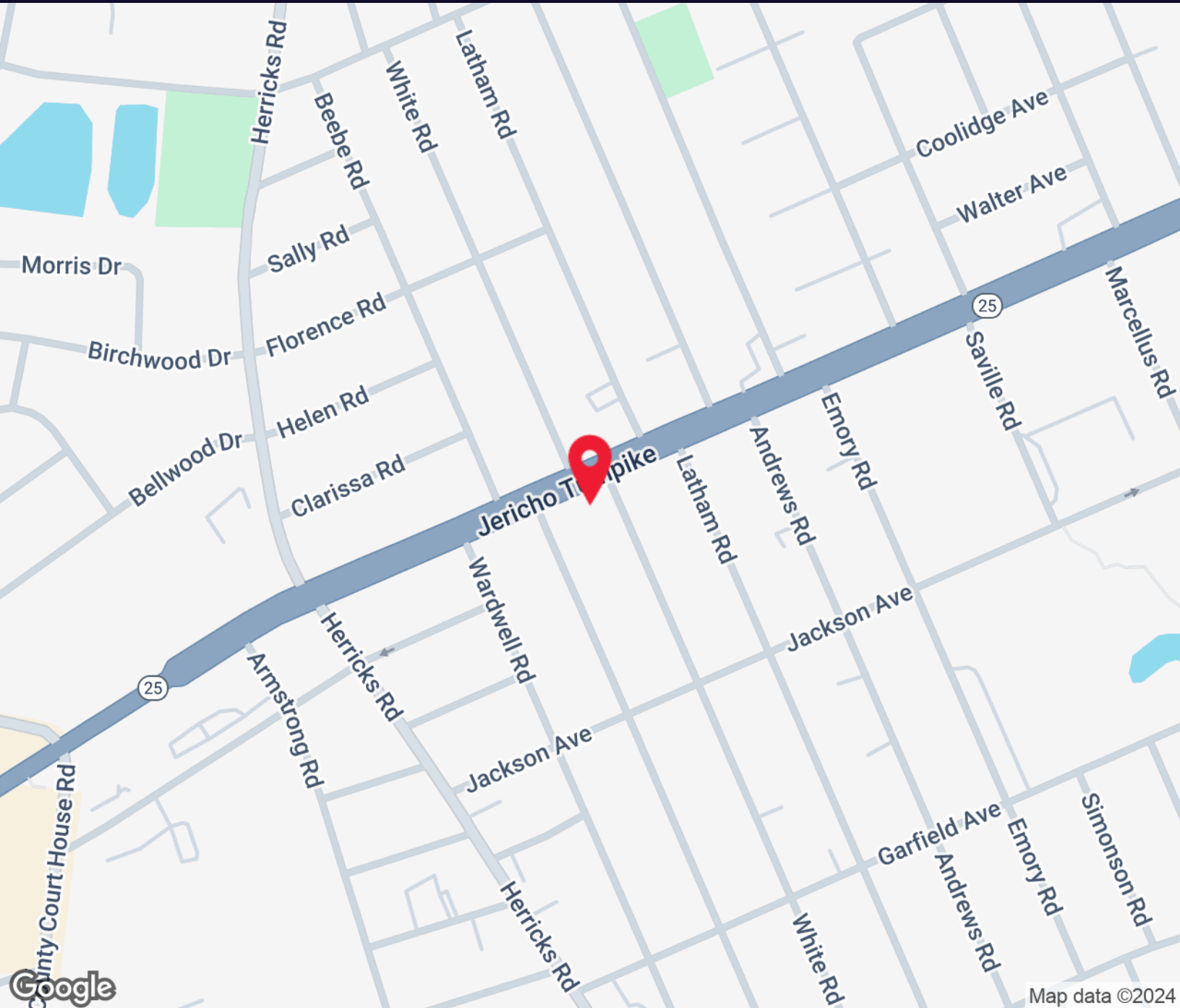
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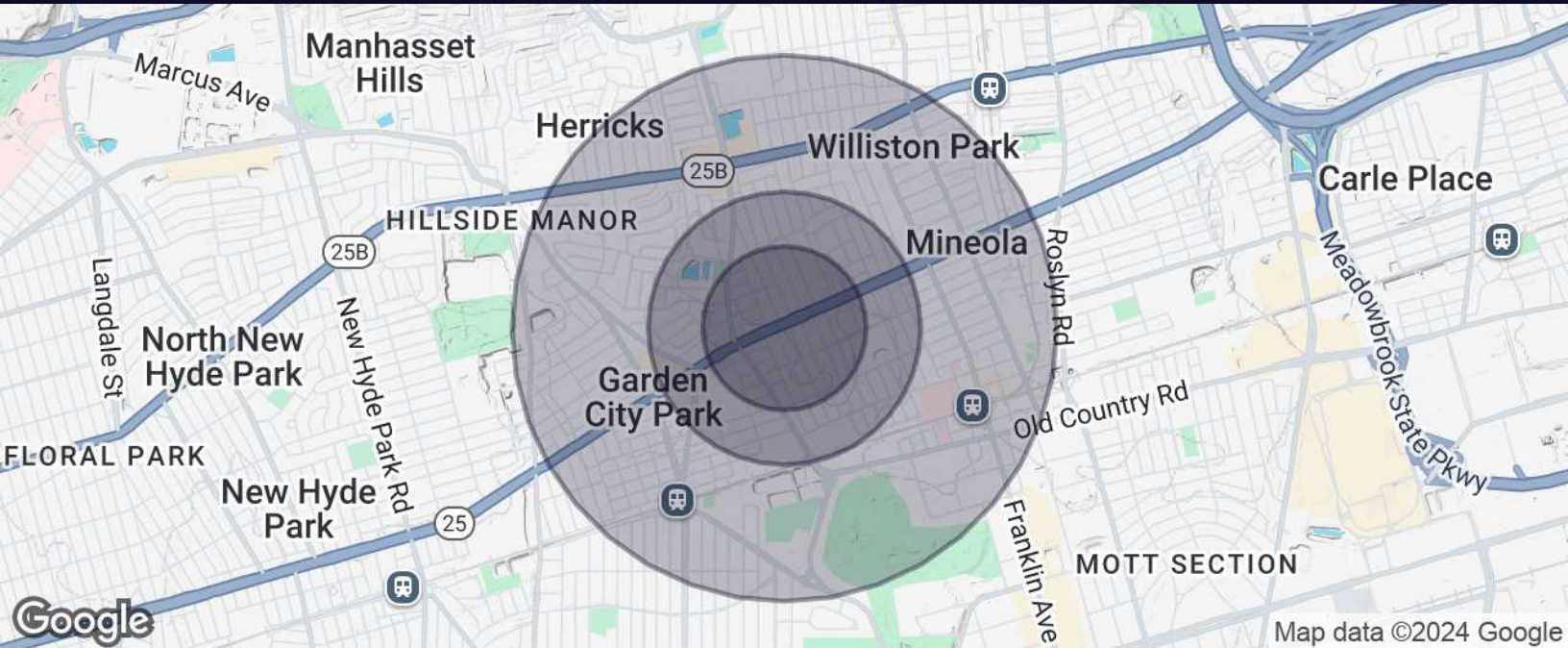
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# Retail Property For Sale

## 465 Jericho Tpke Mineola, NY 11501



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,066	6,847	27,543
Average Age	44	43	43
Average Age (Male)	41	41	42
Average Age (Female)	47	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	687	2,315	9,953
# of Persons per HH	3	3	2.8
Average HH Income	\$177,844	\$183,685	\$185,500
Average House Value	\$733,858	\$778,661	\$813,242

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