

# RETAIL/MEDICAL



## TURNING POINT COMMONS 271 NY-25A MOUNT SINAI, NY

### EXCLUSIVE AGENTS:

#### ALISON BRENNAN

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(631) 579-5449

#### ROBERT BRENNAN

rob@fdcrealty.com  
(631) 579-5443

### PROPERTY

Square Feet: **2,758 SF Unit 1A**

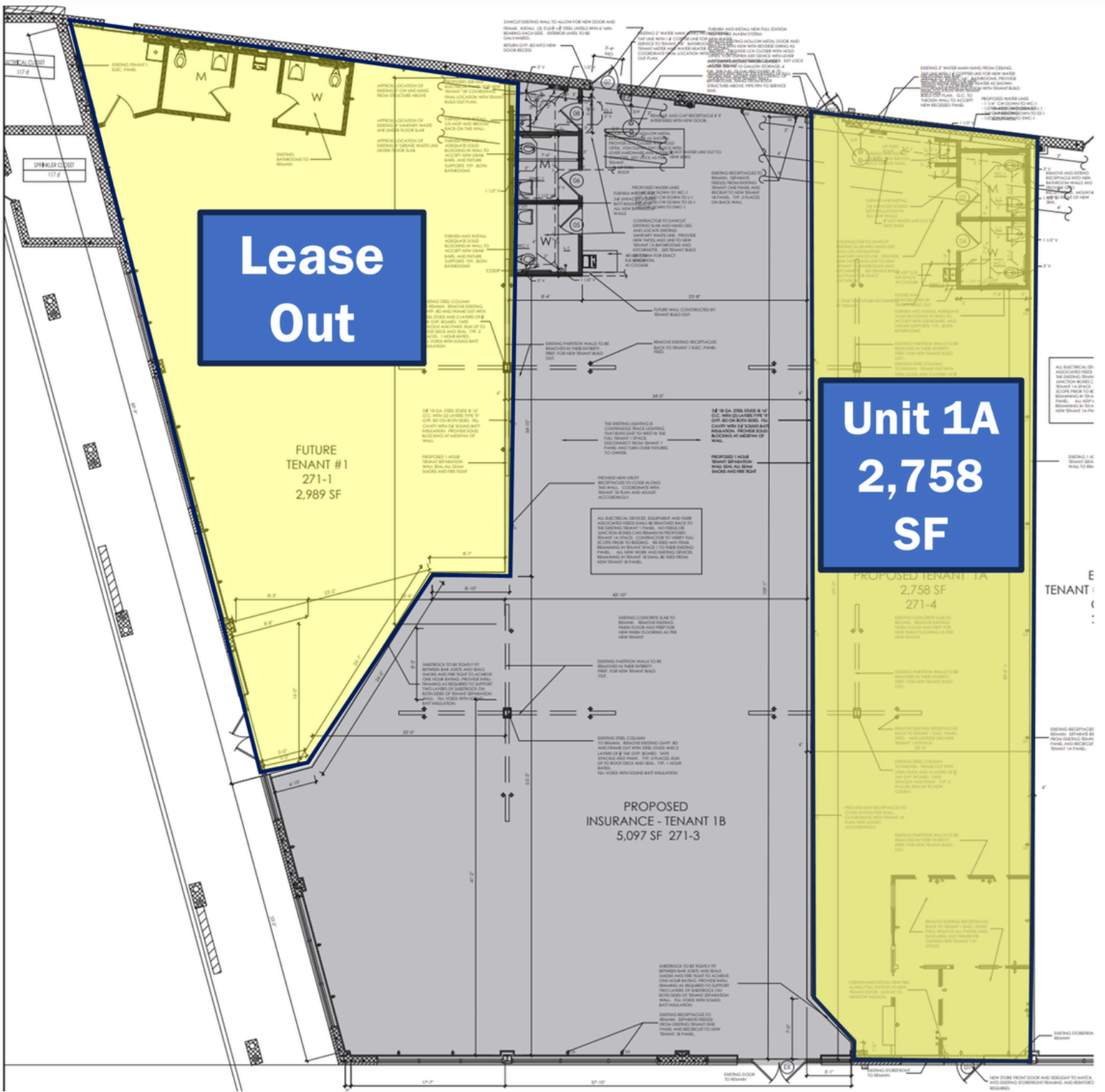
Asking Rent: **Upon Request**

Taxes | CAM: **\$5.46 PSF | \$4.43 PSF**

### COMMENTS

- High traffic count 42,647 VPD
- New road improvements include a traffic signal at main entrance for improved ingress/egress
- Join Charles Schwab, Midori Sushi & Steakhouse, Go Burger

# LEASING PLAN

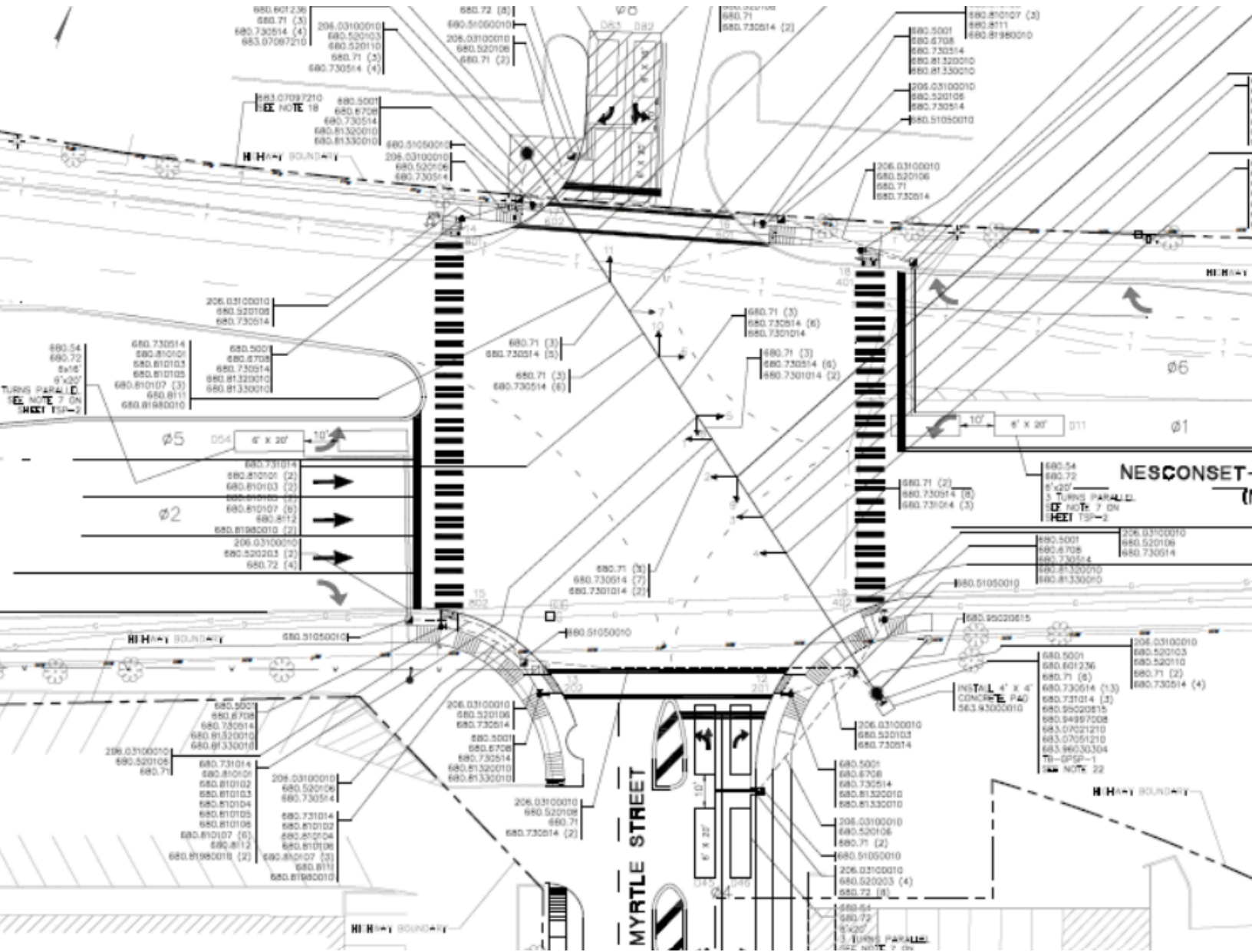




# LEASING PLAN



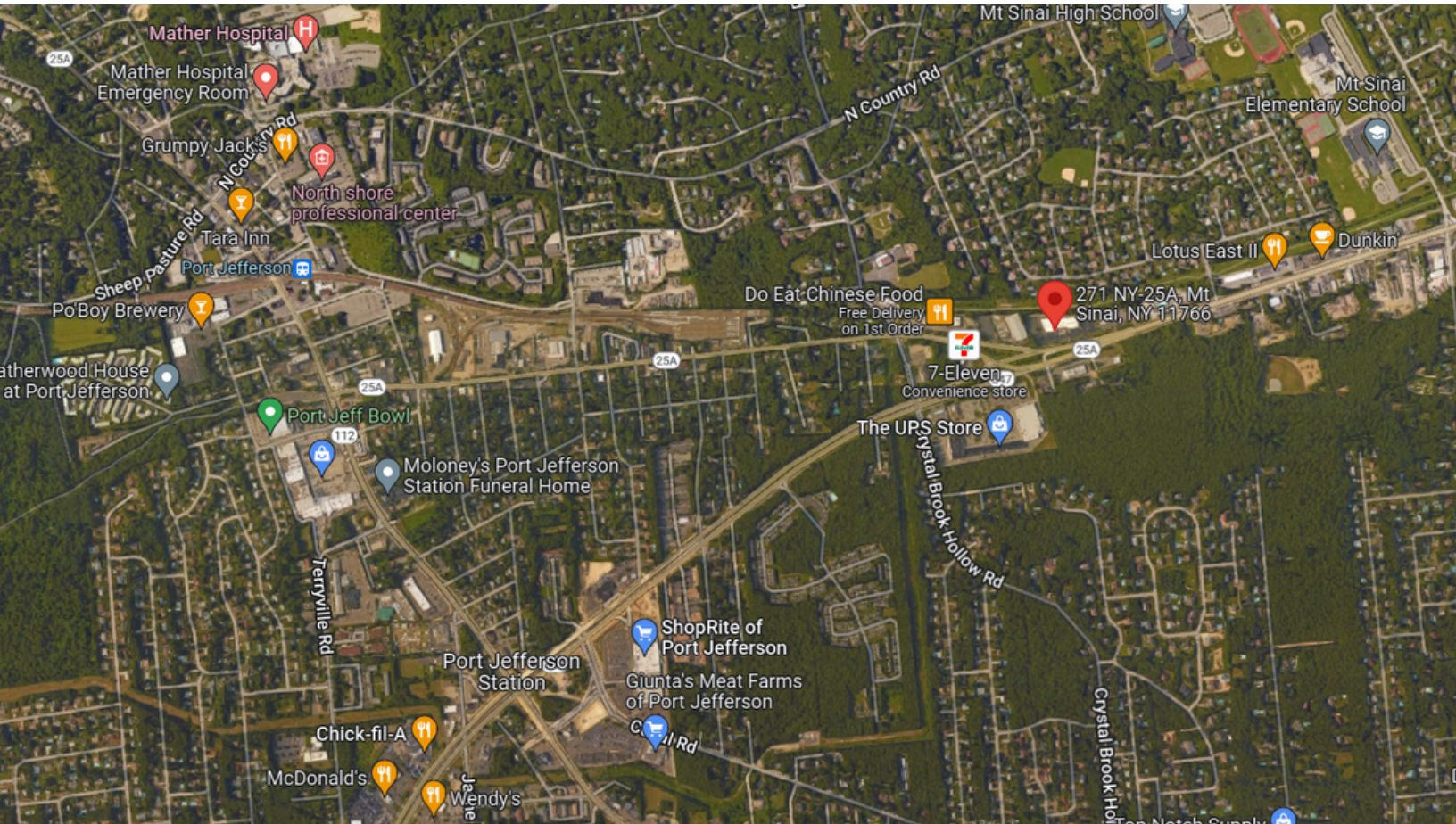
# TRAFFIC SIGNAL PLAN











### 1 MILE RADIUS

Population:	<b>6,601</b>	Households:	<b>2,323</b>
Total Businesses:	<b>638</b>	Average Income:	<b>\$140,860</b>
Total Employees:	<b>3,509</b>	Median Income:	<b>\$116,170</b>

### 3 MILE RADIUS

Population:	<b>63,129</b>	Households:	<b>21,980</b>
Total Businesses:	<b>3,271</b>	Average Income:	<b>\$140,583</b>
Total Employees:	<b>25,318</b>	Median Income:	<b>\$117,387</b>

### 5 MILE RADIUS

Population:	<b>145,170</b>	Households:	<b>49,084</b>
Total Businesses:	<b>7,189</b>	Average Income:	<b>\$137,199</b>
Total Employees:	<b>86,367</b>	Median Income:	<b>\$113,249</b>