

**For Sale**  
2058-2060 Jericho Tpke.,  
East Northport NY 11731



**Larry Densen**  
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**+/- 3,600 SF Freestanding Retail Building w/ 12' Ceilings on .37 Acres**

**\*Can be divided into 2 (two) 1,800 sf spaces**

**Price: \$1,599,900.00**

**Taxes: +/- \$16,941.00**



**Highly visible commercial property offers exceptional opportunity for retail or office use.**

Site benefits from outstanding frontage, strong daily traffic counts of 28,582, and excellent accessibility. Featuring a versatile interior layout suitable for a wide range of business uses, ample on-site parking, and prominent signage potential to maximize brand exposure.

Surrounded by established retailers, national brands, and dense residential neighborhoods, this location provides a built-in customer base. Ideal for investors or owner-users seeking a strategic Long Island location with long-term value in a thriving commercial district.

**3,600 SF Basement w/ 8 ft ceilings / Dry, climate controlled  
22 Parking spaces**

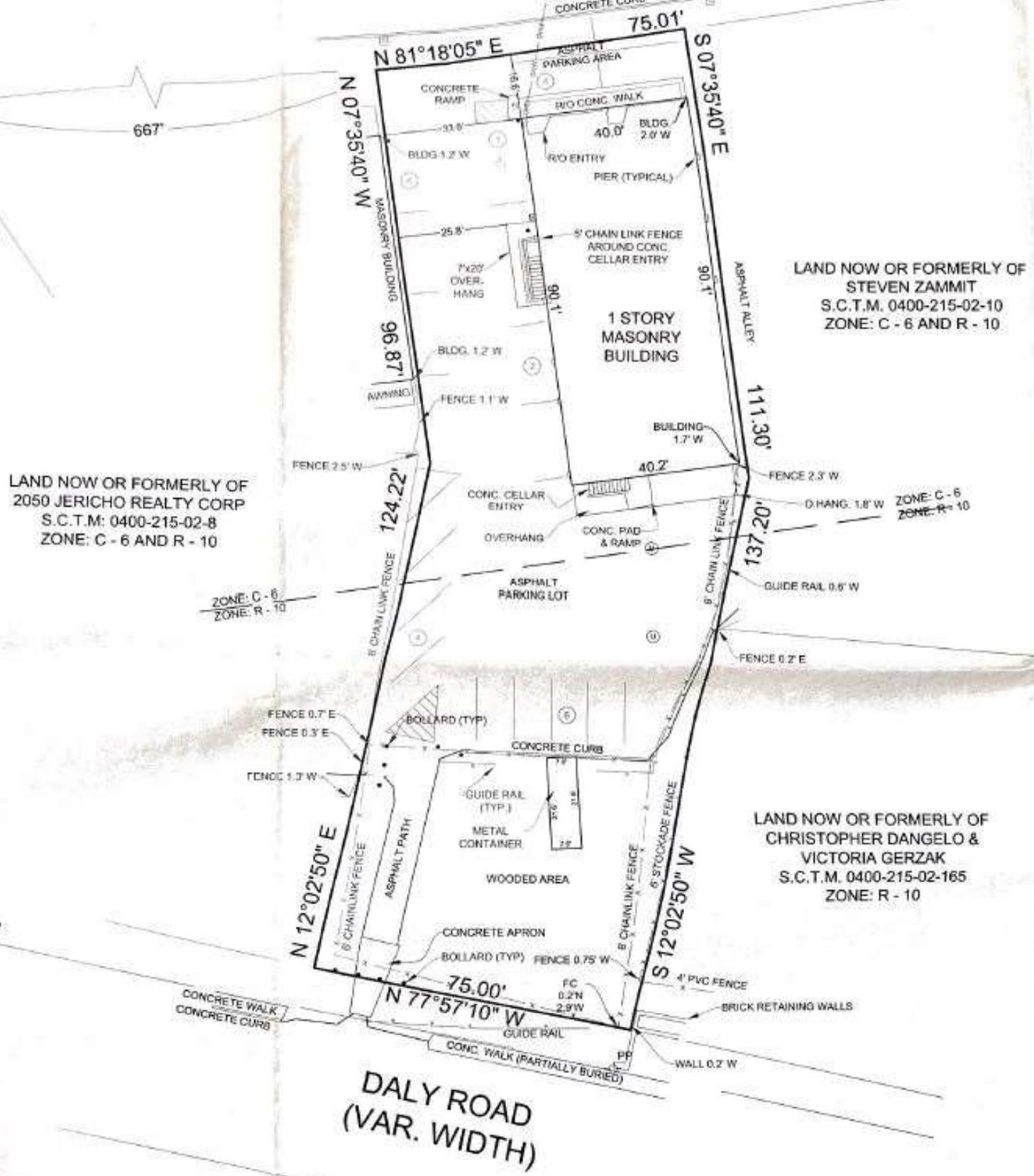
**Zoned Commercial C6 General Business  
73' of frontage on Jericho Tpke.**

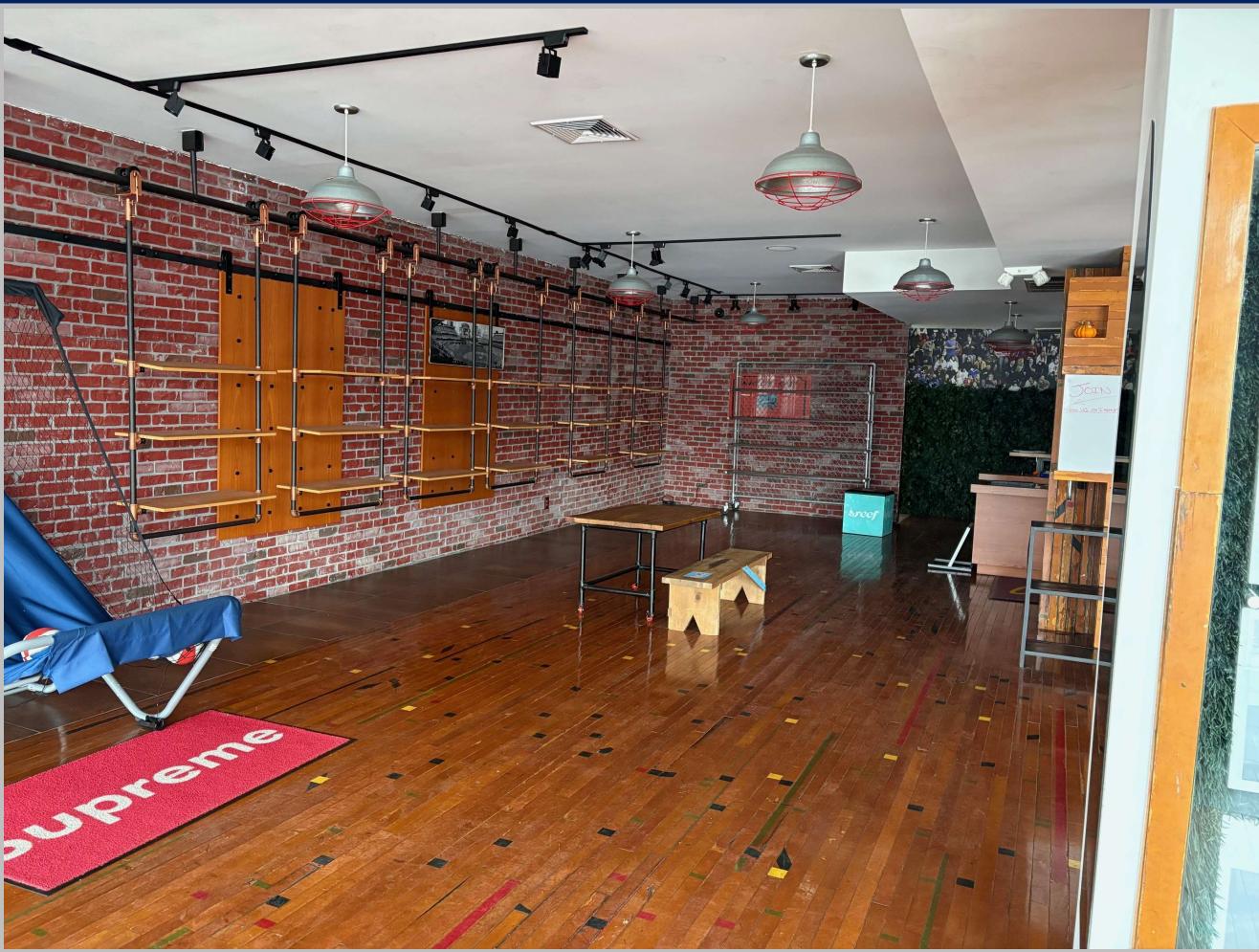
Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,202	72,097	208,215
Average HH Income	\$169,072	\$174,188	\$165,636

*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

JERICHO TURNPIKE S.R. 25  
(VAR. WIDTH)





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