



2,751 SF  
Approved for Food Use

For Lease

**RIPCO**  
RETAIL LEASING

# Commack, NY

6230 Jericho Turnpike



2,700 SF  
Former Fitness Studio

2,700 SF Inline &  
2,751 SF End Cap

Inline Former Fitness Studio and End Cap Space  
Approved for Food Use

Contact Exclusive Agents

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# Space Details



<b>Size</b>	2,751 SF End Cap - Approved for Food Use 2,700 SF - Former Fitness Studio	<b>Neighbors</b>	Home Depot, BJ's, Target, Whole Foods, Old Navy, TJ Maxx, Chipotle, Wren Kitchens, Burlington, LA Fitness, ULTA, Trader Joe's, Staples, City MD, At Home, Stop & Shop, 24 Hour Fitness, Ace Hardware, Walgreens, Just Salad, Northwell GoHealth, Dunkin', McDonalds, Starbucks, Dicks Sporting Goods, Burger King, Chase Bank, Veterinary Emergency Group, AutoZone, Advance Auto Parts, Patrizia's
<b>Rent</b>	Upon request	<b>Comments</b>	Over 32,000 vehicles per day on Jericho Turnpike Traffic light intersection 2,751 SF end cap includes grease trap & 600 amp electrical service
<b>CAM</b>	NNNs altogether: \$12.50 PSF		
<b>Parking</b>	170+ Parking Spaces		
<b>Co-Tenants</b>	Jersey Mike's, PM Pediatrics, Club Pilates, Mogu Chinese Kitchen, The Smilist Dental, Guac Shop, Burger Fi, Nail Salon, Barber Shop, Long Island Apothecary, Dry Cleaner, Local Infusion		



# Area Retail



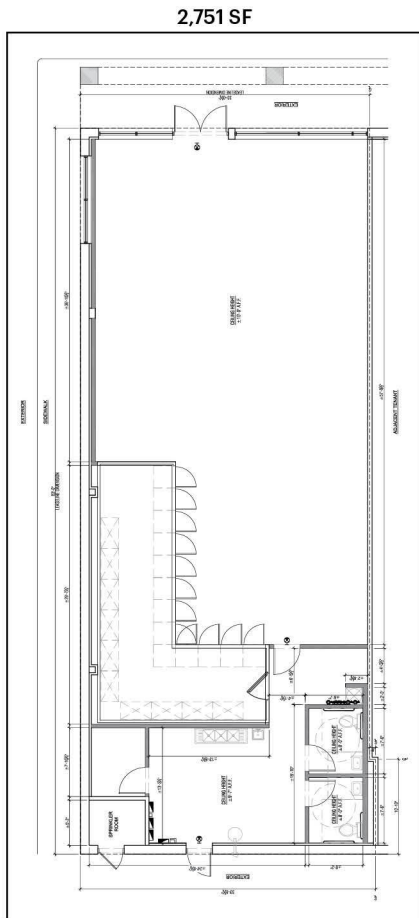


# Area Retail

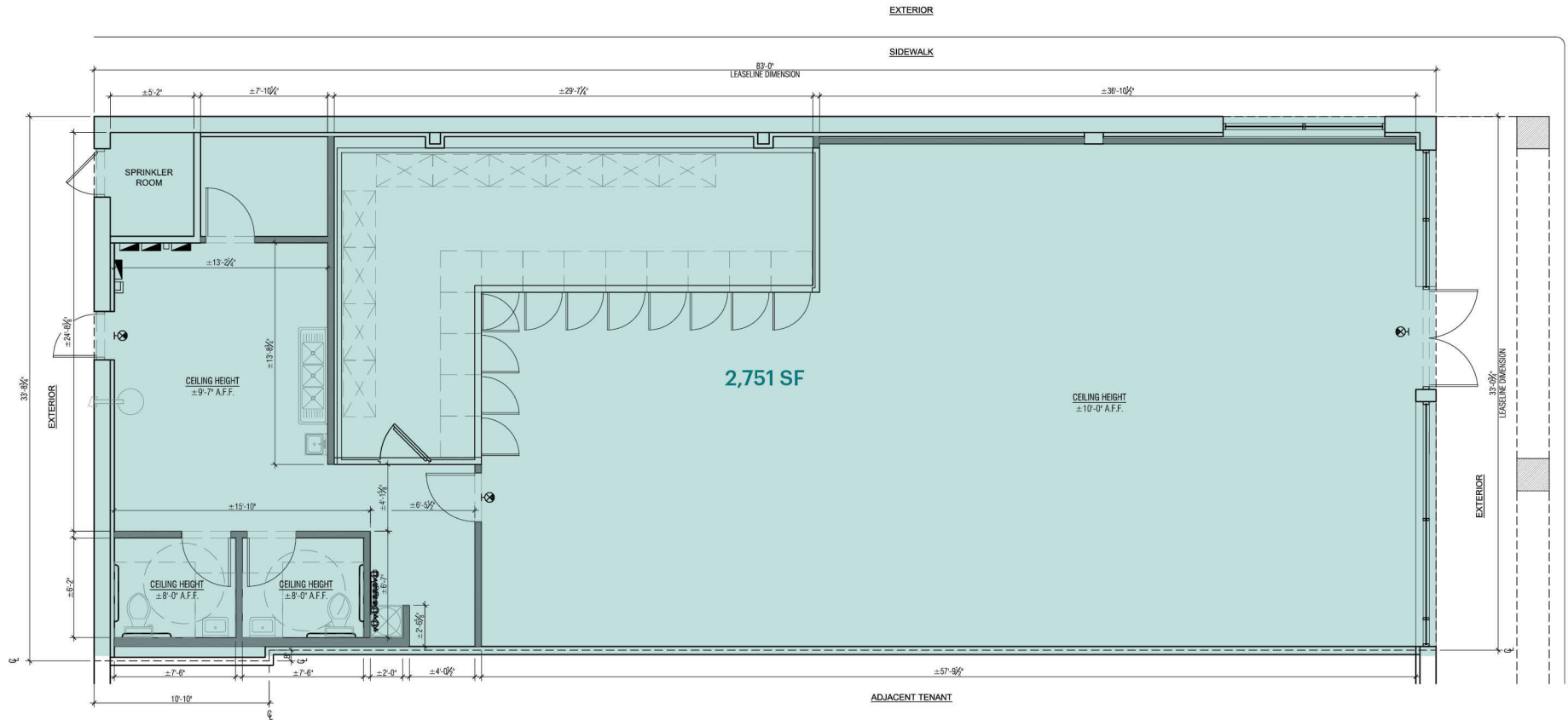


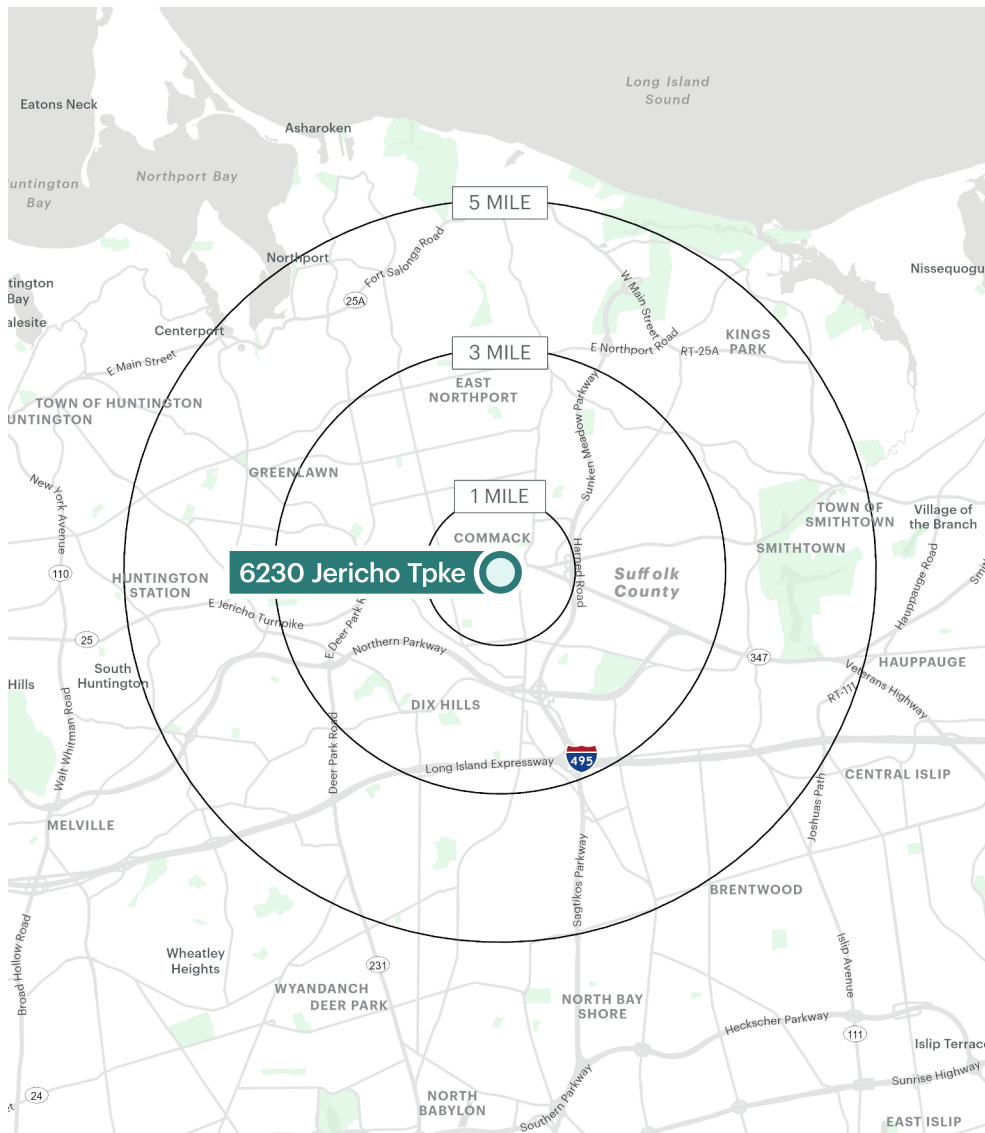


# Site Plan



# LOD - End Cap





## Area Demographics

	1 mile	3 miles	5 miles
<b>Population</b>	11,209	70,588	199,793
<b>Total Households</b>	3,685	23,534	63,683
<b>Average Household Income</b>	\$207,324	\$214,699	\$205,171
<b>Median Household Income</b>	\$156,428	\$161,816	\$155,409
<b>% Population with Bachelors +</b>	35.2%	38.1%	33.2%
<b>Daytime Population</b>	12,818	68,393	194,634
<b>Total Daytime Employees</b>	7,531	33,902	96,690
<b>Total Businesses</b>	837	3,420	8,354