

THE CROSSROADS of HUNTINGTON MEDICAL / RETAIL - NEW DEVELOPMENT PRIME TRAFFIC LIGHT INTERSECTION



MEDICAL BUILDING CONCEPTS - 1 or 2 STORY



LOCATION:

260 East Pulaski Rd.
N/E/C of Park Ave,
Greenlawn, Suffolk County, NY

POTENTIAL DEVELOPMENT:

± 16,000 sf of improvements

LAND AREA:

± 1.6 acres

ZONING:

C - 8 General Business

TRAFFIC COUNTS:

East Pulaski Rd. 18K VPD
Park Ave. 27K VPD

HIGHLIGHTS

- Very desirable ± 1.6 acres at busy signalized intersection
- Will consider offers for long term ground lease or build to suit proposals
- Excellent trade area and demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,807	92,085	174,605
AVG HH INCOME	\$146,540	\$165,947	\$187,783

RETAIL CENTER WITH OUTPARCEL



The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice.

THE CROSSROADS of HUNTINGTON

PROPERTY OVERVIEW

The Property:

Superb location for many retail, medical office and neighborhood uses. Located at the N/E/C of 260 East Pulaski Road in Greenlawn at the signalized intersection of Park Avenue. The property is a rectangular +/-1.6 acre property that is zoned C8. The proposed development is expected to yield approximately 16,000 square feet configured in one- or two-story office structures or as a one-story retail center with the potential for an outparcel pad at the TLC intersection of Pulaski and Park. Currently, the property is improved with a +/-2,320 sf one story gable roofed building that was constructed in 1964 with 1 drive-thru teller window; Citibank closed their branch at this location as of Feb 2023. The property has multiple points of ingress and egress with 1 curb cut on East Pulaski Road and 2 curb cuts on Park Avenue.

The Location/Area:

The Huntington and Greenlawn communities are very desirable towns on Long Island's North Shore with strong demographics and offer an excellent balance of business, residential and an established and diverse community. The intersection of East Pulaski and Park serves area residents and businesses by providing easy access thoroughfares to major highways and neighborhoods. Both the Northern State Parkway (3.6 miles) and the Long Island Expressway (5.3 miles) are accessed by travelling south on Park Ave. The affluent community of Huntington Bay (3.5 miles) is directly north of the property, as is Northwell Health/Huntington Hospital (2.3 miles). Long Island's top rated Huntington Village is located just 2.7 miles to the northwest and the LIRR Huntington station is 1.5 miles from the property; bus transportation is available directly across the street from the property.

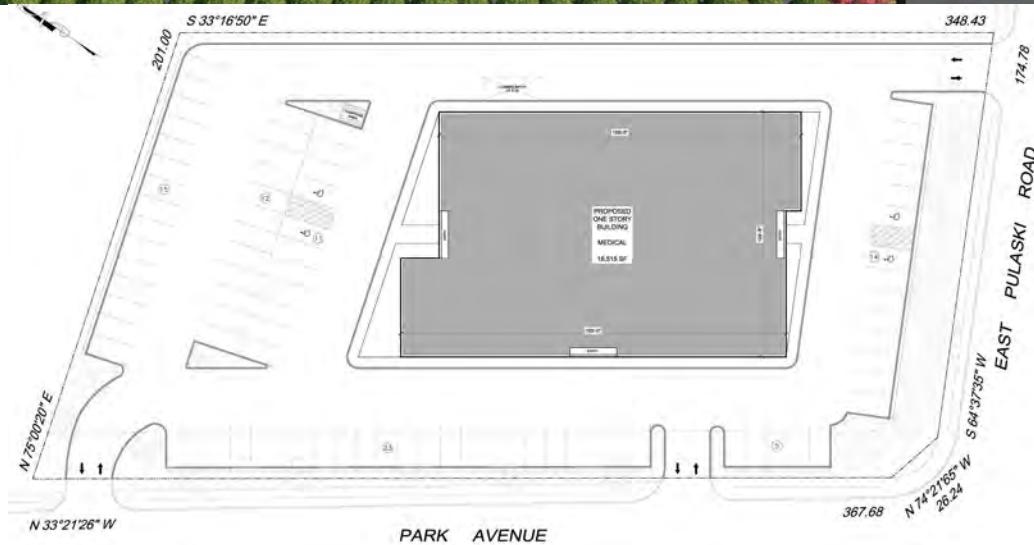
The Opportunity:

The quality of this location is extremely desirable as it is the Crossroads to and from the desirable communities of Huntington Bay, Huntington, Greenlawn, Huntington Station and Dix Hills. The Town of Huntington C8 zoning permits for a variety of uses and opportunity exists for alternative developments of medical, retail, financial institutions, restaurants, and office.



THE CROSSROADS of HUNTINGTON

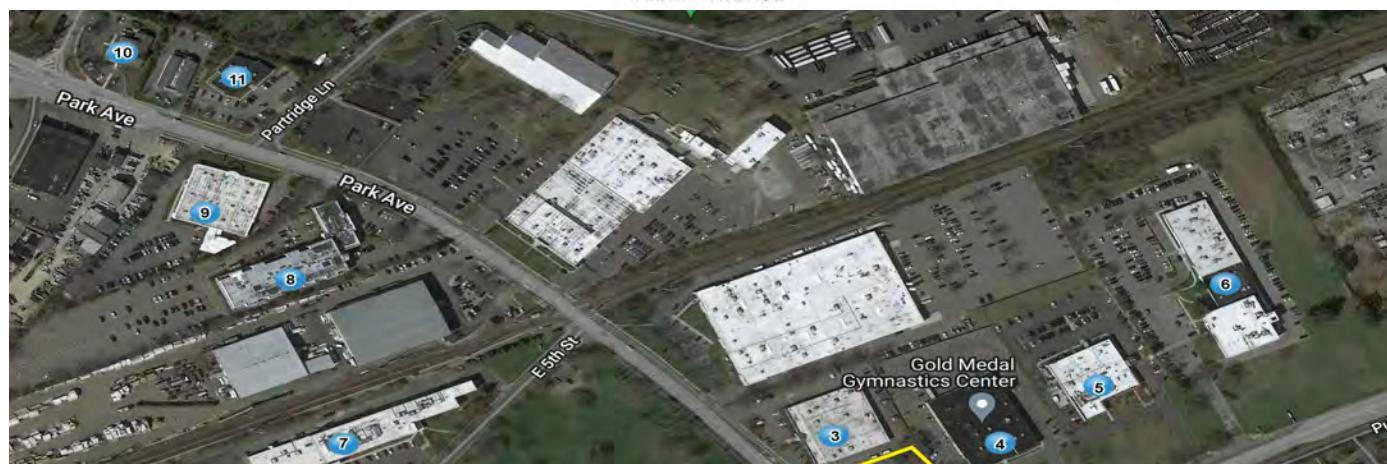
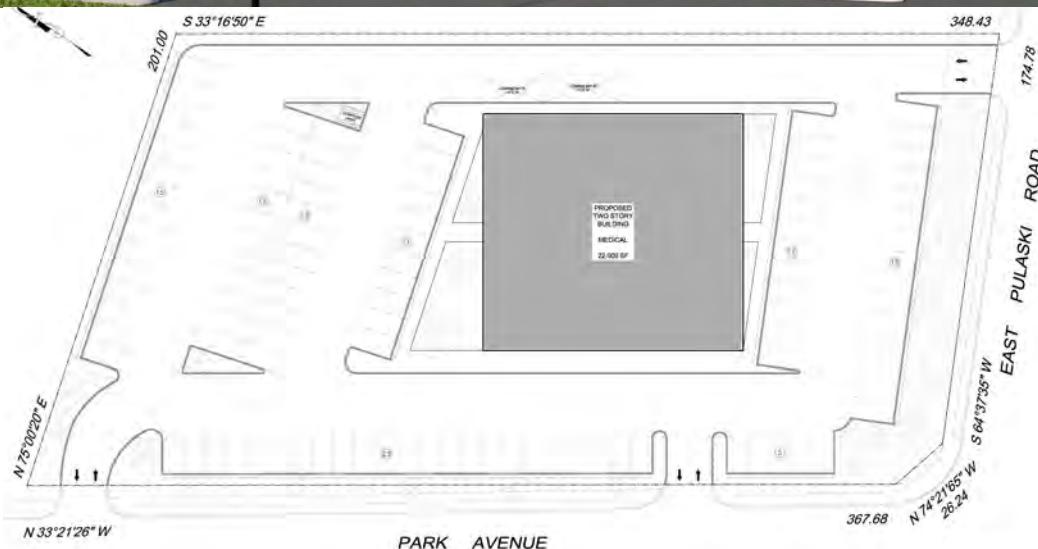
- ONE STORY MEDICAL CONCEPT



1. THE CROSSROADS OF HUNTINGTON (SUBJECT PROPERTY)
2. Carillon Nursing & Rehabilitation Center
3. Family Service League
4. Progressive Physical Therapy & Rehabilitation Center
5. Northwell Health Cancer Institute
6. Northwell Health Dolan Family Health Center
7. NYU Langone Huntington Medical Group
8. North Shore Allergy & Asthma Institute
9. Great Whites Pediatric Dentistry & Orthodontics
10. Northwell Health Rheumatology
11. Northwell Health Obstetrics & Gynecology

THE CROSSROADS of HUNTINGTON

- TWO STORY MEDICAL CONCEPT

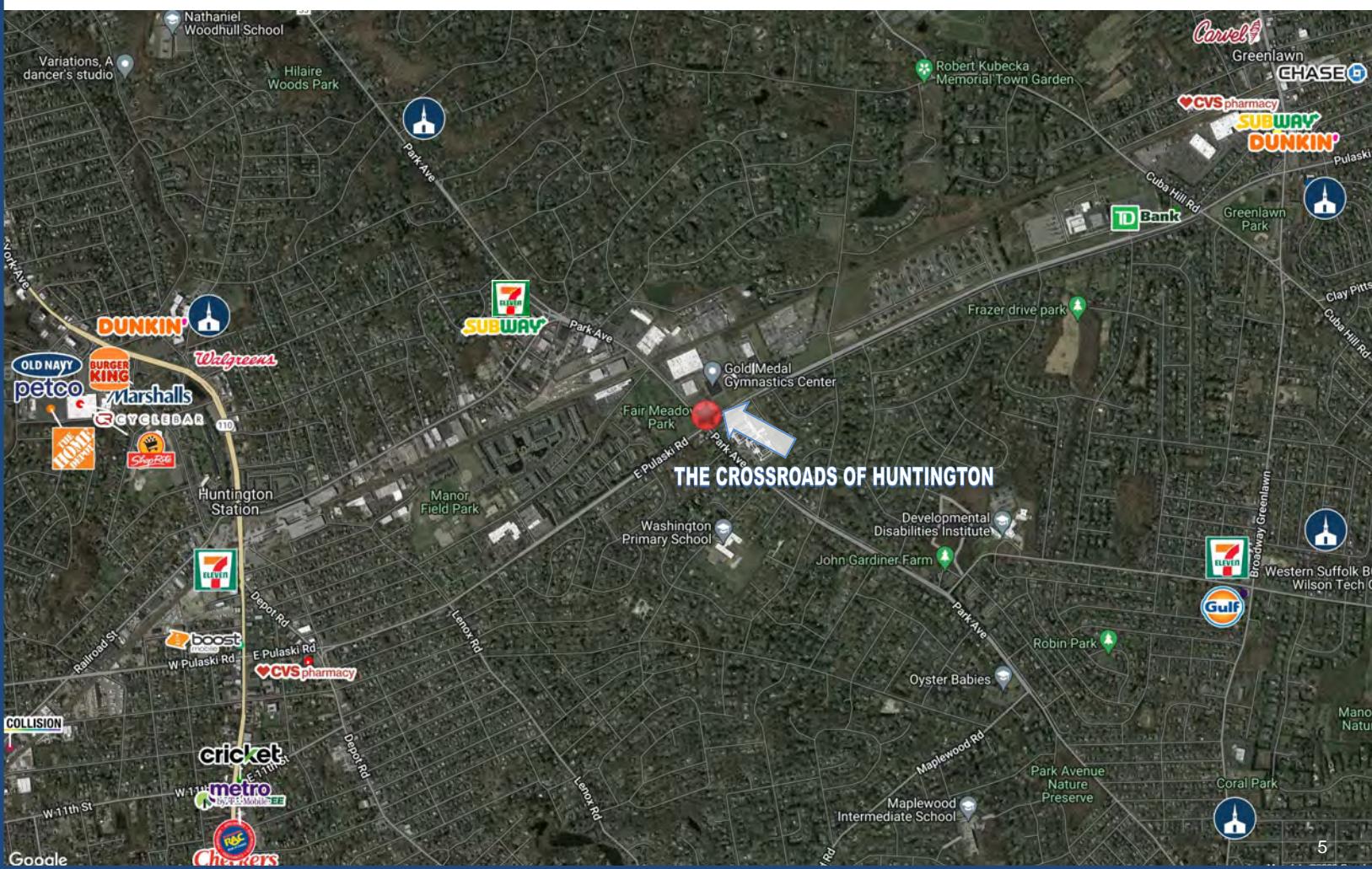
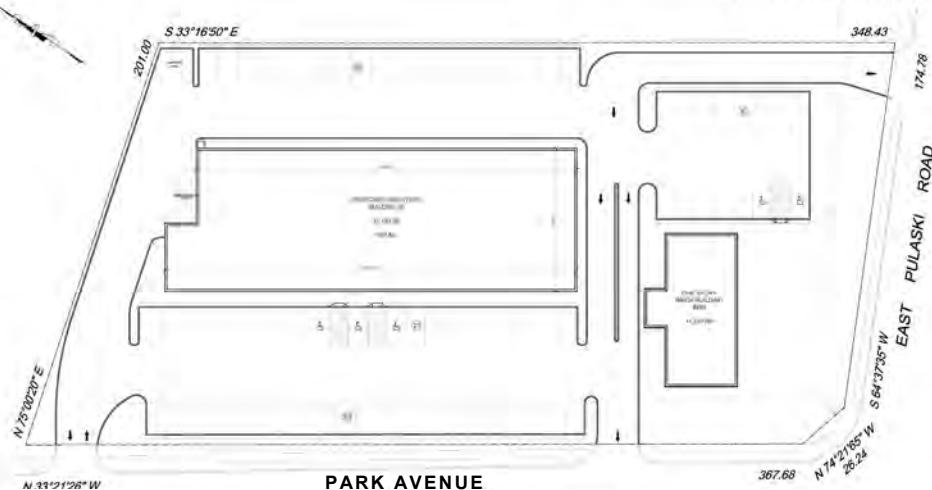


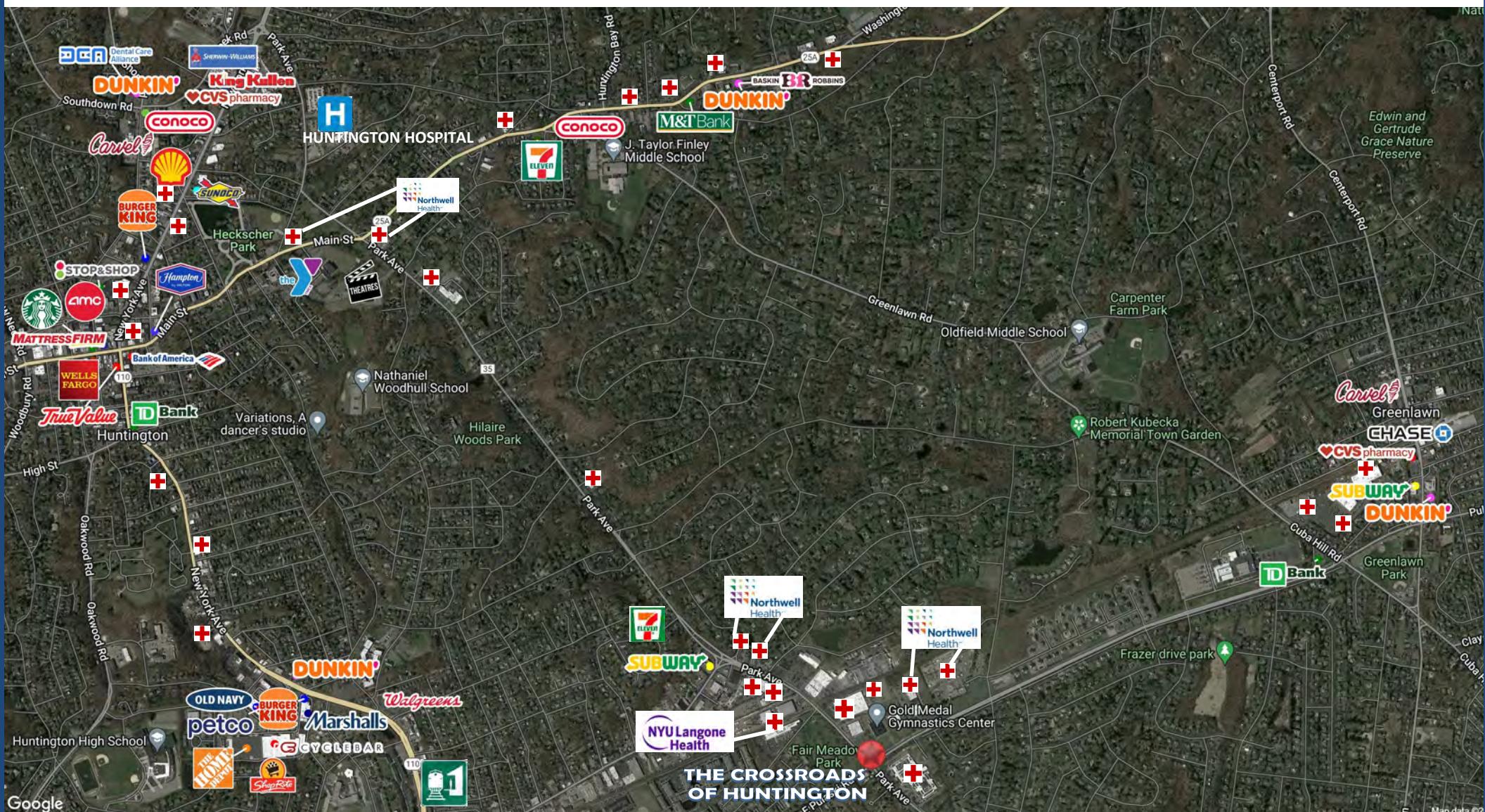
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SELECT
REAL EQUITY ADVISORS

THE CROSSROADS of HUNTINGTON

- RETAIL CENTER WITH PAD





NOTES:



RED CROSS SYMBOL REPRESENTS MEDICAL OFFICES



DEMOGRAPHICS

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.8567/-73.3906

260 E Pulaski Rd Greenlawn, NY 11740	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	12,807	92,085	174,605
2027 Projected Population	12,623	90,751	171,509
2020 Census Population	12,954	92,047	174,806
2010 Census Population	11,567	89,610	174,073
Projected Annual Growth 2022 to 2027	-0.3%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2022	0.9%	0.2%	-
2022 Median Age	40.1	42.1	44.2
Households			
2022 Estimated Households	3,930	31,310	60,184
2027 Projected Households	3,921	31,259	59,920
2020 Census Households	3,943	31,149	60,006
2010 Census Households	3,553	30,398	59,574
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	0.9%	0.2%	-
Race and Ethnicity			
2022 Estimated White	61.0%	66.7%	73.5%
2022 Estimated Black or African American	9.5%	8.4%	5.8%
2022 Estimated Asian or Pacific Islander	4.6%	5.3%	6.2%
2022 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2022 Estimated Other Races	24.4%	19.2%	14.3%
2022 Estimated Hispanic	28.0%	22.0%	16.4%
Income			
2022 Estimated Average Household Income	\$146,540	\$165,947	\$187,783
2022 Estimated Median Household Income	\$122,218	\$127,207	\$138,549
2022 Estimated Per Capita Income	\$45,103	\$56,515	\$64,839
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	13.8%	6.7%	4.3%
2022 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.9%	2.3%
2022 Estimated High School Graduate	15.7%	18.4%	17.1%
2022 Estimated Some College	11.6%	13.3%	13.3%
2022 Estimated Associates Degree Only	6.0%	7.7%	7.7%
2022 Estimated Bachelors Degree Only	25.6%	27.1%	28.4%
2022 Estimated Graduate Degree	24.6%	23.9%	26.9%
Business			
2022 Estimated Total Businesses	492	5,335	9,534
2022 Estimated Total Employees	5,802	46,479	82,413
2022 Estimated Employee Population per Business	11.8	8.7	8.6
2022 Estimated Residential Population per Business	26.0	17.3	18.3

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