



8225 Jericho Turnpike | Woodbury, NY 11797
\$7,600,000 | 7.9% CAP

Exclusive



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com



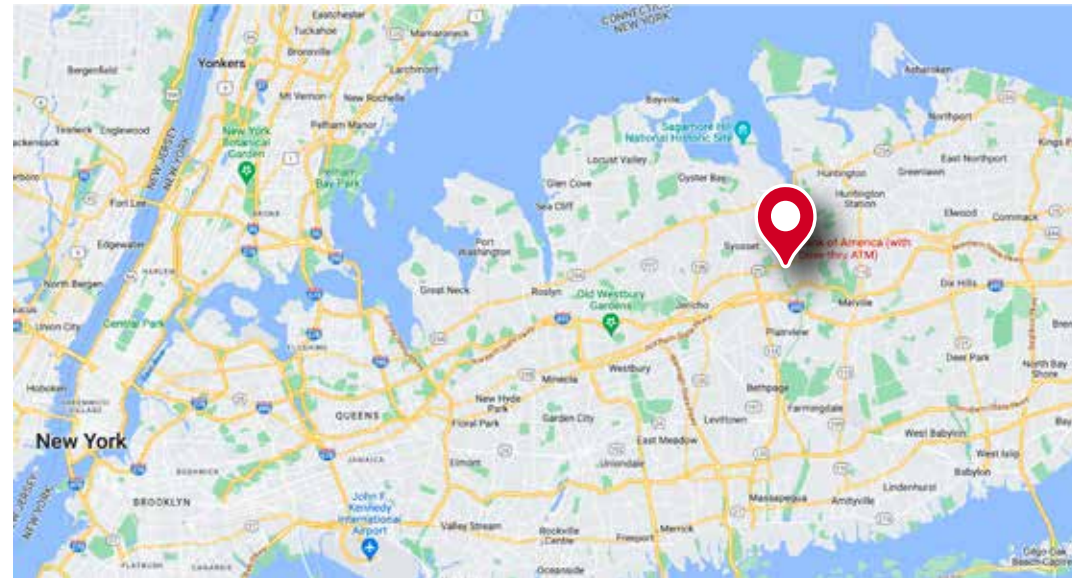


FINANCIAL INFORMATION

Annual Rent	\$600,230
Increases	12% Every 5 Years
Lease Expiration	Jan 2030
Options	Four (4) @ Five (5) Years
Building Size	4,400 SF
Lot Size	0.66 Acres
Lease Type	Absolute NNN
Price	\$7,600,000 7.9% CAP

INVESTMENT HIGHLIGHTS

- Trophy Real Estate – Located on Long Island’s luxurious North Shore, the area is known for its extreme wealth and lavish estates.
- Hard Corner Location – An outparcel to Woodbury Common Shopping Mall, the property is located on a hard corner along Jericho Turnpike/NY-25 E.
- Corporate lease backed by Bank of America (NYSE:BAC).
- Dense Demographics – Located in a dense in-fill market, there are roughly 200,000 people in a 5-mile radius of the property.



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PROPERTY AERIAL

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CLIMB
VIBE

Jewels
DAVID LLOYD

KRINT

CHOPT

Pokeworks

ATHLETA

STRETCH LAB

dirty taco
TEQUILA

BLANCO

LIMANI
TAVERNA

H|H
HOUSE OF HAIR
HAIR SALON AND ESTHETIC BAR
verizon

Woodbury Rd - 16,169 VPD



HOLIDAY FARMS

25

Jericho Tpke - 37,621 VPD

25

DIME



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NEIGHBORHOOD AERIAL

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Southwoods Rd - 18,862 VPD

Syosset Woodbury Rd - 7,903 VPD

Woodbury Rd - 16,169 VPD

Jericho Tpke - 37,621 VPD

THE MANSION AT OYSTER BAY

WOODBURY TOWN PLAZA
JAMES CRESS FLOURIST & EVENTS
JIMMY'S GOURMET RESTAURANTS
WOODBURY MIDDLEBURY

WOODBURY COUNTRY SQUARE
DUGAN'S
FARM TO TABLE BUTCHER

WOODBURY COMMON SHOPPING CENTER
HOLIDAY FARMS
STRETCH
Pebbleworks
ATHLETA
CLMB

CREST HOLLOW COUNTRY CLUB

White Oaks Rehabilitation and Nursing Center

Woodbury Center For Healthcare Nursing Home

Mobil

KENSINGTON ESTATES

THE SAGAMORE AT MILLS POND

DRIVE WORLD Used car dealer

Walt Whitman Elementary School

WOODBURY VILLAGE
BUTERA'S MIXOLOGY
JLOOR
MaCA
Samarone Bros

BW Best Western

Days Inn

StopsShop
Roslyn Savings Bank
PartyCity
ANTHONY'S

25

25

25



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Bank of America

DEMOGRAPHICS

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POPULATION:	3 MILE	5 MILE	10 MILE
2010 POPULATION	64,089	196,776	878,474
2020 POPULATION	66,874	202,214	889,686
2024 POPULATION PROJECTION	68,452	206,656	906,908
ANNUAL GROWTH 2010-2019	0.30%	0.20%	0.10%
ANNUAL GROWTH 2020-2024	0.50%	0.40%	0.40%

2020 POPULATION BY RACE:

WHITE	50,122	154,830	690,552
BLACK	1,787	8,094	81,303
AMERICAN INDIAN/ALASKAN NATIVE	180	937	4,564
ASIAN	13,586	34,160	94,475
HAWAIIAN & PACIFIC ISLANDER	41	117	809
TWO OR MORE RACES	1,159	4,076	17,983
HISPANIC ORIGIN	5,608	27,365	142,420

HOUSEHOLDS:

2010 HOUSEHOLDS	21,518	67,277	290,974
2020 HOUSEHOLDS	22,502	69,101	294,201
2024 HOUSEHOLD PROJECTION	23,037	70,611	299,761
ANNUAL GROWTH 2010-2019	0.30%	0.20%	0.10%
ANNUAL GROWTH 2020-2024	0.50%	0.40%	0.40%
OWNER OCCUPIED	20,580	58,905	247,048
RENTER OCCUPIED	2,457	11,706	52,713
AVG HOUSEHOLD INCOME	\$179,449	\$165,001	\$152,216
MEDIAN HOUSEHOLD INCOME	\$157,850	\$138,547	\$126,152

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PROPERTY PHOTOS

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TENANT INFORMATION

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Bank of America

The Bank of America Corporation (abbreviated as BofA) is an American multinational investment bank and financial services company based in Charlotte, North Carolina with central hubs in New York City, London, Hong Kong, and Toronto. Bank of America was formed through NationsBank's acquisition of BankAmerica in 1998. It is the second largest banking institution in the United States, after JP Morgan Chase. As a part of the Big Four, it services approximately 10.73% of all American bank deposits, in direct competition with Citigroup, Wells Fargo, and JPMorgan Chase. Its primary financial services revolve around commercial banking, wealth management, and investment banking. Founded as the Bank of Italy by Amadeo Pietro Giannini in 1904, it provided Italian immigrants who faced service discrimination various banking options. Originally headquartered in San Francisco, California, Giannini renamed his bank Banca d'America e d'Italia (Bank of America and Italy) in 1922, and expanded further into California. The passage of landmark federal banking legislation facilitated rapid growth in the 1950s, quickly establishing a prominent market share. After suffering a significant loss after the 1998 Russian bond default, BankAmerica, as it was then known, was acquired by the Charlotte-based NationsBank for US\$62 billion. Following what was then the largest bank acquisition in history, the Bank of America Corporation was founded. Through a series of mergers and acquisitions, it built upon its commercial banking business by establishing Merrill Lynch for wealth management and Bank of America Merrill Lynch for investment banking in 2008 and 2009, respectively. Since both divisions carry the "Merrill Lynch" signage, the former is often referred to as "Merrill Lynch Wealth Management" to differentiate itself from the latter. Both Bank of America Merrill Lynch and Merrill Lynch Wealth Management retain large market shares in their respective offerings. The investment bank is considered within the "Bulge Bracket" as the third largest investment bank in the world, as of 2018. Its wealth management side manages US\$1.081 trillion in assets under management (AUM) as the second largest wealth manager in the world, after UBS. In commercial banking, Bank of America operates—but does not necessarily maintain retail branches—in all 50 states of the United States, the District of Columbia and more than 40 other countries. Its commercial banking footprint encompasses 46 million consumer and small business relationships at 4,600 banking centers and 15,900 associated teller machines (ATMs).



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Representative Photo

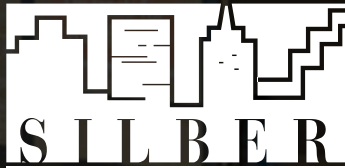


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FOR MORE INFORMATION



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COTTAGE PHARMACY & SURGICAL

Drive up Teller

Drive up ATM