



RETAIL SPACE

MINEOLA, NY

MINEOLA SHOPPING CENTER

520 - 550 JERICO TURNPIKE

SIZE

2,168 SF

ASKING RENT

Upon Request

CO-TENANTS

Panera Bread, TD Bank, Chipotle, The Rex Burger & Lobster, Luigi's Pizzeria, Mogu, Ikedo Ramen - Coming Soon

NEIGHBORS

CVS, City MD, Duck Donuts, F45, Dunkin' Donuts, Sylvan Learning Center, Allstate Insurance, King Kullen, Diamond Braces, Ace Hardware, Orange Theory Fitness, Troipcal Smoothie Cafe, Five Guys Burgers and Fries, Citibank, Petco, LA Fitness, Staples, The Vitamin Shoppe

COMMENTS

Located at a signalized intersection - NEC of Herricks Road and Jericho Turnpike

Abundance of parking - 102 stalls

Easy access with three access points to the center

Over 50,000 vehicles passing this site daily.

CONTACT EXCLUSIVE AGENT

JOANNE ARGENTI

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516.933.8880

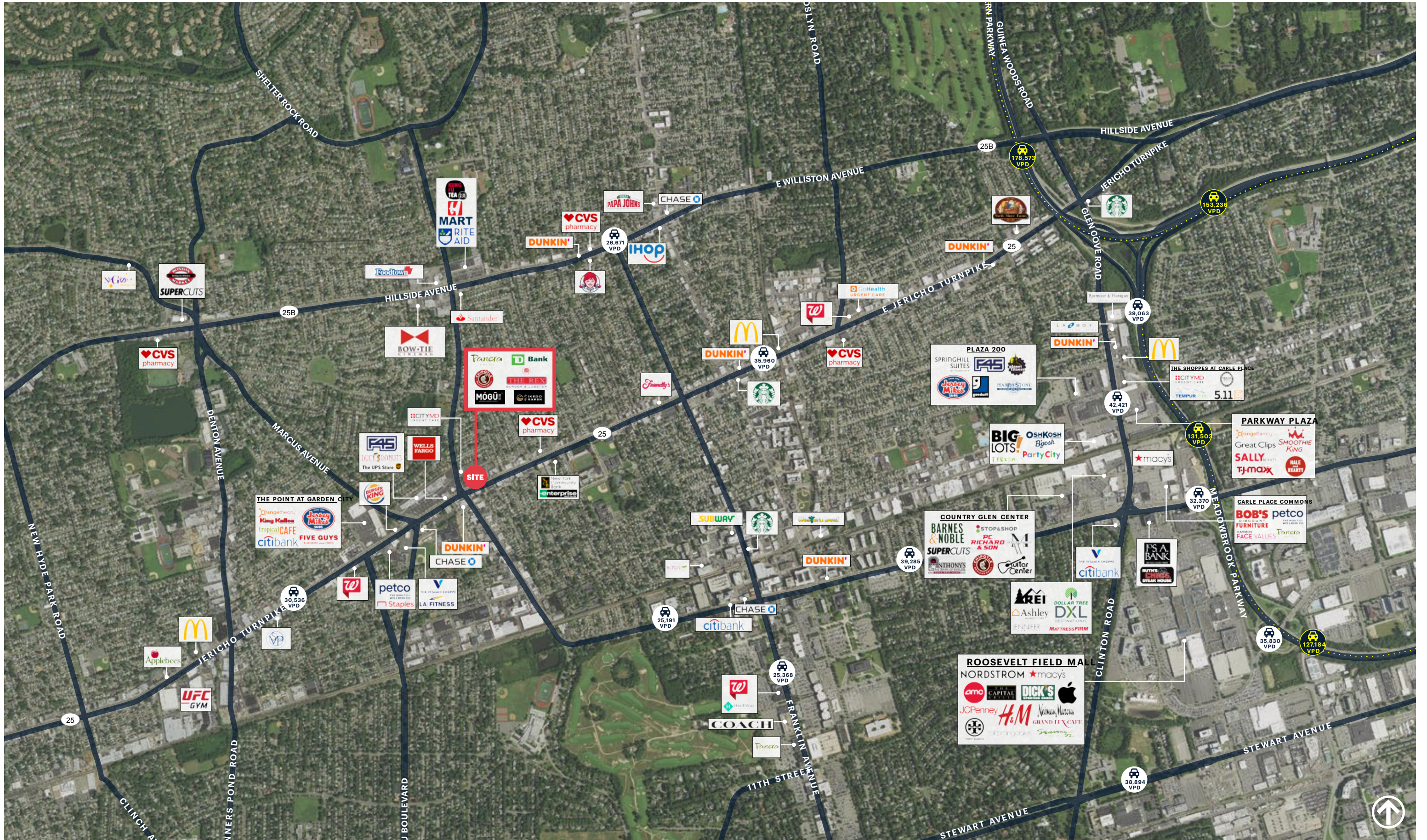
RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

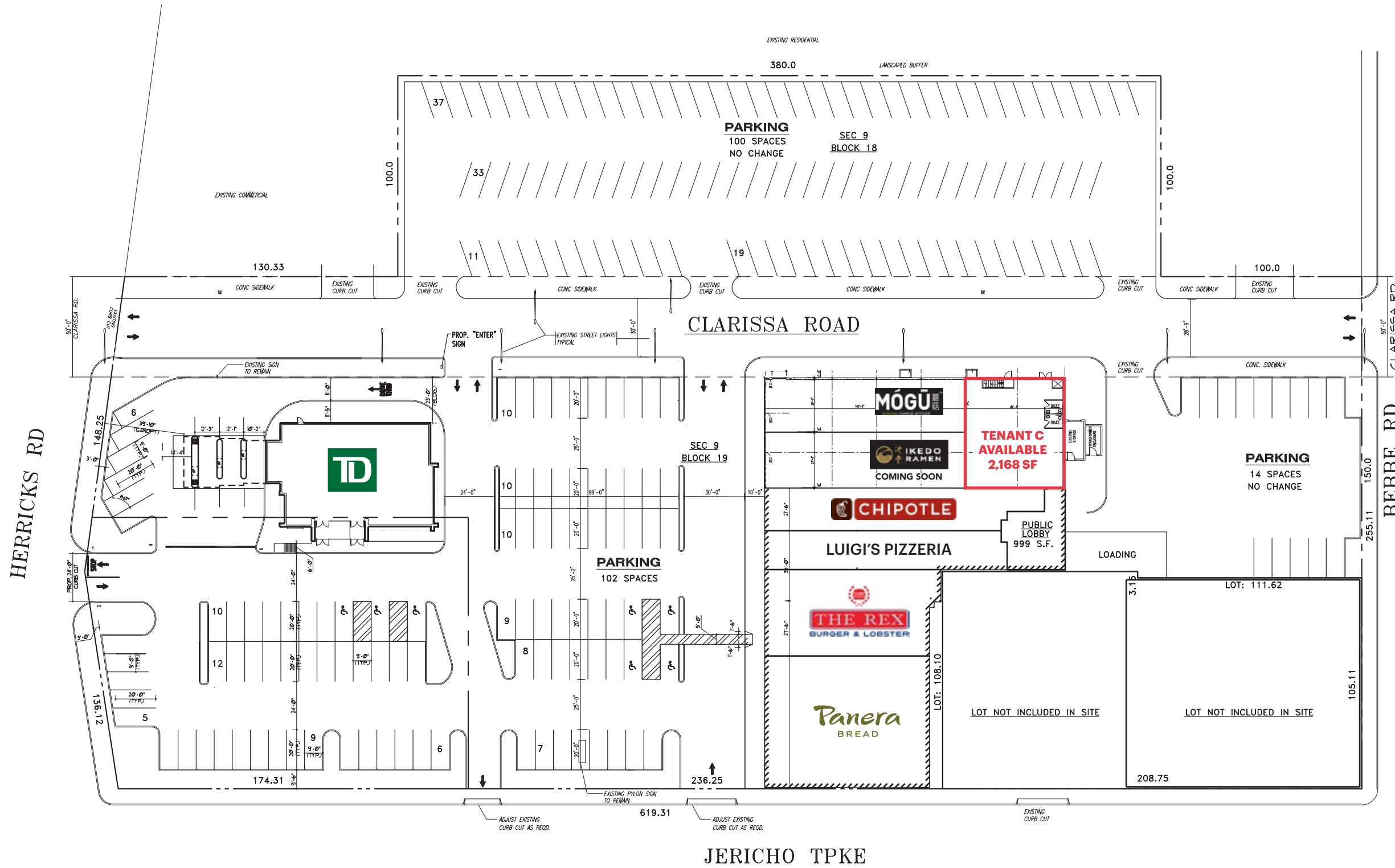
MARKET AERIAL



AERIAL



SITE PLAN



SITE DATA

SECTION 9
 BLOCK 18, 19
 LOTS 45, 46, 51, 52
 ZONE B-1
 PROPERTY AREA = 197,863 SQ FT
 4.54 ACRES

PARKING CALCULATIONS

ZONE B-1 (SECTION 30-64)
 MIN SPACE SIZE: 9' X 20'
 PROVIDED: COMPLIES
 MIN REQD NUMBER OF SPACES:
 EXISTING BANK: 1 CAR / PER 250 S.F.
 4,243 S.F. / (1/250) = 17 CARS REQD

RETAIL SPACES: 1 CAR / 250 S.F.
 RETAIL 'A' = 1ST FL. 8,250 S.F.
 CELLAR 10,000 S.F.
 RETAIL 'B' = 2,807 S.F.
 RETAIL 'C' = 2,801 S.F.
 VESTIBULE = 999 S.F.

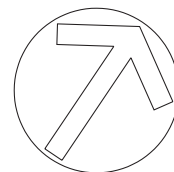
TOTAL RETAIL FL AREA = 24,857 S.F.
 24,857 S.F. / 250 = 100 CARS REQD.

RESTAURANT SPACES: 1 CAR / 3 PERSONS

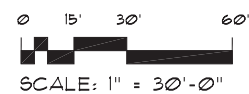
RESTAURANT 'B' = 132 P = 44 CARS

TOTAL REQUIRED CARS:
 17 + 100 + 40 + 44 = 201 CARS REQUIRED

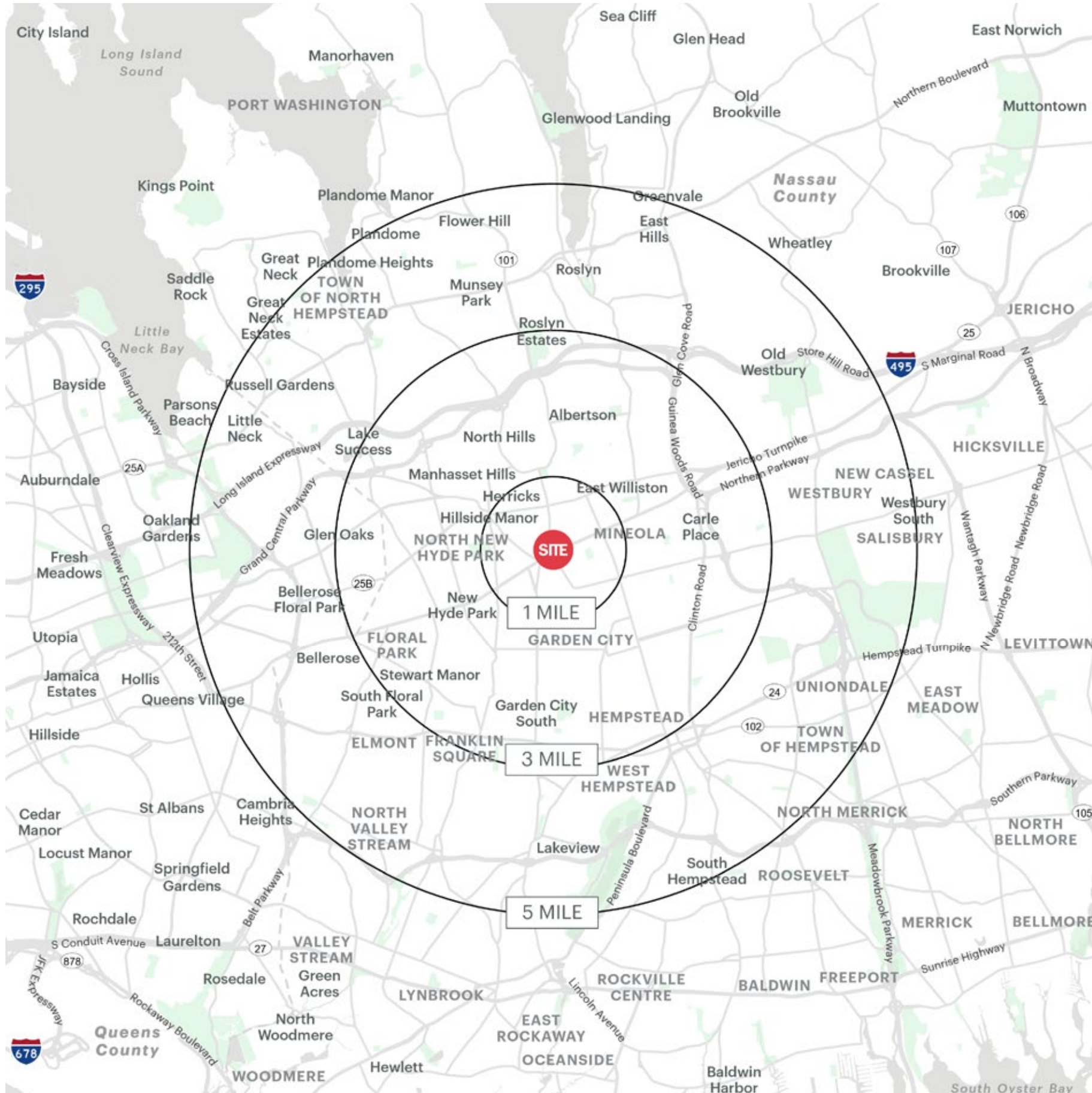
216 CARS PROVIDED: COMPLIES



SITE PLAN



AREA DEMOGRAPHICS



520 - 550 JERICHO TURNPIKE MINEOLA, NEW YORK

1 MILE RADIUS

POPULATION

27,427

HOUSEHOLDS

9,819

AVERAGE HOUSEHOLD INCOME

\$163,528

MEDIAN HOUSEHOLD INCOME

\$119,641

COLLEGE GRADUATES (BACHELOR'S +)

10,635 - 53.0%

TOTAL BUSINESSES

1,839

TOTAL EMPLOYEES

20,282

DAYTIME POPULATION (W/ 16 YR +)

34,385

3 MILE RADIUS

POPULATION

192,752

HOUSEHOLDS

64,335

AVERAGE HOUSEHOLD INCOME

\$179,080

MEDIAN HOUSEHOLD INCOME

\$129,222

COLLEGE GRADUATES (BACHELOR'S +)

72,389 - 52.0%

TOTAL BUSINESSES

11,438

TOTAL EMPLOYEES

131,424

DAYTIME POPULATION (W/ 16 YR +)

233,713

5 MILE RADIUS

POPULATION

551,932

HOUSEHOLDS

177,257

AVERAGE HOUSEHOLD INCOME

\$163,719

MEDIAN HOUSEHOLD INCOME

\$116,119

COLLEGE GRADUATES (BACHELOR'S +)

182,508 - 46.0%

TOTAL BUSINESSES

23,921

TOTAL EMPLOYEES

281,080

DAYTIME POPULATION (W/ 16 YR +)

578,902

AREA DEMOGRAPHICS

