



# Retail Property For Lease

## 1080 New York Ave Huntington Station, NY 11746



### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	2,800 SF
<b>Lot Size:</b>	0.23 Acres
<b>Year Built:</b>	2023
<b>Zoning:</b>	C-6 Huntington Station Overlay District
<b>Traffic Count:</b>	23,226

### Property Overview

+/- 2,800 SF of commercial space available consisting of two retail spaces 1,430 and 1,370 SF in a brand-new development in Huntington Station with 16 residential apartments above and an additional 50+ apartments in adjoining complexes. With 23,220 vehicles passing a day, signage exposure alone is a tremendous advertising advantage. The Huntington train station is two blocks away from the location, Contact us for more information at 631-858-2470.

### Property Highlights

- New Construction Space
- 23,000 Vehicles Pass Location Per Day
- Over 60 apartments in this redevelopment zone

For More Information:



**Christopher Pesce**

Associate Broker  
 Douglas Elliman Commercial - Long Island  
 516.557.5686  
 christopher.pesce@elliman.com



**Kenneth Hester**

Licensed Real Estate Salesperson  
 Douglas Elliman Commercial - Long Island  
 516.641.0342  
 kenneth.hester@elliman.com



[WWW.ELLMANCOMMERCIAL.COM](http://WWW.ELLMANCOMMERCIAL.COM)

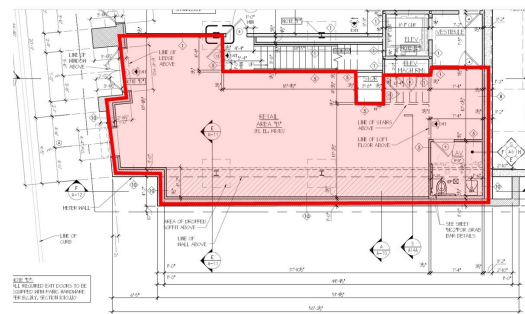
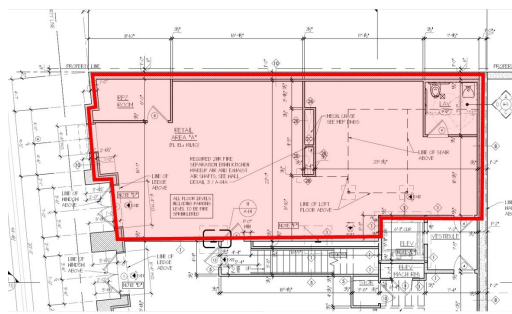
THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Retail Property For Lease

## 1080 New York Ave Huntington Station, NY 11746



For More Information:

**Christopher Pesce**

Associate Broker  
Douglas Elliman Commercial - Long Island  
516.557.5686  
christopher.pesce@elliman.com

**Kenneth Hester**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.641.0342  
kenneth.hester@elliman.com

**Douglas Elliman**  
Commercial

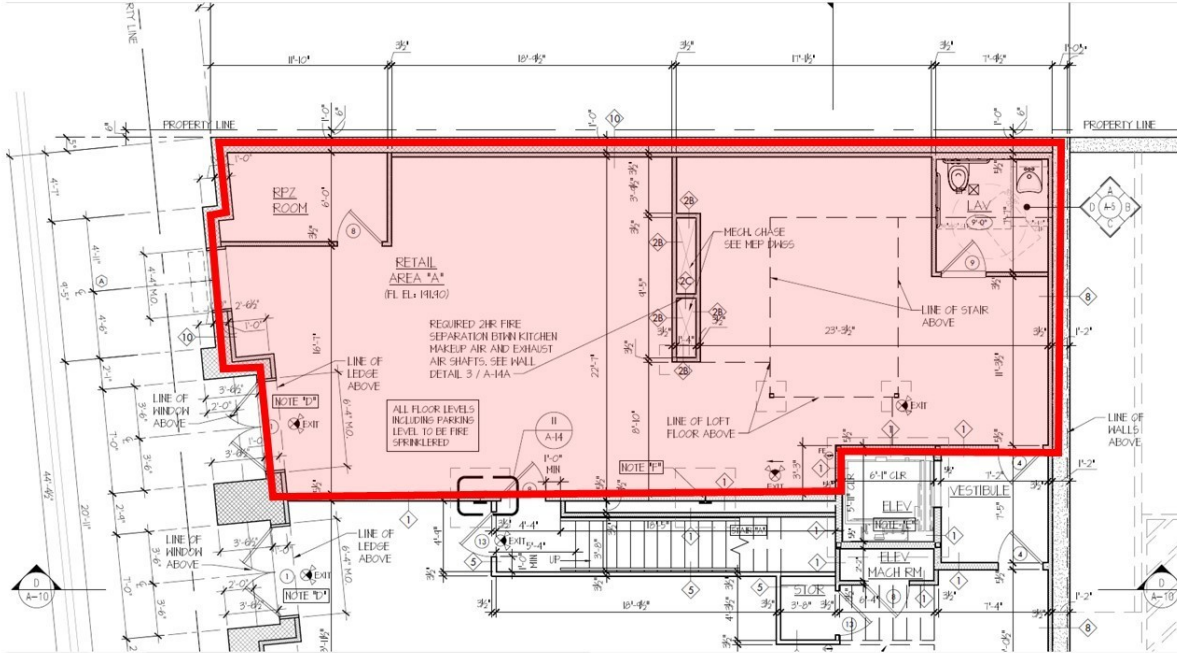
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Retail Property For Lease

## 1080 New York Ave Huntington Station, NY 11746



### Lease Information

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,800 SF	<b>Lease Rate:</b>	\$35.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1080A	-	1,430 - 2,800 SF	Modified Gross	\$35.00 SF/yr	This +/- 1,430 SF is a restaurant space is available in a brand-new development in Huntington Station with 16 residential apartments above and an additional 50+ apartments in adjoining complexes. With 23,220 vehicles passing a day, signage exposure alone is a tremendous advertising advantage. The Huntington train station is two blocks away from the location, Contact us for more information at 631-858-2470.

For More Information:

**Christopher Pesce**  
 Associate Broker  
 Douglas Elliman Commercial - Long Island  
 516.557.5686  
 christopher.pesce@elliman.com



**Kenneth Hester**  
 Licensed Real Estate Salesperson  
 Douglas Elliman Commercial - Long Island  
 516.641.0342  
 kenneth.hester@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

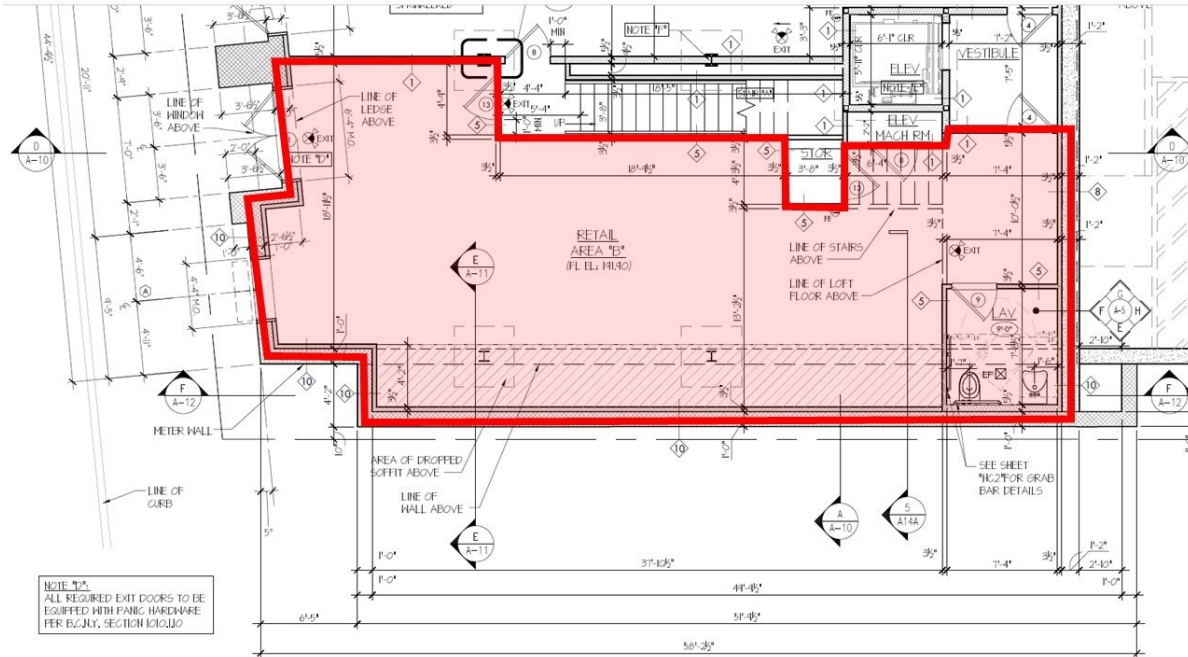
THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Retail Property For Lease

## 1080 New York Ave Huntington Station, NY 11746



### Lease Information

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	2,800 SF	<b>Lease Rate:</b>	\$35.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1080B	-	1,369 - 2,800 SF	Modified Gross	\$35.00 SF/yr	This +/- 1,370 SF is a retail space is available in a brand-new development in Huntington Station with 16 residential apartments above and an additional 50+ apartments in adjoining complexes. With 23,220 vehicles passing a day, signage exposure alone is a tremendous advertising advantage. The Huntington train station is two blocks away from the location, Contact us for more information at 631-858-2470.

For More Information:

**Christopher Pesce**  
 Associate Broker  
 Douglas Elliman Commercial - Long Island  
 516.557.5686  
 christopher.pesce@elliman.com



**Kenneth Hester**  
 Licensed Real Estate Salesperson  
 Douglas Elliman Commercial - Long Island  
 516.641.0342  
 kenneth.hester@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Retail Property For Lease

## 1080 New York Ave Huntington Station, NY 11746



Map data ©2023 Imagery ©2023, Airbus, Landsat / Copernicus, Maxar Technologies, New York GIS, USDA/FPAC/Geo

For More Information:



**Christopher Pesce**

Associate Broker  
Douglas Elliman Commercial - Long Island  
516.557.5686  
christopher.pesce@elliman.com



**Kenneth Hester**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.641.0342  
kenneth.hester@elliman.com

 **Douglas Elliman**  
Commercial

[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

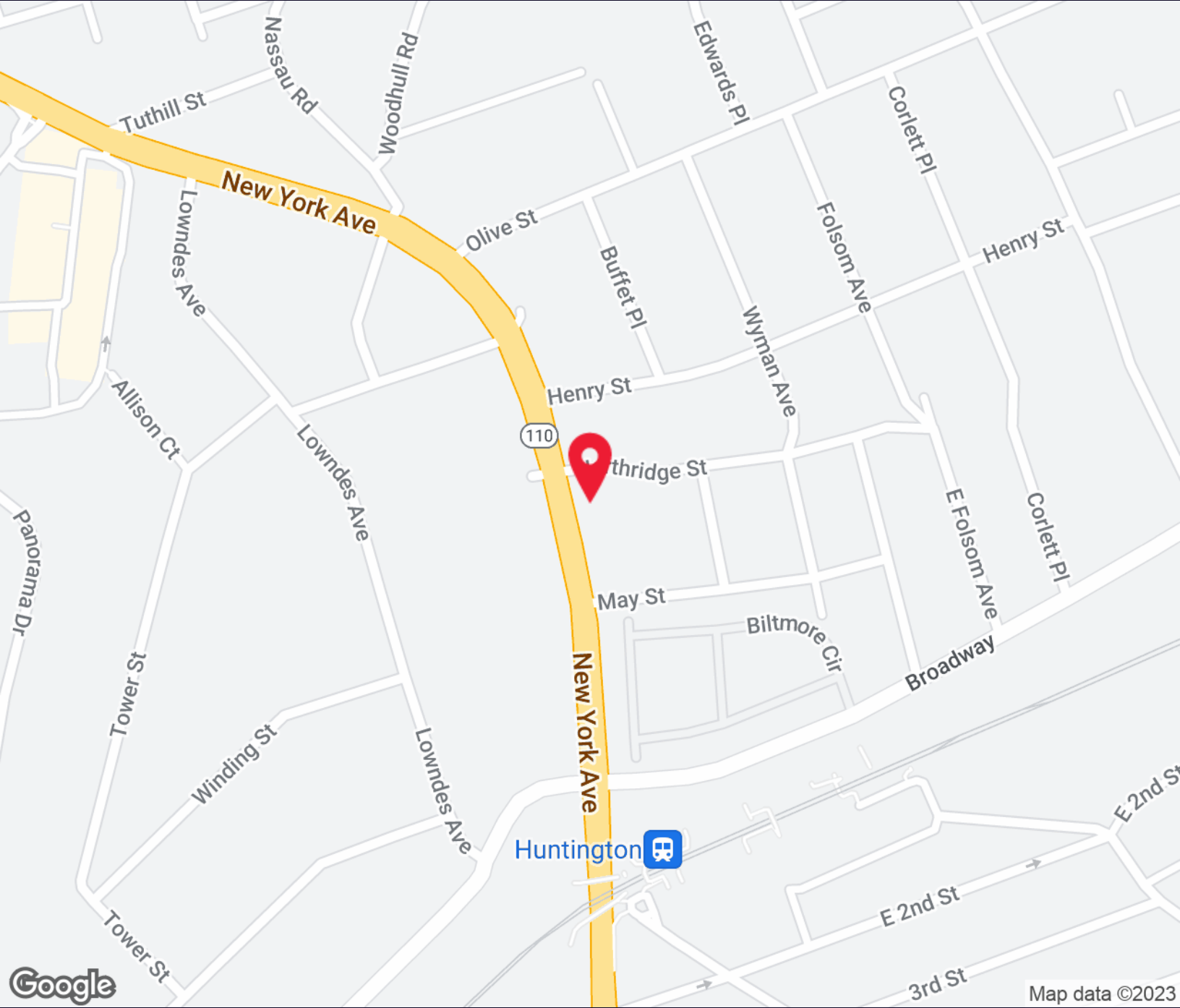
THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Retail Property For Lease

## 1080 New York Ave Huntington Station, NY 11746



For More Information:



**Christopher Pesce**

Associate Broker  
Douglas Elliman Commercial - Long Island  
516.557.5686  
christopher.pesce@elliman.com



**Kenneth Hester**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.641.0342  
kenneth.hester@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

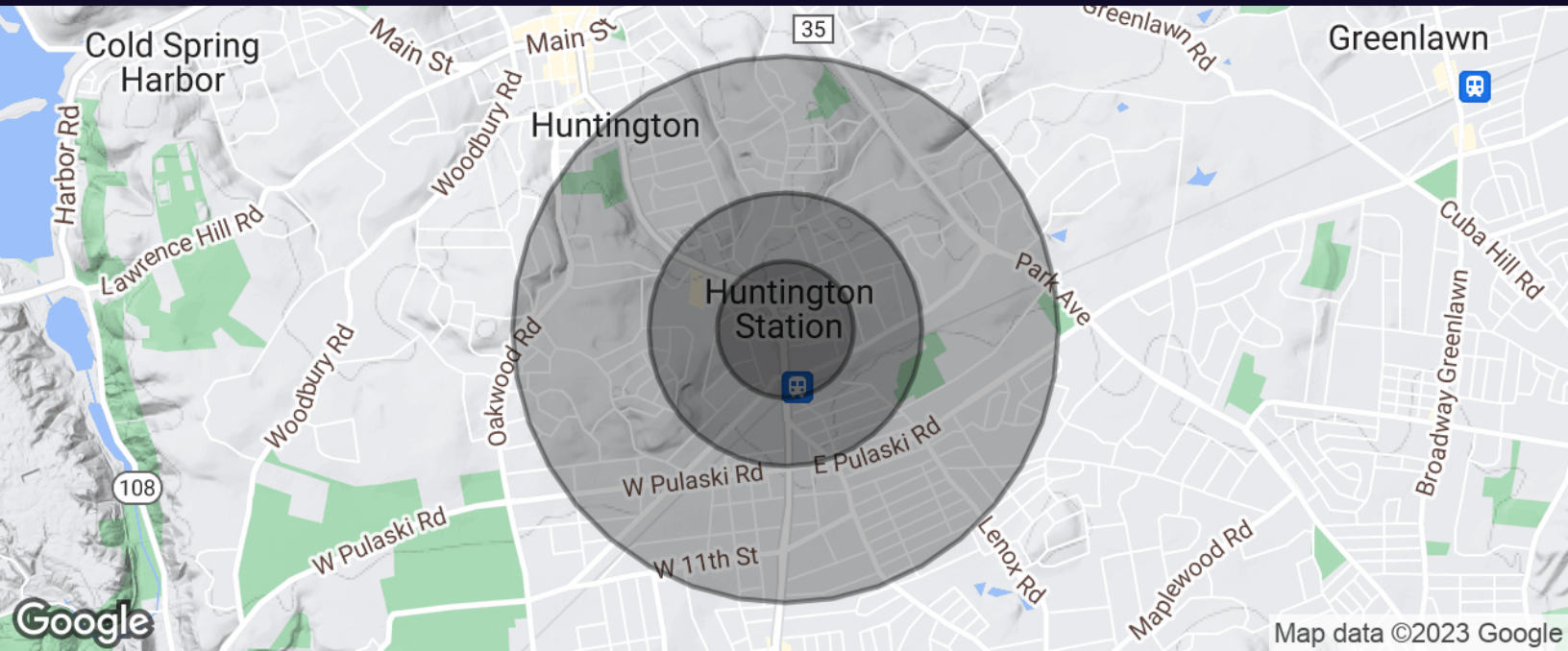
THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Retail Property For Lease

## 1080 New York Ave Huntington Station, NY 11746



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,408	5,059	17,907
Average Age	37.5	38.9	41.9
Average Age (Male)	39.9	42.1	42.3
Average Age (Female)	35.7	36.2	40.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	591	1,999	6,719
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$79,922	\$89,021	\$107,752
Average House Value	\$390,398	\$428,038	\$442,825

For More Information:



**Christopher Pesce**

Associate Broker  
Douglas Elliman Commercial - Long Island  
516.557.5686  
christopher.pesce@elliman.com



**Kenneth Hester**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.641.0342  
kenneth.hester@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.

## WE ARE COMMERCIAL REAL ESTATE

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each other each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

For More Information:



**Christopher Pesce**

Associate Broker  
516.557.5686  
christopher.pesce@elliman.com



**Kenneth Hester**

Licensed Real Estate Salesperson  
516.641.0342  
kenneth.hester@elliman.com

Office: 631.858.2405  
Fax: 631.543.0851  
550 Smithtown Bypass  
Smithtown, NY 11787