

# FOR SALE

SI



## 3095 Jericho Turnpike, East Northport, NY

2.5 ACRES OF LAND AVAILABLE | FOR SALE

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# SABRE

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3095 Jericho Turnpike  
East Northport, NY



## RARE I-4 ZONED OPPORTUNITY ALONG ONE OF LONG ISLAND'S BUSIEST CORRIDORS | FOR SALE

**ADDRESS:** 3095 Jericho Turnpike,  
East Northport, NY, Town of Huntington,  
Suffolk County

**SIZE:** 3,585 SF

**LAND AREA:** 2.5 Acres

**ASKING PRICE:** Call for details

**TAXES:** \$67,600 PA

**ZONING:** I-4

**AREA GENERATORS:** Dairy Queen, Aldi,  
Orangetheory Fitness, Trader Joe's, Target, Ulta,  
Wren Kitchens, CAVA, Panera, Dollar Tree, TJ  
Maxx, BJ's, QuickChek, Starbucks, and more

Demographics	1 mile	3 miles	5 miles
Population	8,426	72,577	205,114
Median HHI	\$164,171	\$178,680	\$170,240
Daytime Population	6,789	51,920	170,464

- Well-situated on Jericho Turnpike which is  $\frac{1}{3}$  of a mile west of Larkfield Road
- Currently the VCA Animal Hospital
- For Sale
- Jericho Turnpike sees 31,260 VPD

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## TRADE AREA DESCRIPTION

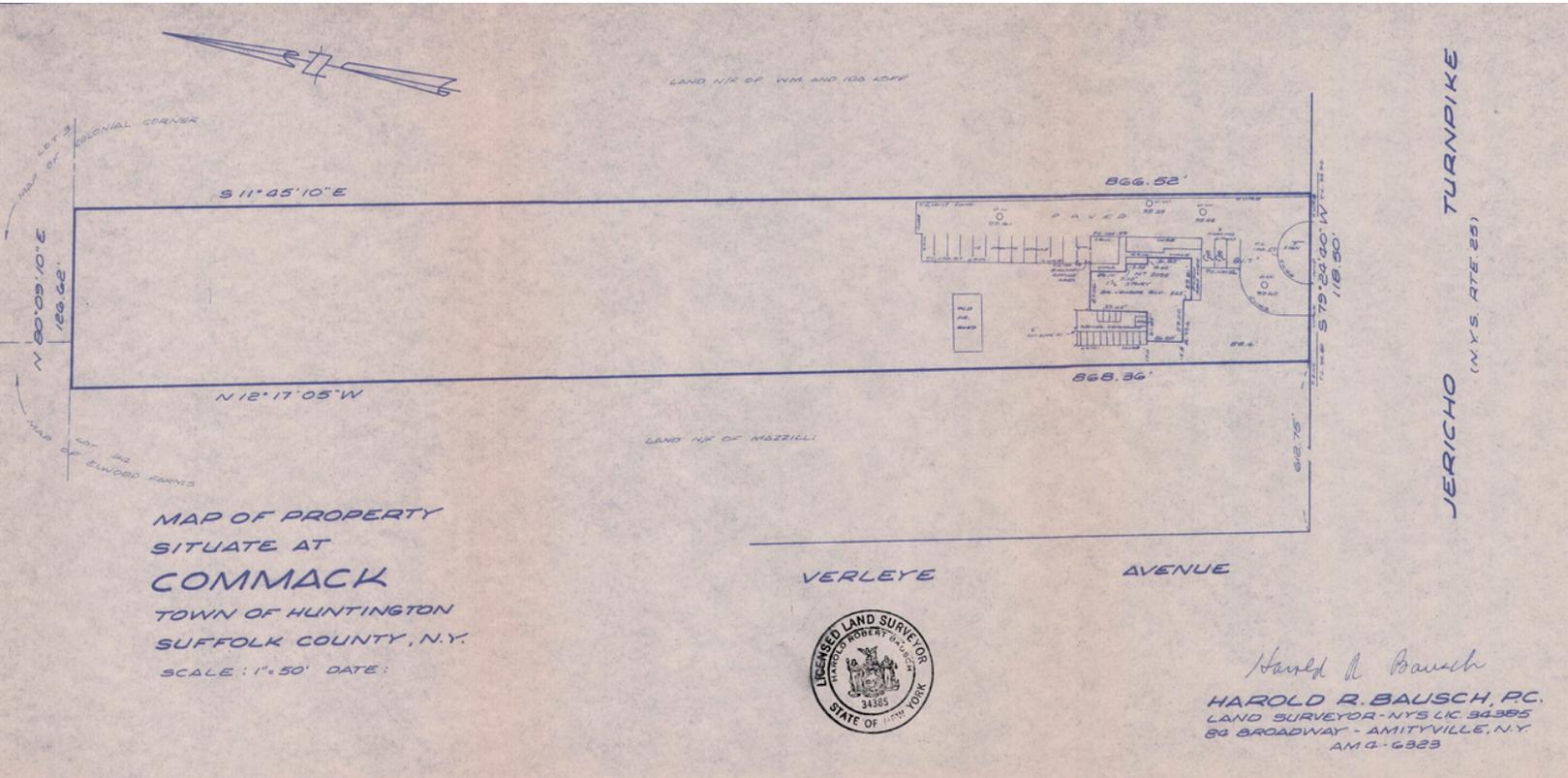
The site is located within the Township of Huntington, one of Long Island's most established and supply-constrained commercial submarkets. Positioned along Jericho Turnpike (NY-25), a primary east-west arterial, the property benefits from strong daily traffic, excellent regional connectivity, and proximity to Larkfield Road, Northern State Parkway, Route 25A, and nearby LIRR stations. The surrounding trade area is characterized by dense, affluent residential neighborhoods supported by a diverse mix of medical, service, light industrial, and neighborhood retail uses, with limited industrial land availability reinforcing long-term demand. The site's 2.5-acre footprint and I-4 zoning offer flexibility for a range of industrial and service-oriented users in a proven Long Island market.



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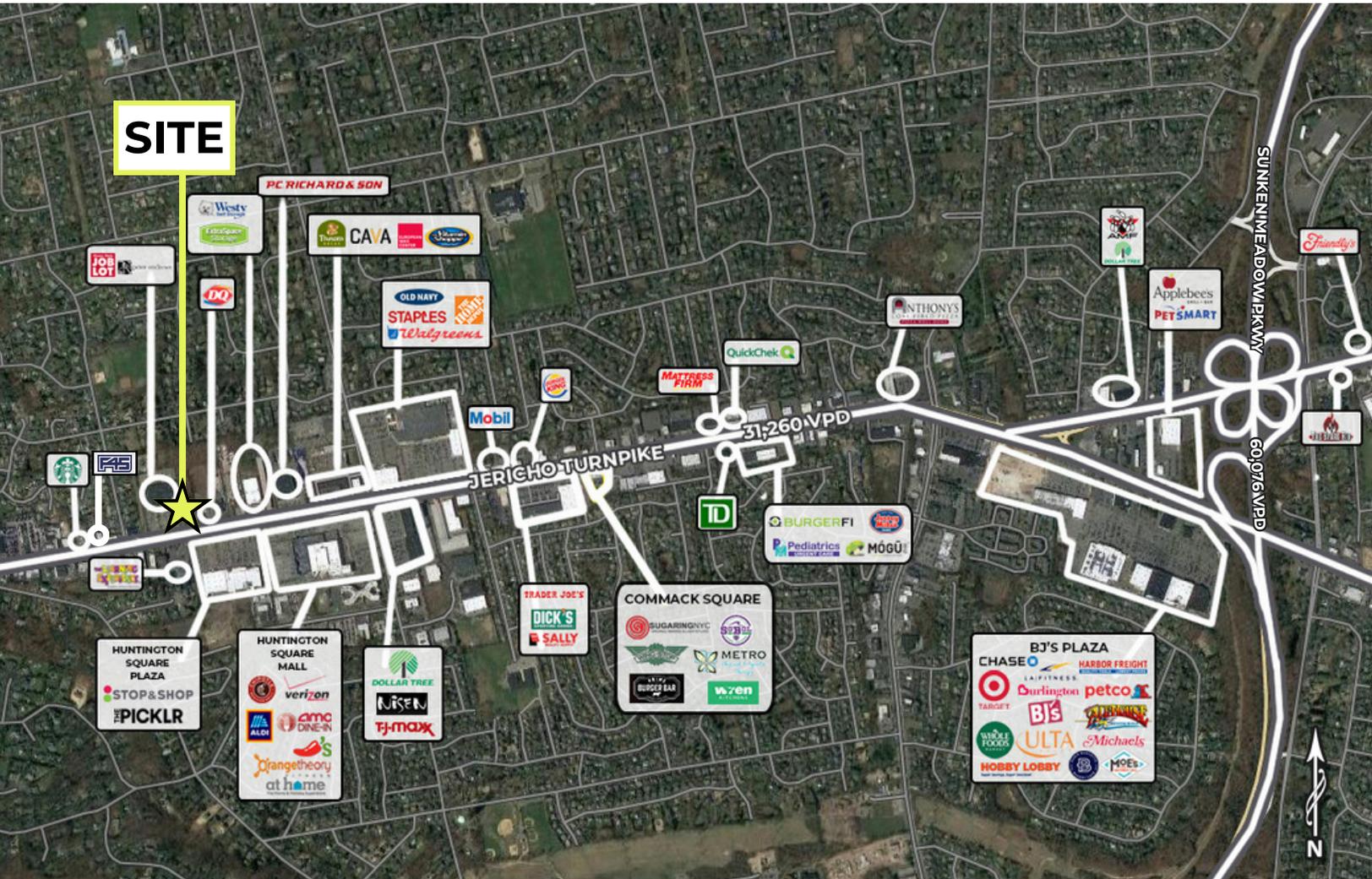
## SURVEY



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AERIAL



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