

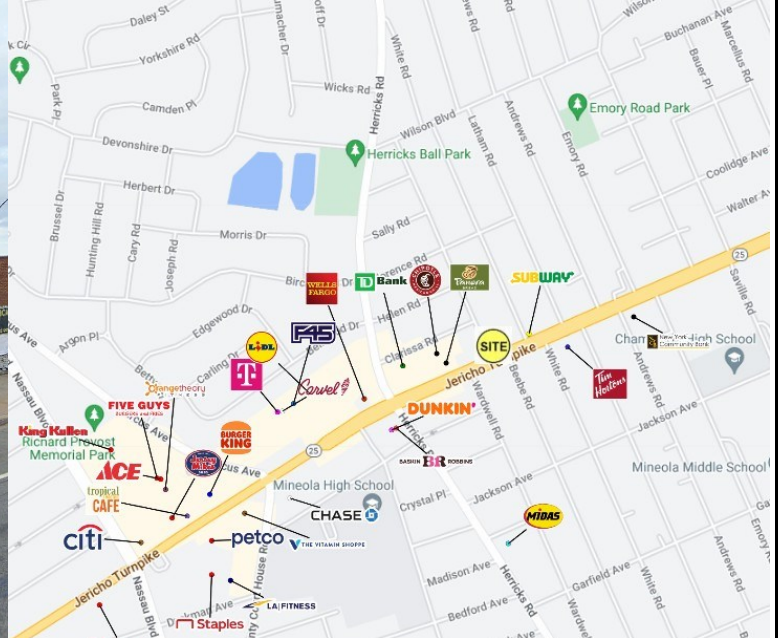
NEW RETAIL/OFFICE BUILD WITH PARKING

490 JERICHO TURNPIKE, MINEOLA, NY 11501

STREET VIEW



RETAILER MAP



AGENTS:

MIKE RAIFAISEN
516.498.1010 ext. 235
mr@comretail.com

ANTHONY JURKOVIC
516.498.1010 ext. 212
aj@comretail.com

525 Northern Boulevard, Suite 201
Great Neck, NY 11021
Tel: 516.498.1010
Fax: 516.498.1088
www.comretail.com

[View our Facebook Page!](#)

[Connect on LinkedIn!](#)

BUILDING SPECIFICATIONS

- PROPOSED NEW RETAIL/OFFICE WITH LARGE PARKING LOT (APPROX. 10,600 SF)
- BLDG APPROX. 5,500 SQ. FT. – MAY DIVIDE
- ASKING RENT UPON REQUEST
- OWNER WILL CONSIDER BUILT TO SUIT, GROUND LEASE
- JERICHO TPKE – 29K VPD

DEMOGRAPHICS

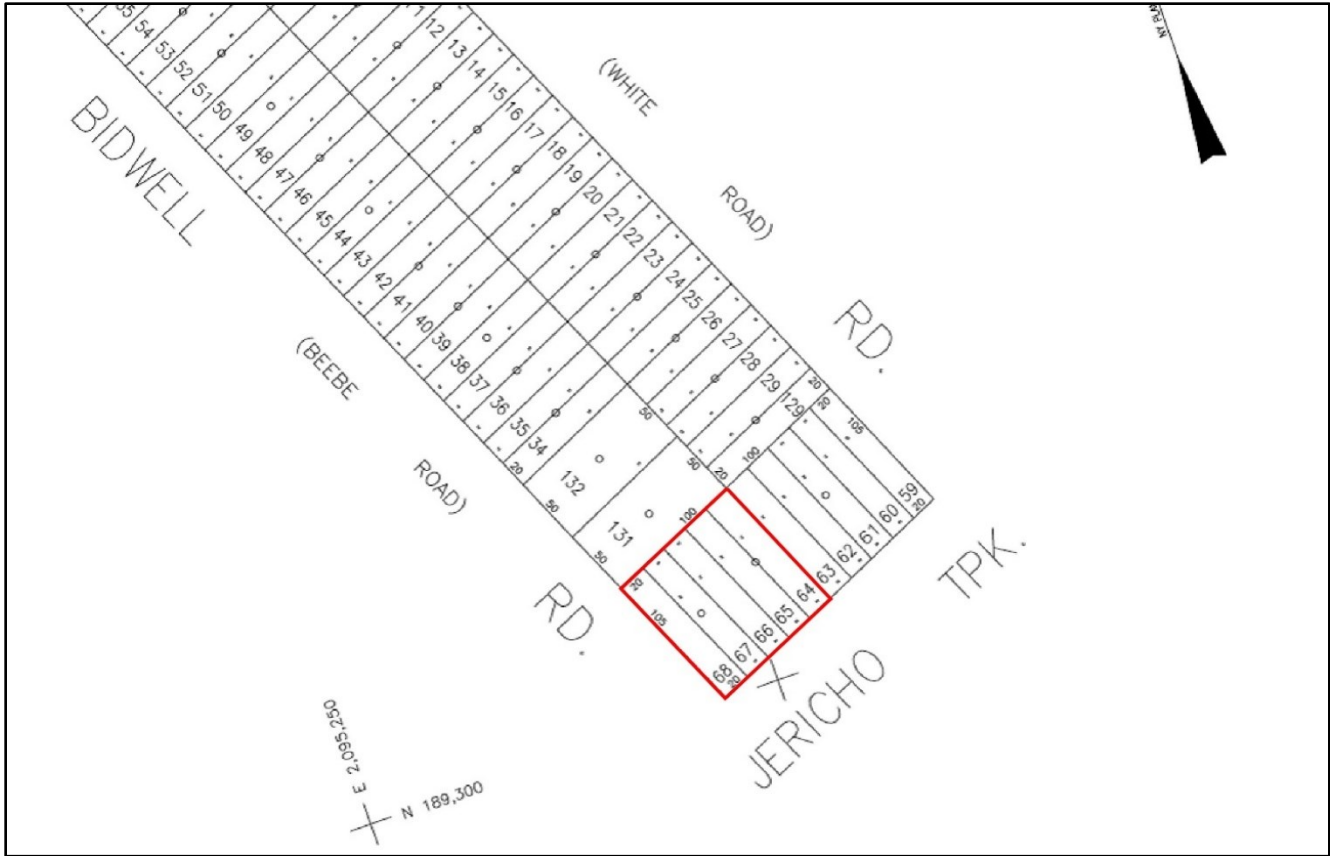
<u>Radius</u>	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 miles</u>
Population	27,436	90,116	191,354
# of Households	10,006	31,344	64,607
Avg. HH Income	\$190,462	\$214,190	\$203,214
Daytime Pop	21,503	53,920	126,331



November 17, 2023

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

TAX MAP



AGENTS:

MIKE RAIFAISEN
516.498.1010 ext. 235
mr@comretail.com

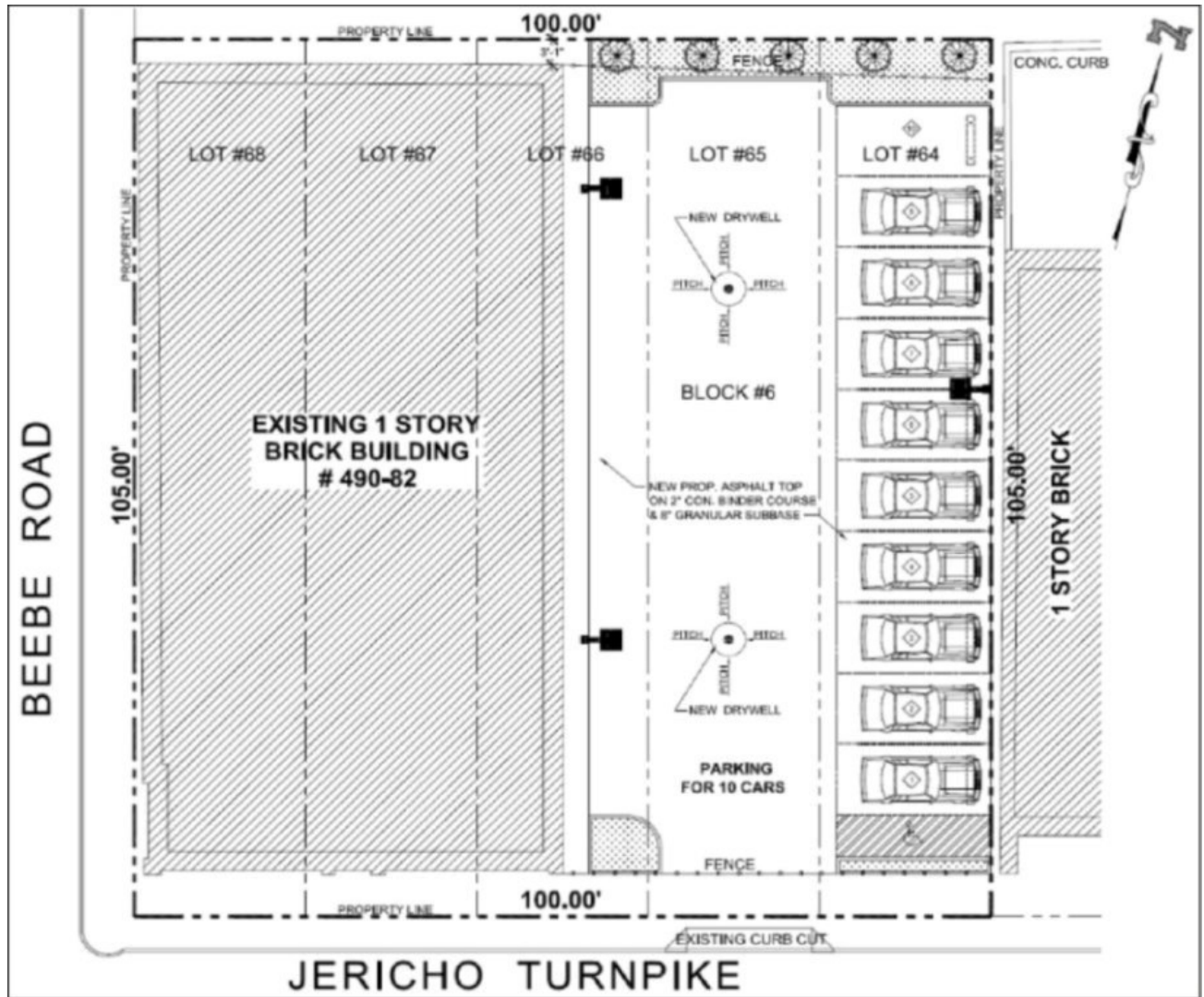
ANTHONY JURKOVIC
516.498.1010 ext. 212
aj@comretail.com



November 17, 2023

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

SITE PLAN



AGENTS:

MIKE RAIFAISEN
516.498.1010 ext. 235
mr@comretail.com

ANTHONY JURKOVIC
516.498.1010 ext. 212
aj@comretail.com



November 17, 2023

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.