

CMS

Real Estate Services, Inc.

*Retail * Office * Industrial * Investments * Development * Sales/Leasing*

Retail Space Available @ Traffic Light!!!

6230 Jericho Turnpike, Commack, NY



Property Overview:

Building Size:	12,000 SF
Unit Size:	1,750 SF (former Dry Cleaner) 1,825 SF (Vet Space)
Parking:	65 Vehicles (5.50:1000)
Traffic Light:	NEWLY APPROVED LIGHT: Valmont & Jericho
Bathrooms:	1
Electric:	3-Phase / 240V
Available:	Immediately
Tenants:	7-Eleven, Spa, Pet Store, Vet, Pet Store & Party Store
Comments:	This is a great location with fantastic visibility, signage and demographics. 1/3 of a mile from Commack Road

Demographics

Year 2011	1-Mile	3-Mile	5-Mile
Population	10,828	73,120	201,726
Daytime Population	12,908	68,008	178,542
Housing Units	3,650	23,568	62,355
Median HHI	\$82,934	\$108,520	\$99,453
Average HHI	\$114,080	\$132,815	\$123,319
AADT Count ('02)	36,082 Vehicles Per Day		

For Additional Information Call: Hayes H. Histan

755 Waverly Avenue, Suite #102, Holtsville, NY 11742

Office: 631.569.4142 • Fax: 631.698.6299 • Cell: 347.200.7505

Email: hhhistan@yahoo.com • Website: www.CMS-RE.com

"Taking Care of ALL Your Commercial Needs!!"

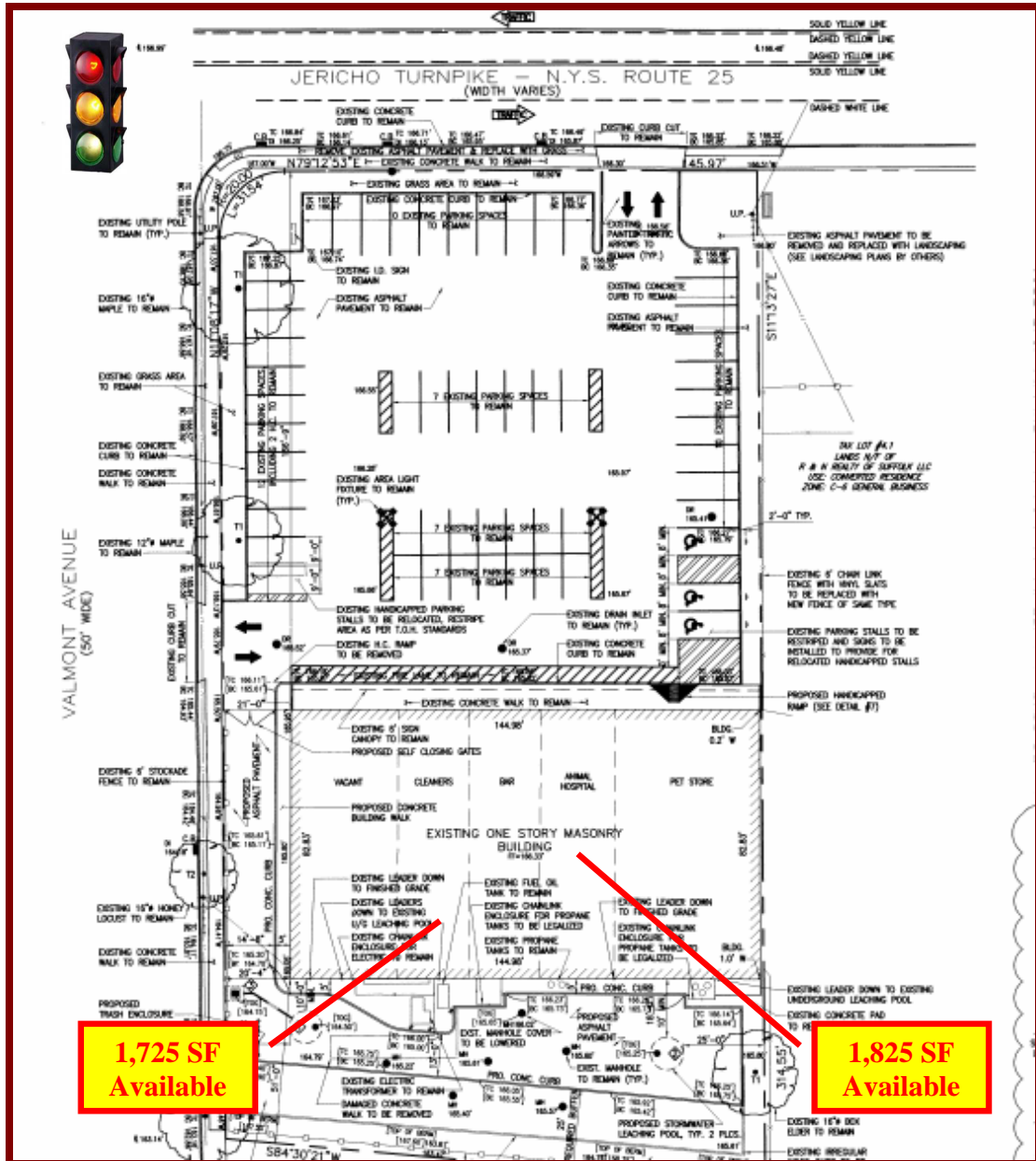
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Site Plan



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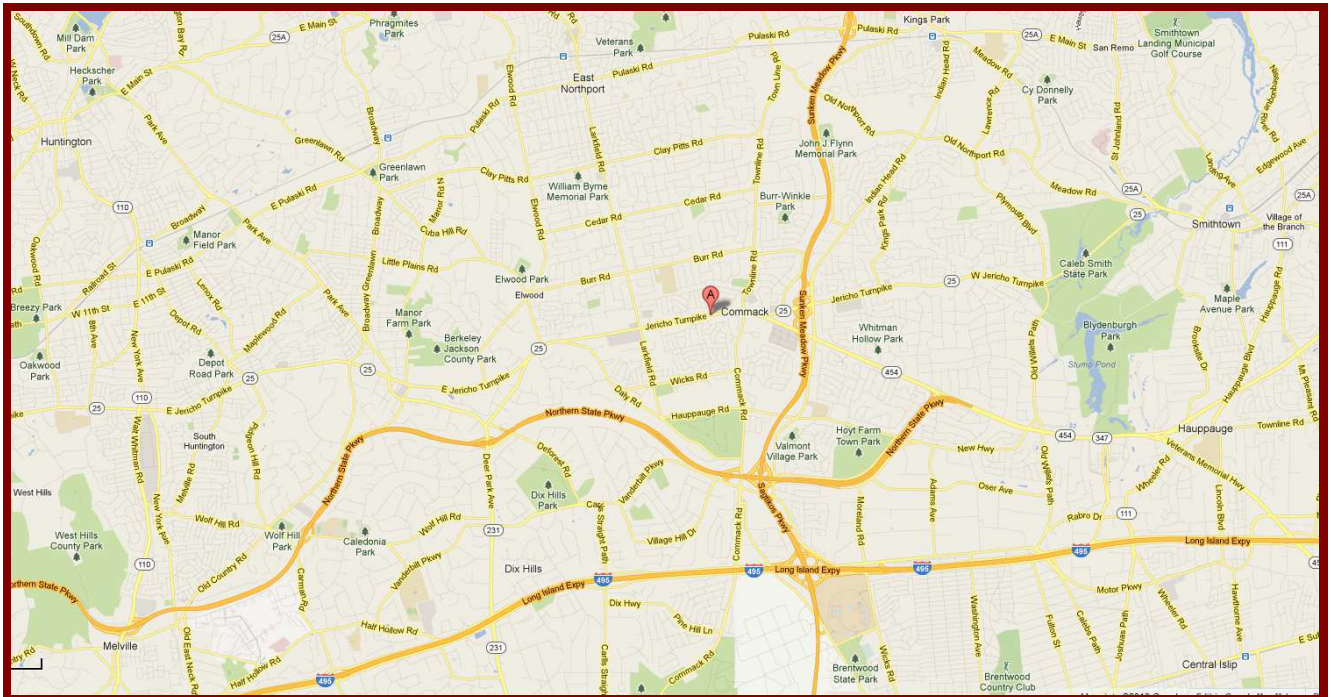
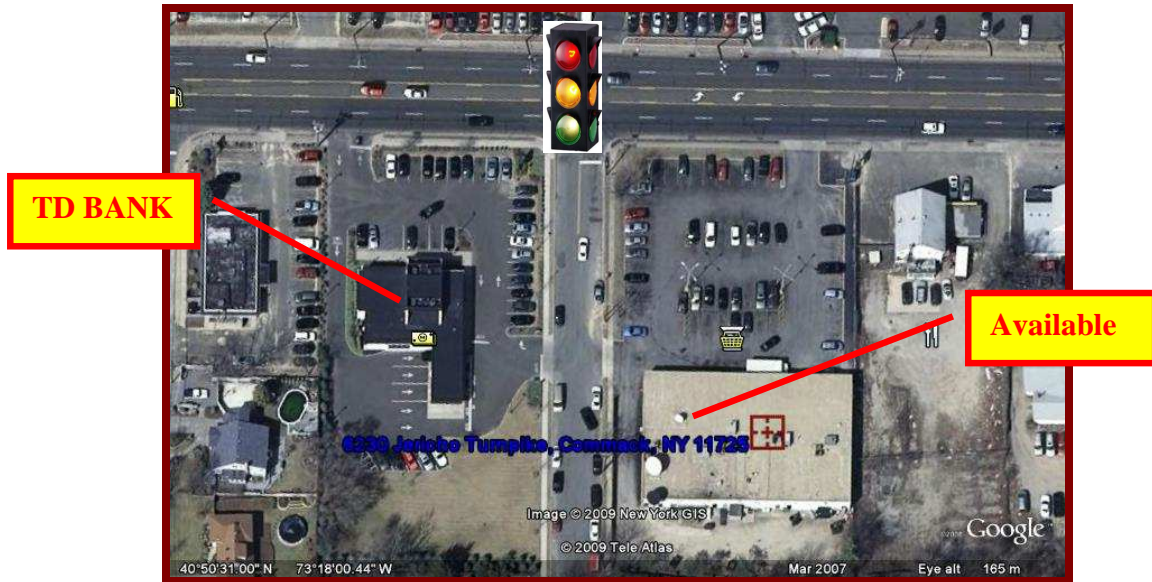
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Overhead & Map



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