

# CMS

Real Estate Services, Inc.

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

## Newly Approved Retail Center @ Traffic Light!!

6214-6228 Jericho Turnpike, Commack, NY



Asking Price: \$35/NNN

1,500 – 3,283 SF Pad Site w/Drive-Thru: Call for Pricing

### Property Overview

Building Size:	20,000 SF Multi-Tenant
Unit Sizes Available:	1,990 – 20,000 SF & Pad Site
Lot Size:	2.25 Acres
Parking:	110 vehicle Parking (5:1000)
Frontage:	300' on Jericho Turnpike
Comment:	Site is located on Southside of Jericho Turnpike with tremendous visibility, heavy traffic & strong Demographics

### Demographics

Year 2011	1-Mile	3-Mile	5-Mile
Population	11,577	72,224	202,636
Housing Units ('11)	3,877	23,876	64,332
Median HHI	\$104,812	\$108,274	\$101,772
Average HHI	\$124,442	\$130,336	\$123,206
AADT Traffic '02	42,802 VPD (Larkfield Rd-Commack Rd)		

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

Office: 631-569-4141 • Cell: 347.200.7505 • Fax: 631.698.6299

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**"Taking Care of ALL Your Commercial Needs!!"**

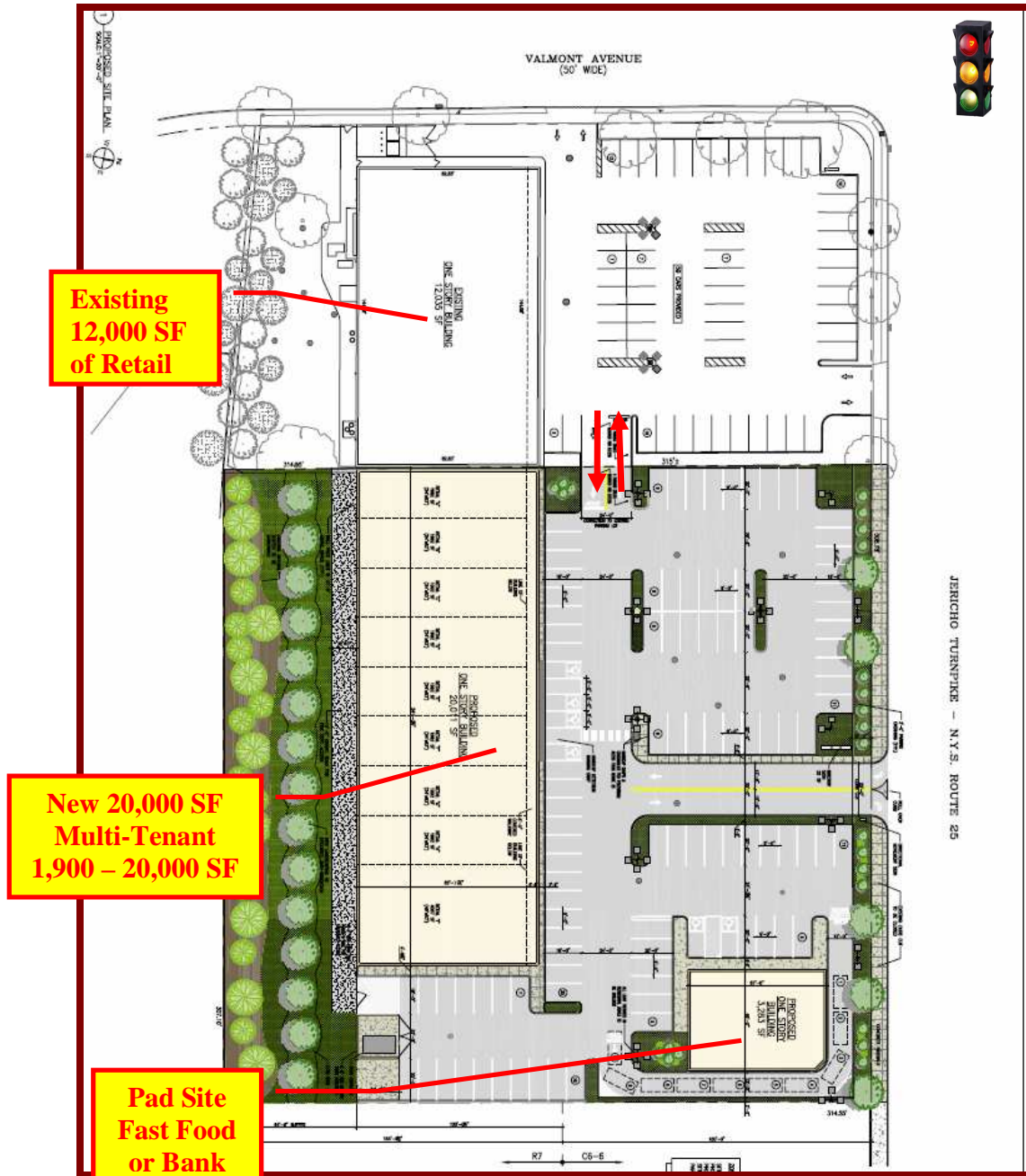
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## Site Plan



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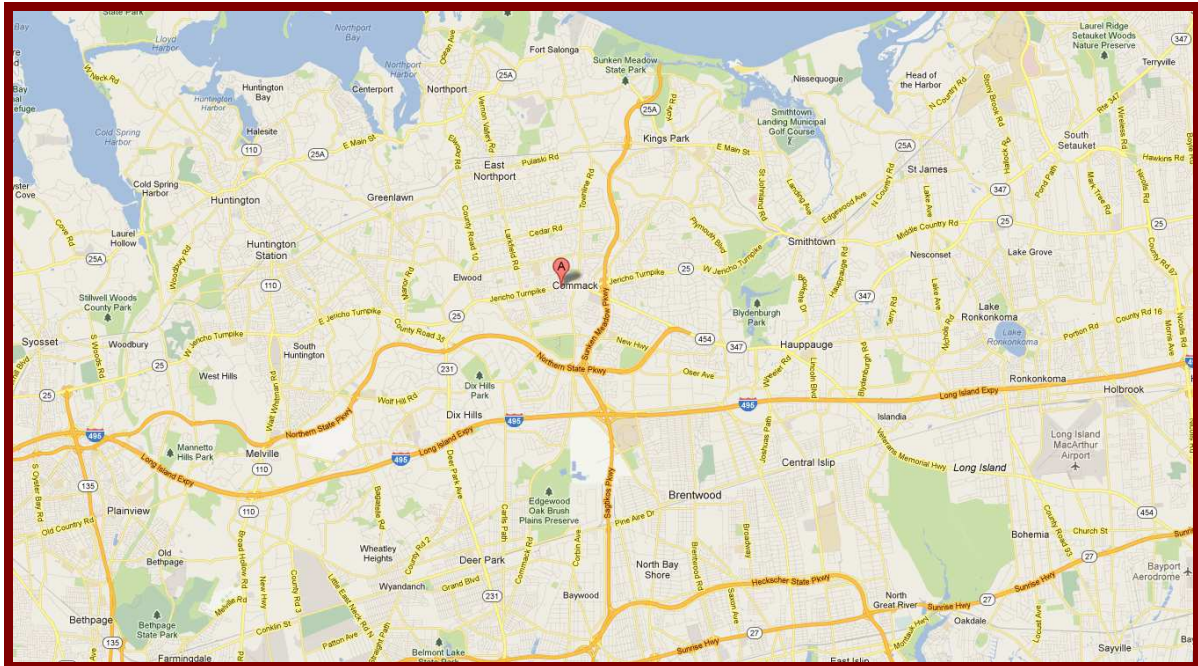
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## Maps



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