

OFFERING MEMORANDUM

5070 - 5074 Jericho Turnpike Commack, NY 11725

FOR LEASE- END CAP 4,212 SF



Commercial



EXECUTIVE SUMMARY

5070 - 5074 Jericho Turnpike Commack, NY 11725

Building Size:	9,611 SF	Lot Size:	0.75 Acres
Available SF (End Cap)	4,212 SF + 2,185 sf Basement	Parking:	46 Spaces
Lease Rate:	\$35.00 Per Sq. Ft NNN	Zoning:	C6
Property Taxes:	\$53,695.29 (\$5.58 Per Sq Ft)	Occupancy:	Immediate
Property Insurance:	\$17,274.94 (\$1.79 Per Sq Ft)		

Property Overview

Position your business in one of Commack’s premier retail corridors at 5070–5074 Jericho Turnpike, where a 4,212 SF end cap opportunity is now available for lease. Strategically located along heavily trafficked Jericho Turnpike, the property is surrounded by an exceptional mix of national and regional retailers including The Home Depot, Trader Joe's, TJ Maxx, Staples, Walgreens, Old Navy, Dollar Tree, AMC Theatres, and AT&T, driving consistent daily traffic and strong consumer draw to the area. The available end cap space offers outstanding visibility, strong signage presence, and convenient access with ample on-site parking. New ownership is currently implementing a series of capital improvements, including a renovated façade and upgraded parking lot, further enhancing the overall appearance and long-term positioning of the center. With immediate occupancy available, this opportunity is ideal for retail, showroom, fitness, or service-oriented tenants seeking a highly recognizable location in an affluent Long Island trade area.

Property Highlights

- Prime Jericho Turnpike Exposure
- Surrounded by National Retailers
- New Ownership with Planned Capital Improvements
- 46 Parking Spaces
- Immediate Occupancy
- Strong Demographics with Average Household Income Exceeding \$199,000 Within 5 Miles

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

PROPERTY DETAILS

5070 - 5074 Jericho Turnpike Commack, NY 11725

Lease Rate	\$35.00 Per Sq. Ft NNN
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Location Information	
Street Address	5070 - 5074 Jericho Turnpike
City, State, Zip	Commack, NY 11725
County	Suffolk
Township	Town of Huntington

Building Information	
Building Size	9,611SF
Tenancy	Multiple
Ceiling Heights	12' Clear
Power	400 Amps
Separately Metered	Yes
Heating	Gas
Sprinklers	Fully

Property Information	
Property Type	Retail
Zoning	C6
Lot Size	0.75 Acres
Curb Cuts	Three (3)
Parking	46 Spots
Sanitary	Septic
Traffic Light	Yes
Corner Property	Yes

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LEASE SPACES



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,212 SF + 2,185 SF Basement	Lease Rate:	\$35.00 Per Sq. Ft NNN

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Description
5070 Jericho Tpke	Available	4,212 SF	NNN	Previous use- Appliance Store

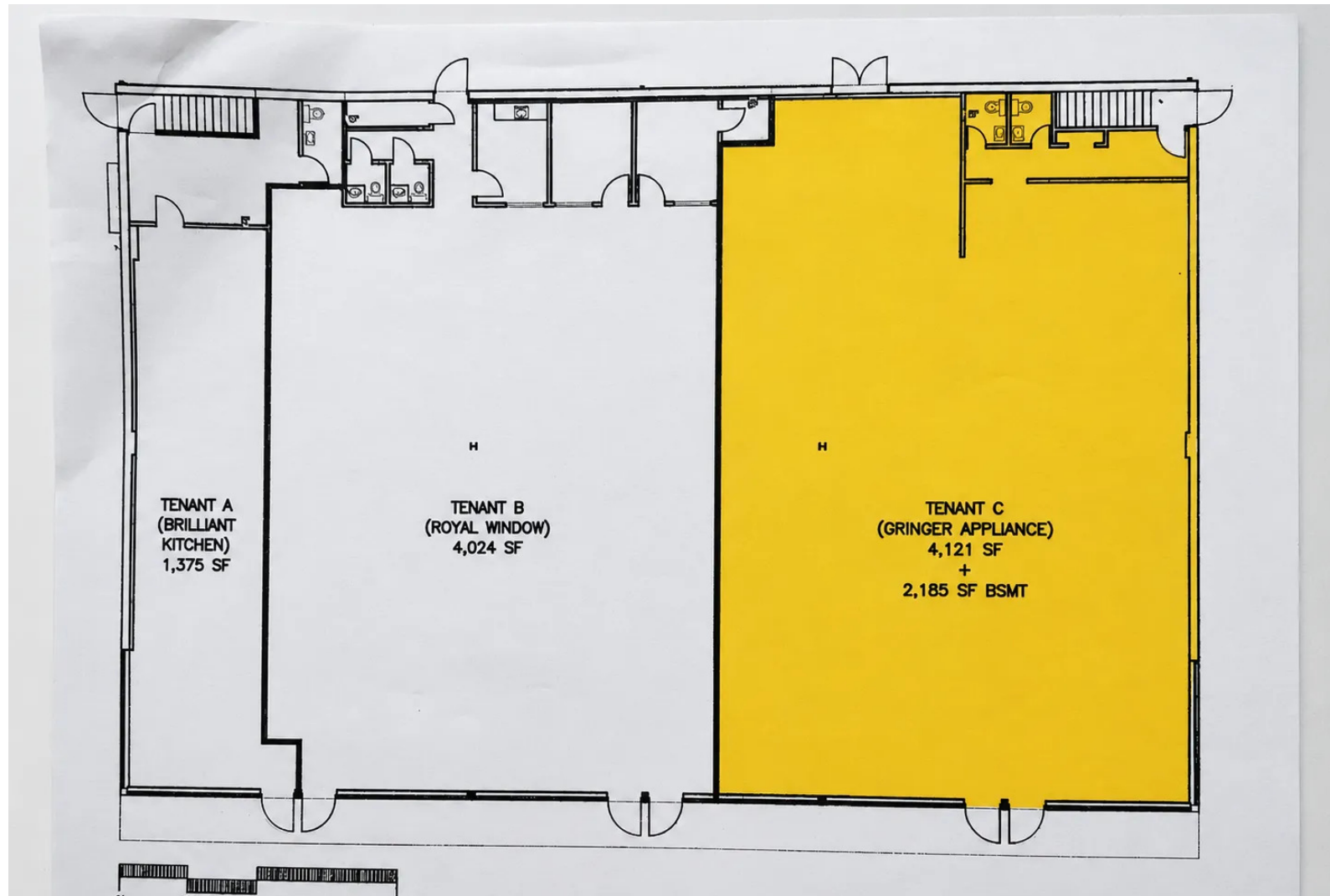
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FLOOR PLAN

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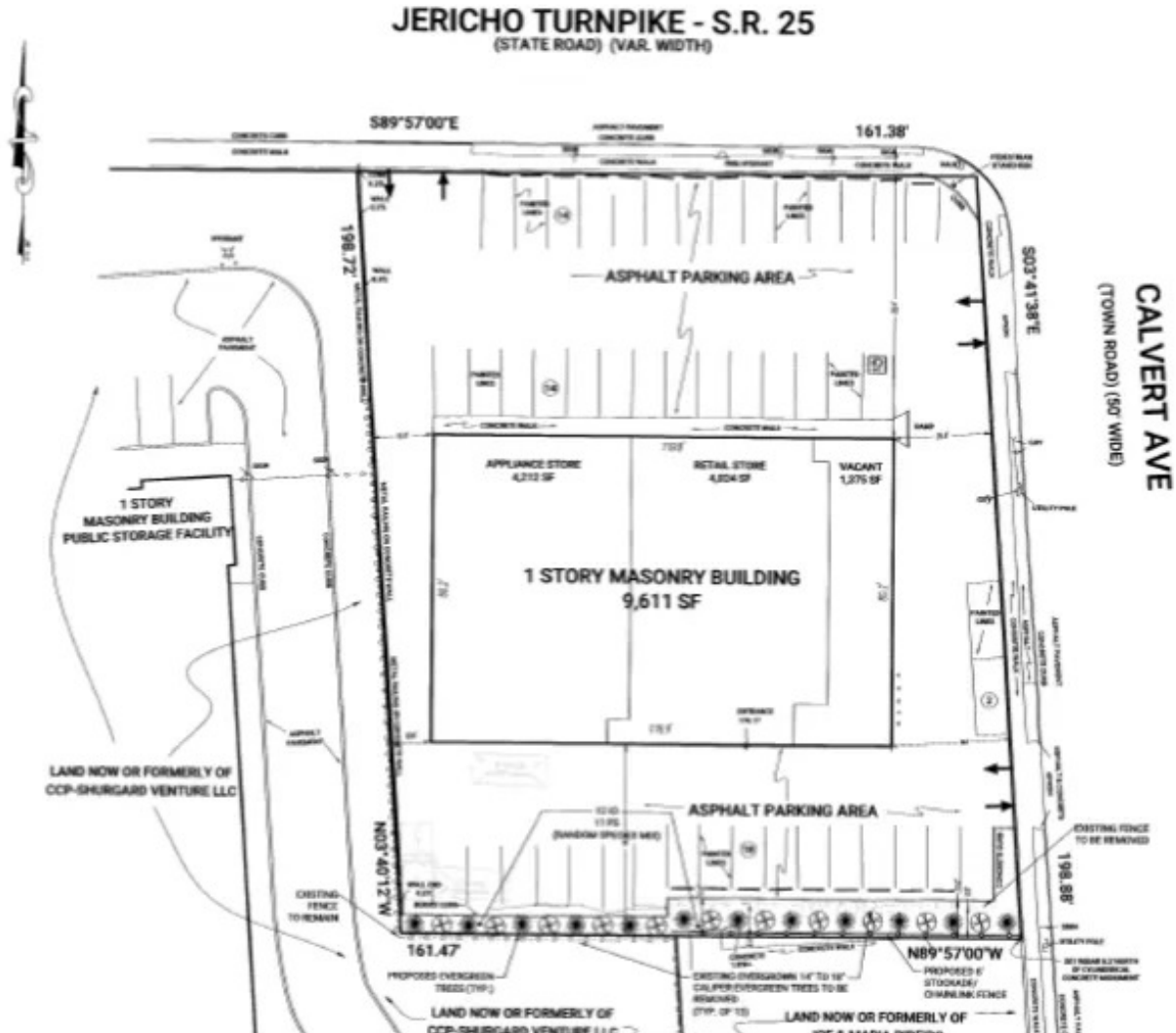
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SITE PLANS



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Commercial

Google

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Brilliant Cabinet

Windows

ROYAL Doers

5074



ADDITIONAL PHOTOS

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PLANNED EXTERIOR RENNOVATION

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RETAILER MAP

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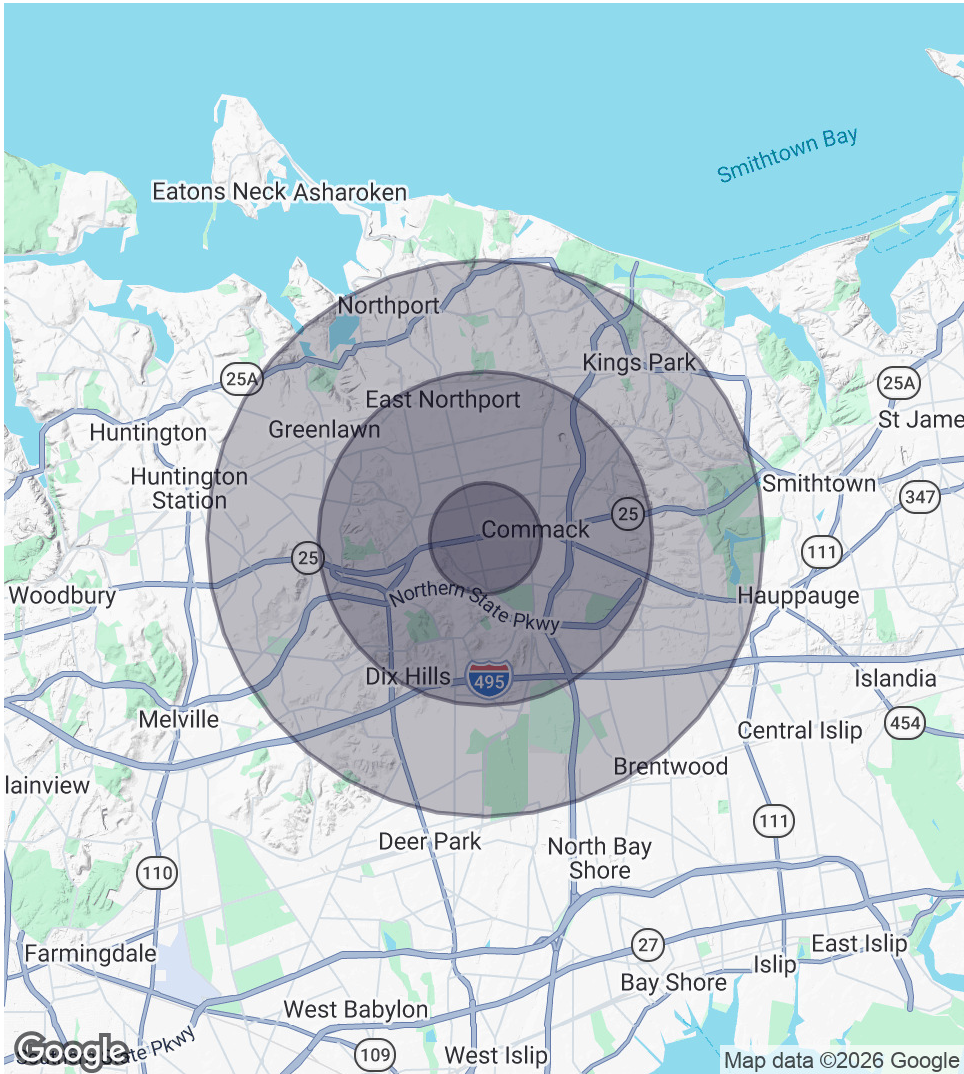
DEMOGRAPHICS MAP & REPORT

5070 - 5074 Jericho Turnpike Commack, NY 11725

Population	1 Mile	3 Miles	5 Miles
Total Population	10,467	73,629	176,627
Average Age	42.2	45.1	45.2
Average Age (Male)	40.9	42.9	43.8
Average Age (Female)	45.0	46.9	46.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,401	24,472	60,190
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$194,018	\$201,138	\$199,806
Average House Value	\$649,324	\$721,294	\$712,024

2023 American Community Survey (ACS)



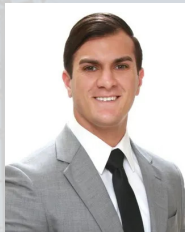
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