

143 Jericho Turnpike | Mineola, NY 11501
\$3,575,000 | 6.5% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Expiration	Options	Increases
<i>Retail</i>						
Metro PCS	1,000	\$50.62	\$50,618	Nov. 2027	1@5 Years	3% per annum
Nail Salon	1,000	\$32.78	\$32,784	Dec. 2030	None	3% per annum
<i>1st Floor Apartments</i>						
2 Bedroom (Fully Renovated)	900	\$40.00	\$36,000	Year-Year	-	-
2 Bedroom (Fully Renovated)	900	\$41.33	\$37,200	Year-Year	-	-
<i>2nd Floor Apartments</i>						
2 Bedroom (Fully Renovated)	800	\$44.25	\$35,400	M-M	-	-
2 Bedroom	800	\$39.00	\$31,200	M-M	-	-
2 Bedroom	800	\$39.00	\$31,200	M-M	-	-
2 Bedroom	800	\$39.00	\$31,200	M-M	-	-
Storage Space (Vacant)	600	\$16.00	\$9,600	-	-	-
Total	7,600		\$295,202			

Income	
Annual Rent	\$295,202
Total Income	\$295,202

Expenses	
Taxes	\$52,690
Insurance	\$9,100
Water	\$1,000
Common Area Lighting	\$115
Heat	Tenant
Total Expenses	\$62,905

Net Operating Income	\$232,297
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Highlights

- Mixed use property located at the SW corner of Jericho Turnpike (32,919 VPD) and Willis Ave (11,028 VPD)
- The majority of the residential tenants are long term tenants
- Strong demographics with a population of over 172,780 people within a 3 mile radius
- Located near Starbucks, Dunkin', 7 Eleven, McDonald's and more



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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Banbury Rd

Cha Dao
Bubble Tea



25

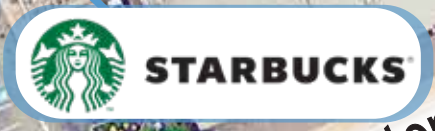


Jericho Tpke - 32,919 VPD



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Mineola
Eye Services



Willis Ave - 11,028 VPD

Washington Ave

Giovanni Esteban
Beauty Salon



Washington Ave

NEIGHBORHOOD AERIAL



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DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	30,141	172,243	487,958
2024 POPULATION	30,003	172,780	476,258
2029 POPULATION PROJECTION	29,510	170,200	464,798
ANNUAL GROWTH 2020-2024	-0.10%	0.10%	-0.60%
ANNUAL GROWTH 2024-2029	-0.30%	-0.30%	-0.50%

WHITE	18,694	87,174	203,396
BLACK	805	13,872	70,308
AMERICAN INDIAN/ALASKAN NATIVE	38	460	1,800
ASIAN	5,139	38,770	95,280
HAWAIIAN & PACIFIC ISLANDER	5	41	221
TWO OR MORE RACES	5,321	32,464	105,254
HISPANIC ORIGIN	4,762	30,444	101,292

2020 HOUSEHOLDS	11,521	57,166	154,414
2024 HOUSEHOLDS	11,520	57,464	150,273
2029 HOUSEHOLD PROJECTION	11,336	56,605	146,429
ANNUAL GROWTH 2020-2024	0.30%	0.60%	0.30%
ANNUAL GROWTH 2024-2029	-0.30%	-0.30%	-0.50%
OWNER OCCUPIED HOUSEHOLDS	7,085	41,564	110,104
RENTER OCCUPIED HOUSEHOLDS	4,252	15,041	36,325
AVG HOUSEHOLD INCOME	\$148,684	\$156,358	\$149,420
MEDIAN HOUSEHOLD INCOME	\$120,898	\$127,647	\$120,812

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PROPERTY PHOTOS



Downstairs retail store will be 2 apts



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FOR MORE INFORMATION

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