RETAIL SPACE

MINEOLA, NY

MINEOLA SHOPPING CENTER

520 - 550 JERICHO TURNPIKE

SIZE
8,250 SF (Approximately 55’ X 150’)

ASKING RENT
Upon Request

CO-TENANTS
Panera Bread, TD Bank, Chipotle, The Rex Burger & Lobster, Luigi’s Pizzeria

NEIGHBORS
CVS, City MD, Duck Donuts, F45, Dunkin’ Donuts, Sylvan Learning Center, Allstate Insurance, King Kullen, Diamond Braces, Ace Hardware, Orange Theory Fitness, Troipcal Smoothie Cafe, Five Guys Burgers and Fries, Citibank, Petco, LA Fitness, Staples, The Vitamin Shoppe

COMMENTS
Located at a signalized intersection - NEC of Herricks Road and Jericho Turnpike

Abundance of parking - 102 stalls

Easy access with three access points to the center

Over 50,000 vehicles passing this site daily.

CONTACT EXCLUSIVE AGENTS

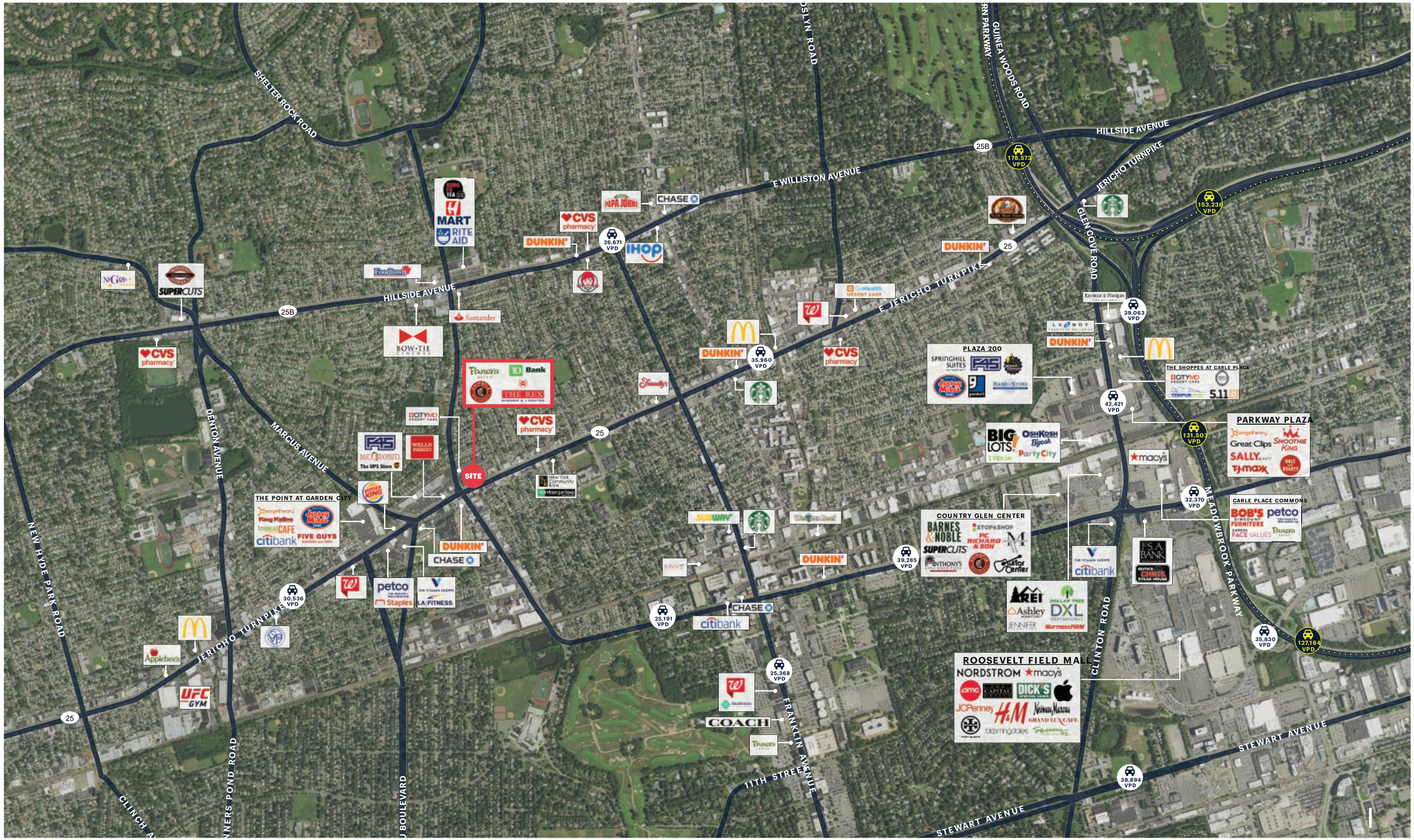
JOANNE ARGENTI
jargenti@ripcony.com
516.933.8880

RIPCO REAL ESTATE
1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

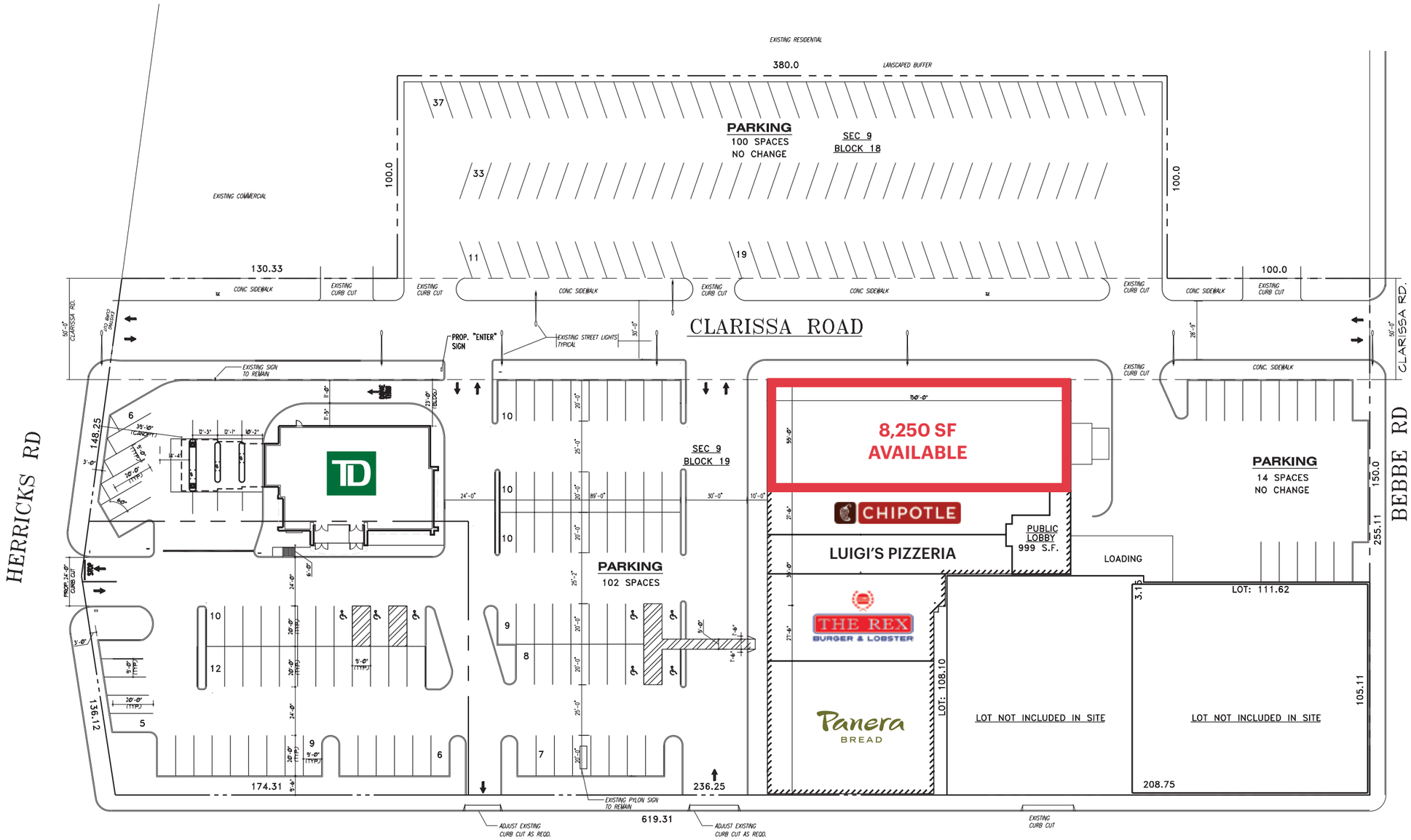
MARKET AERIAL



AERIAL

Parking Lot
8,250 SF AVAILABLE
Parking Lot
Parking Lot
CITYMD URGENT CARE
HERRICKS ROAD
CHIPOTLE
LUIGI'S PIZZERIA
THE REX BURGER & LOBSTER
Panera BREAD
AMERICAN THEATRE DANCE BASIC ENERGY INC.
20,193 VPD
32,156 VPD
JERICHO TURNPIKE
WELLS FARGO
RANI SPAS
BEDQUARTERS
Auto Barn
GOODYEAR
Allstate
DUNKIN'
25

SITE PLAN



SITE PLAN

0 15' 30' 60'

SCALE: 1" = 30'-0"

SITE DATA

SECTION	9
BLOCK	18, 19
LOTS	45, 46, 51, 52
ZONE	B-1
PROPERTY AREA	= 197,863 SQ FT 4.54 ACRES

PARKING CALCULATIONS

ZONE B-1 (SECTION 30-64)
MIN SPACE SIZE: 9' X 20'
PROVIDED: COMPLIES

MIN REQD NUMBER OF SPACES:

EXISTING BANK: 1 CAR / PER 250 S.F.
4,243 S.F. / (1/250) = 17 CARS REQD

RETAIL SPACES: 1 CAR / 250 S.F.
RETAIL 'A'= @ 1ST FL. 8,250 S.F.
@ CELLAR 10,000 S.F.
RETAIL 'B'= 2,807 S.F.
RETAIL 'C'= 2,801 S.F.
VESTIBULE= 999 S.F.

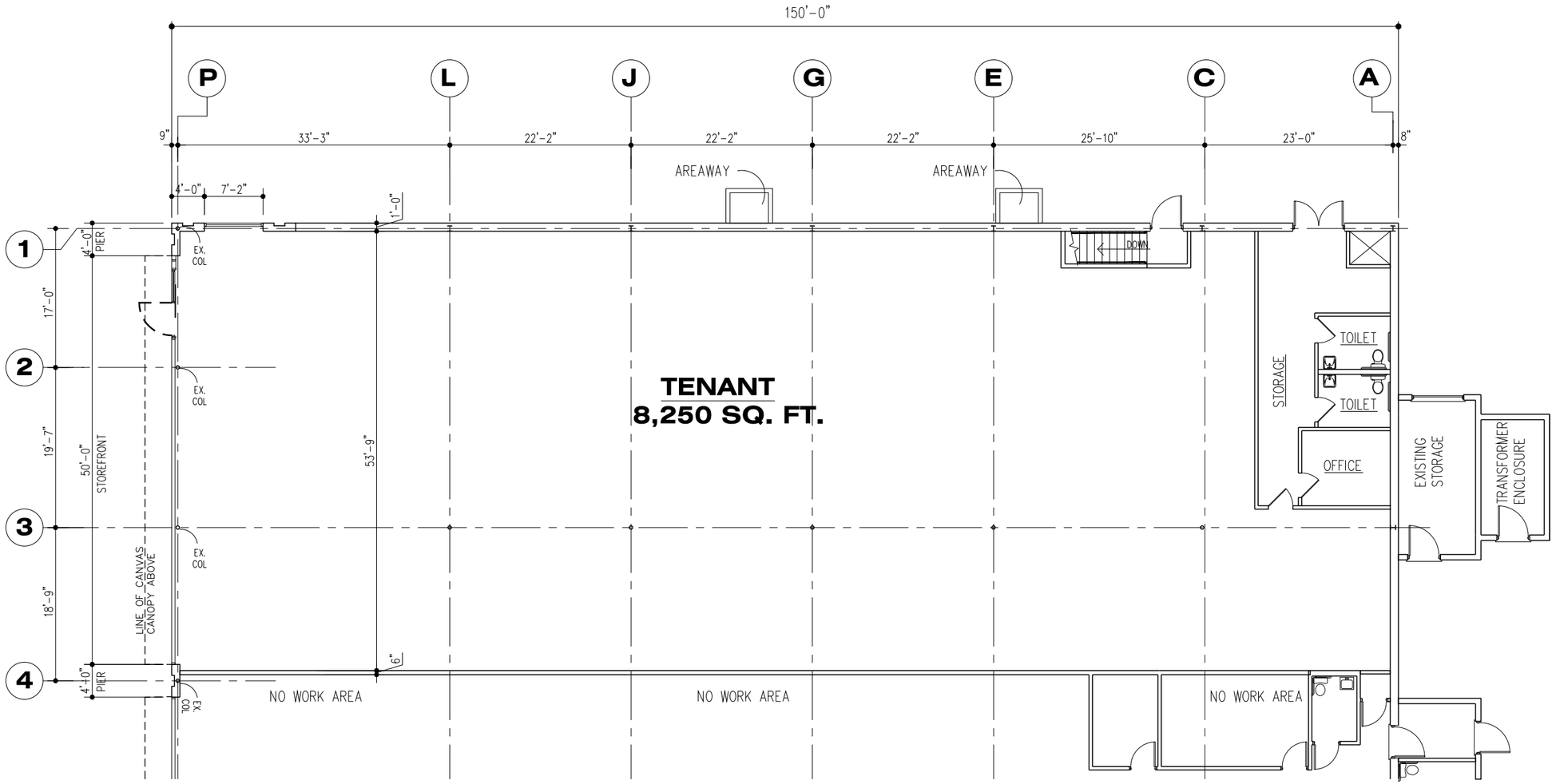
TOTAL RETAIL FL AREA = 24,857 S.F.
24,857 S.F. / 250 = 100 CARS REQ.

RESTAURANT SPACES: 1 CAR / 3 PERSONS

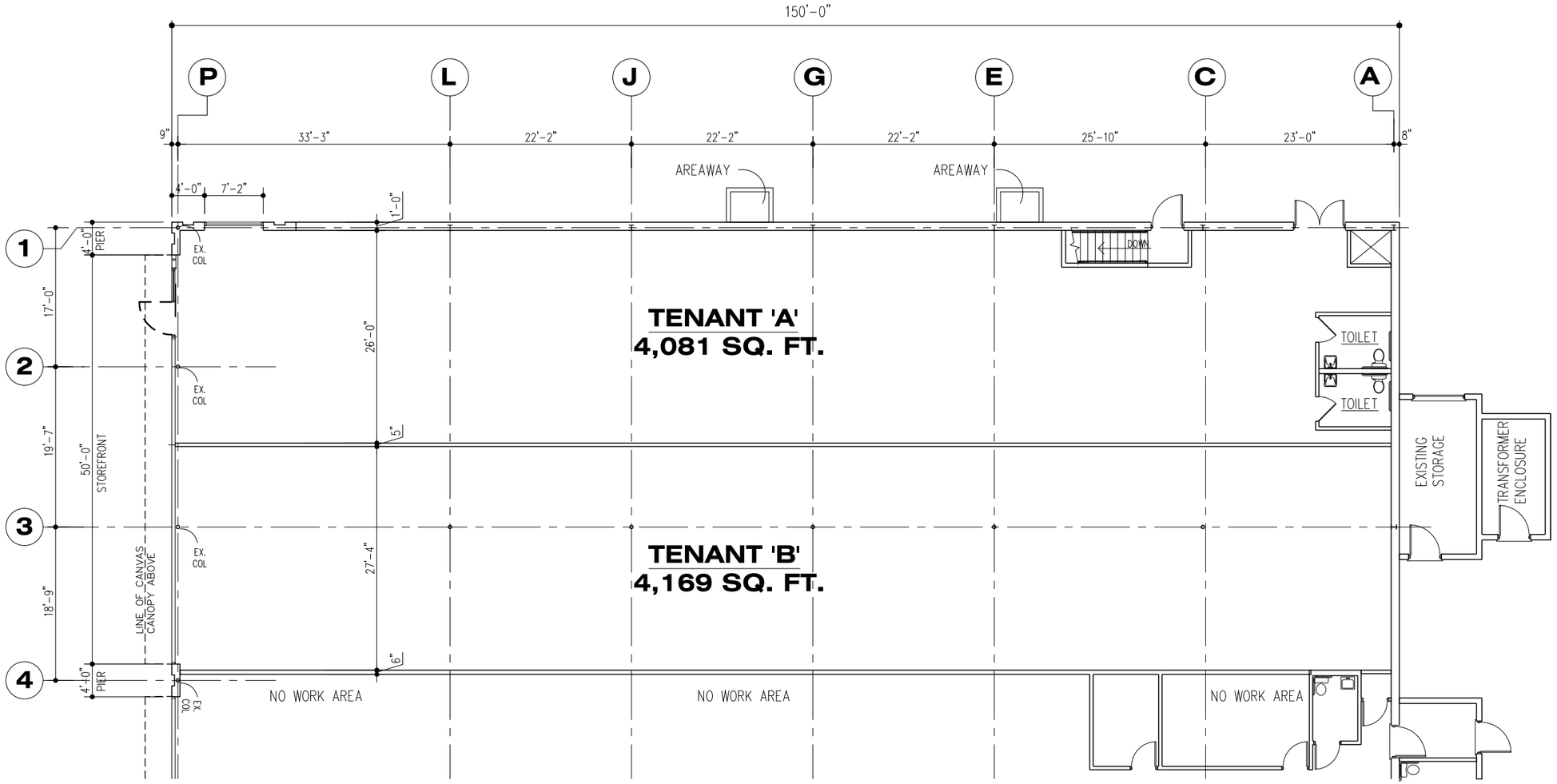
RESTAURANT 'B' = 132 P = 44 CARS

TOTAL REQUIRED CARS:
17 + 100 + 40 + 44 = 201 CARS REQUIRED
216 CARS PROVIDED: COMPLIES

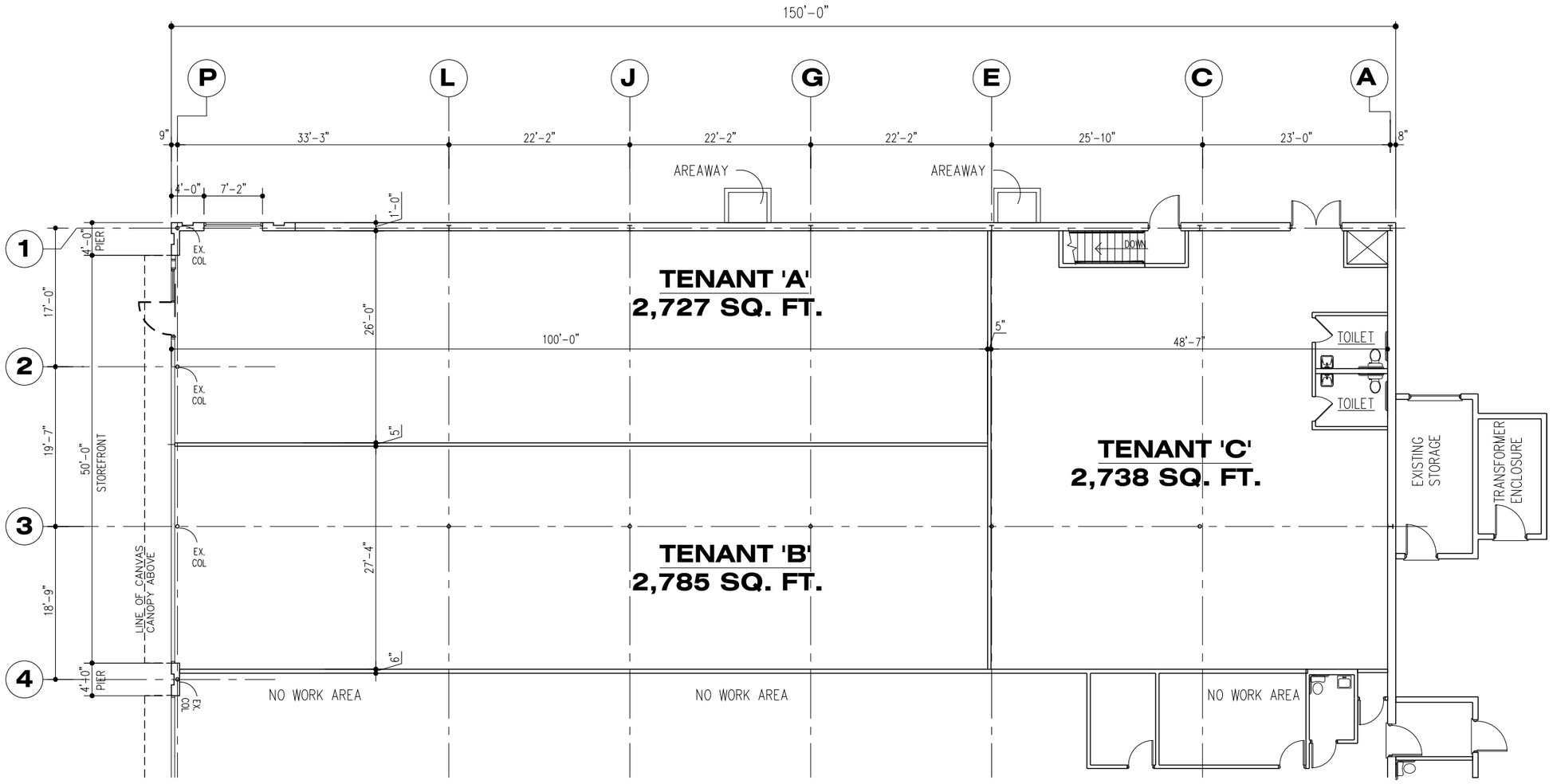
FLOOR PLAN - RENDERING #1



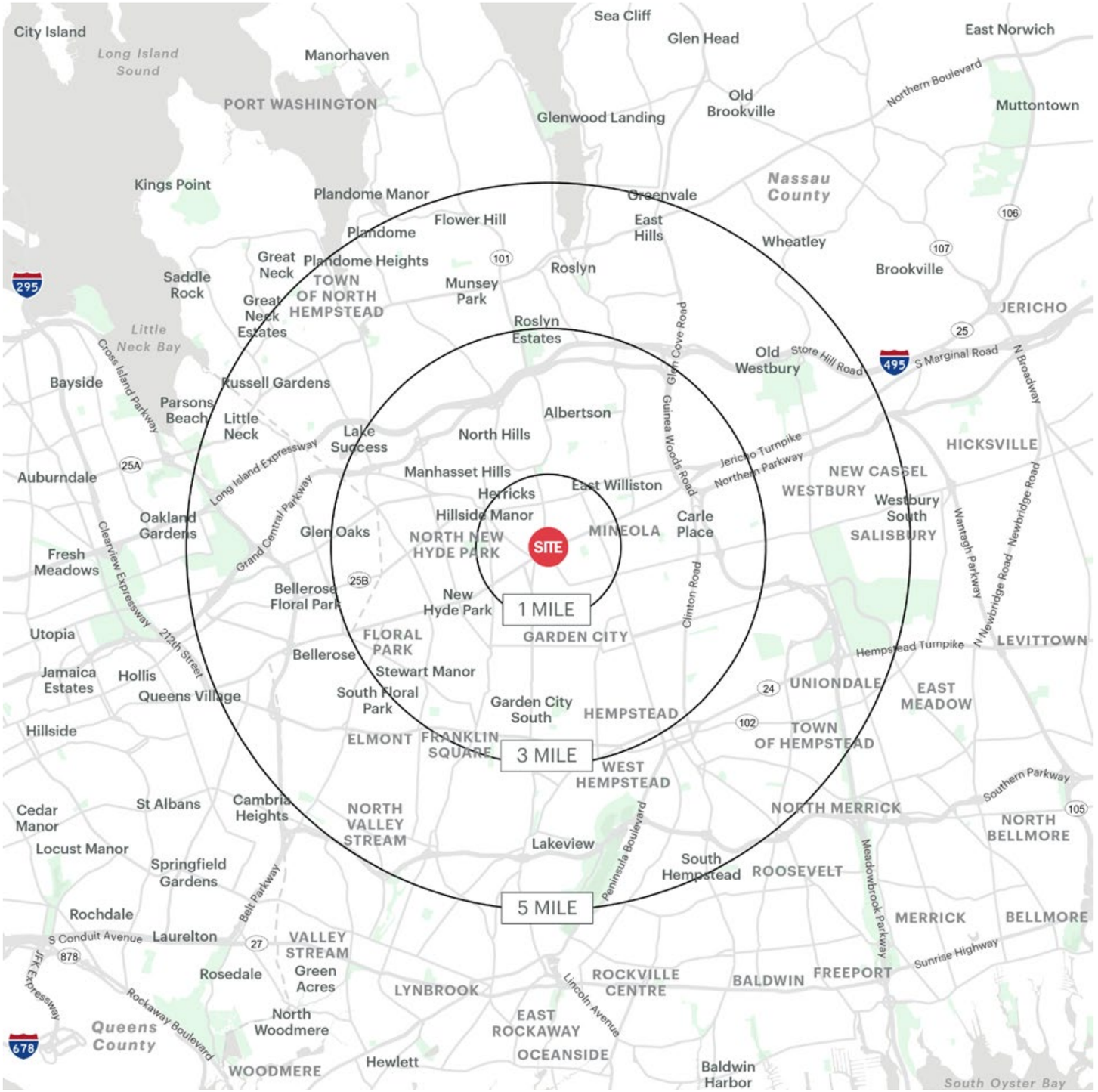
FLOOR PLAN - RENDERING #2



FLOOR PLAN - RENDERING #3



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
27,427

HOUSEHOLDS
9,819

AVERAGE HOUSEHOLD INCOME
$163,528

MEDIAN HOUSEHOLD INCOME
$119,641

COLLEGE GRADUATES (BACHELOR'S +)
10,635 - 53.0%

TOTAL BUSINESSES
1,839

TOTAL EMPLOYEES
20,282

DAYTIME POPULATION (W/ 16 YR +)
34,385

3 MILE RADIUS

POPULATION
192,752

HOUSEHOLDS
64,335

AVERAGE HOUSEHOLD INCOME
$179,080

MEDIAN HOUSEHOLD INCOME
$129,222

COLLEGE GRADUATES (BACHELOR'S +)
72,389 - 52.0%

TOTAL BUSINESSES
11,438

TOTAL EMPLOYEES
131,424

DAYTIME POPULATION (W/ 16 YR +)
233,713

5 MILE RADIUS

POPULATION
551,932

HOUSEHOLDS
177,257

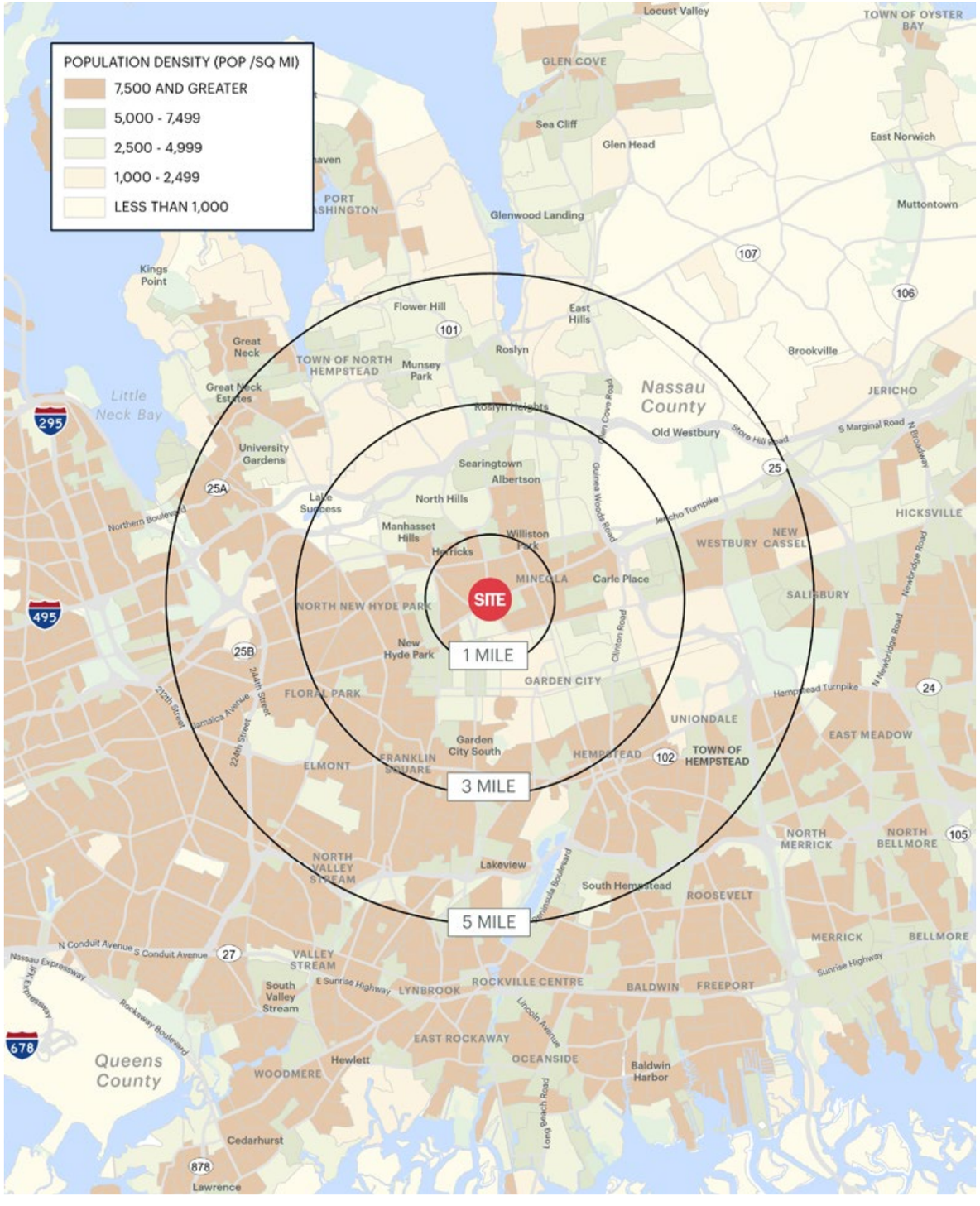
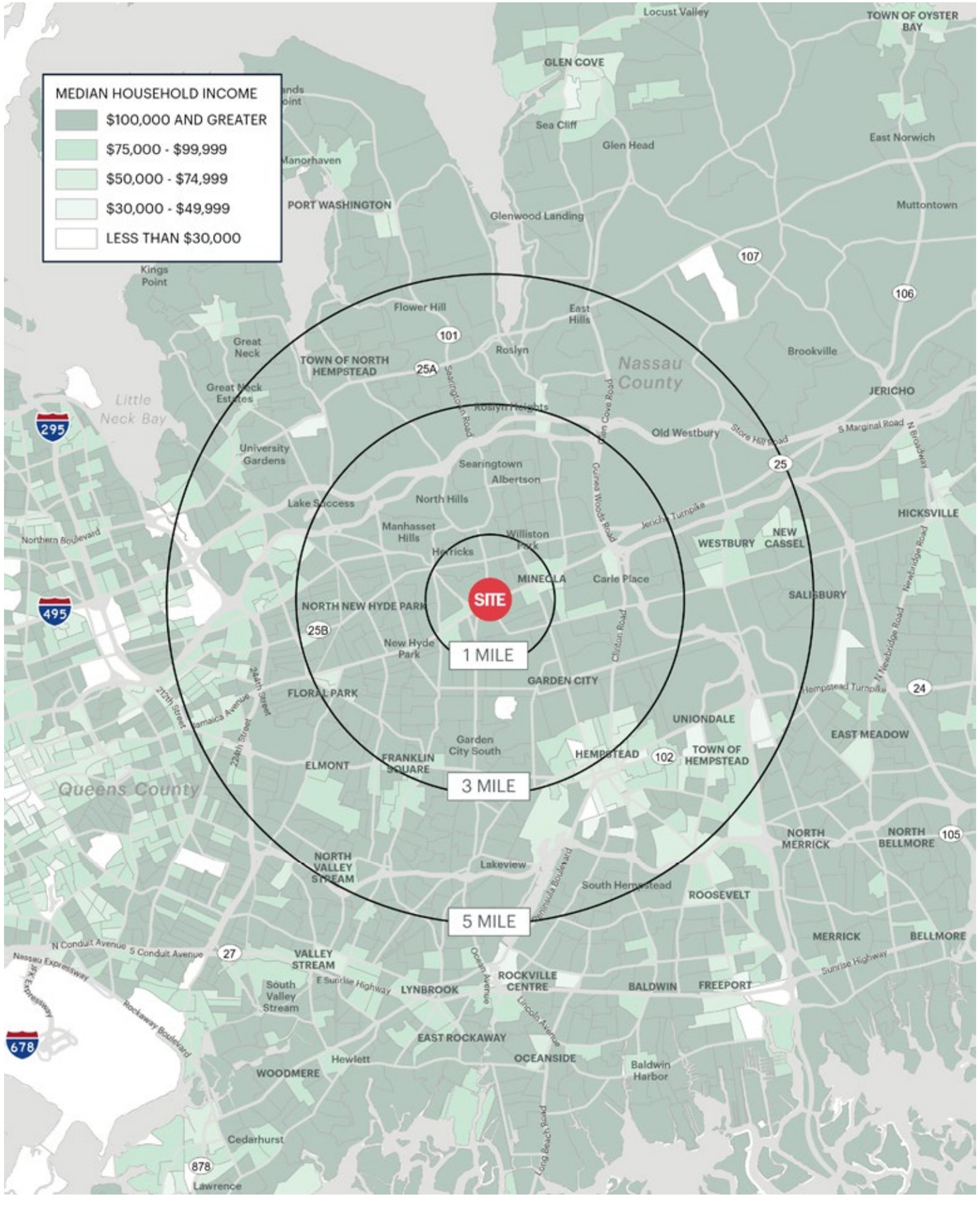
AVERAGE HOUSEHOLD INCOME
$163,719

MEDIAN HOUSEHOLD INCOME
$116,119

COLLEGE GRADUATES (BACHELOR'S +)
182,508 - 46.0%

TOTAL BUSINESSES
23,921

TOTAL EMPLOYEES
281,080

DAYTIME POPULATION (W/ 16 YR +)
578,902

AREA DEMOGRAPHICS