



## RETAIL SPACE

# WOODBURY, NY

**WOODBURY COUNTRY SQUARE**  
8027 JERICHO TURNPIKE

### SIZE

760 SF - 6,000 SF

### ASKING RENT

Upon Request

### RE TAXES, CAM & INSURANCE

Approximately \$15.00 PSF

### CO-TENANTS

Victoria's Market

### NEIGHBORS

Stop & Shop, Iavarone Bros., Starbucks, Sweetgreen, Chase Bank, AT&T, Anthony's Coal Fire Pizza

### COMMENTS

Located within a strong retail corridor on the prestigious North Shore

Highly trafficked Jericho Turnpike

Excellent Demographics

On Site Parking

Pylon Signage

## CONTACT EXCLUSIVE AGENTS

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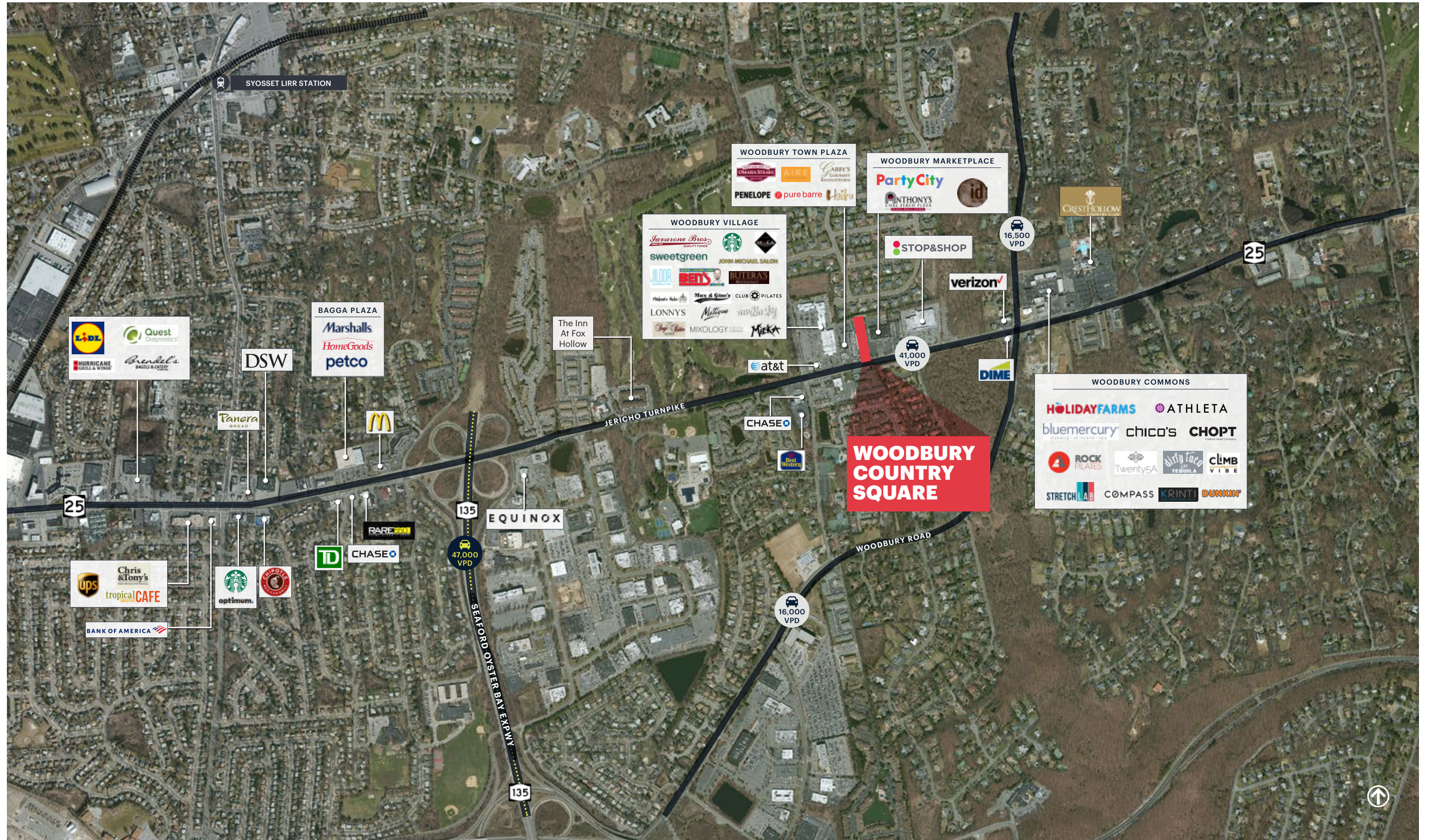


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Woodbury, NY 11797  
516.933.8880

Please visit us at [ripcony.com](http://ripcony.com) for more information

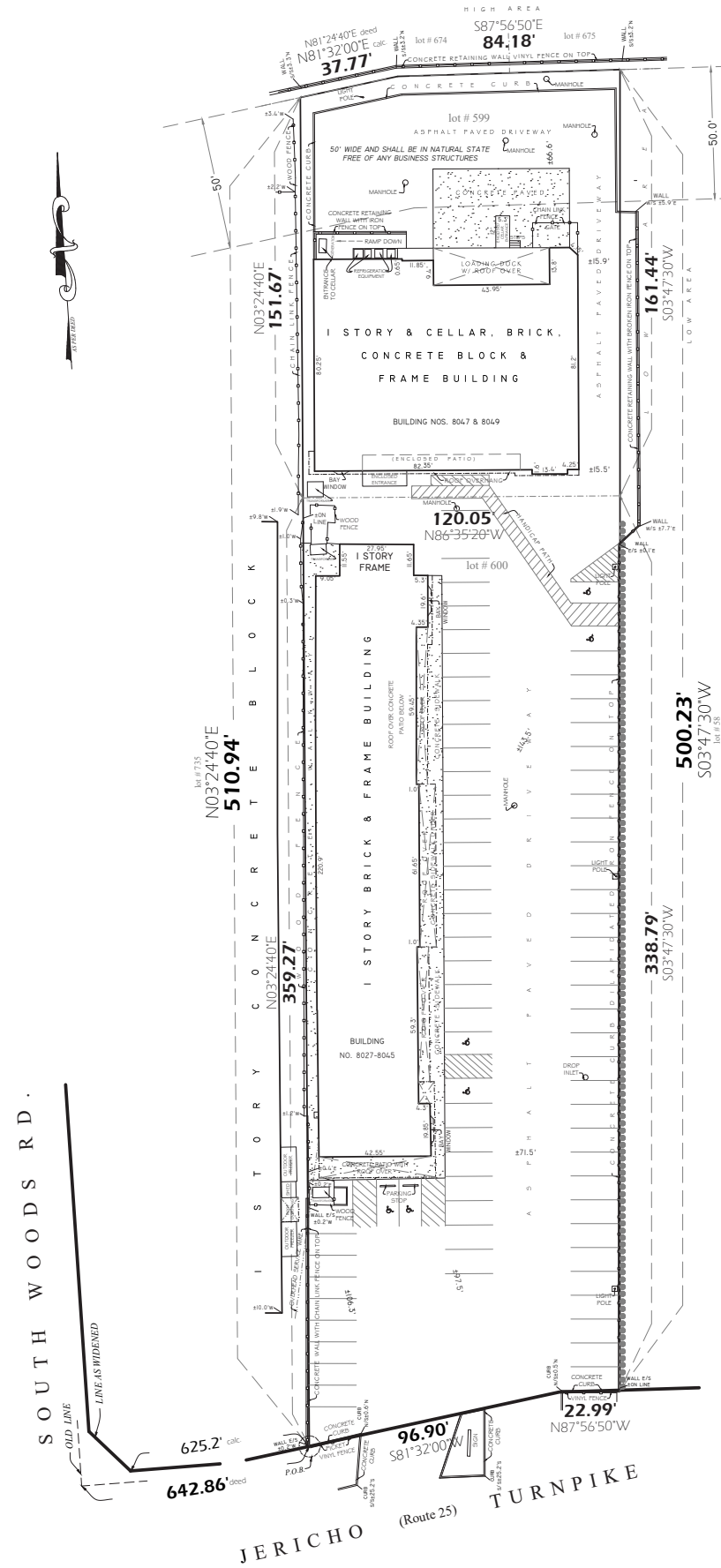
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# MARKET AERIAL



**AERIAL**



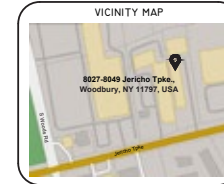


**MAP OF PROPERTY AT  
WOODBURY**

NASSAU COUNTY, NEW YORK  
FIELD SURVEY COMPLETED: DECEMBER 28, 2021



*Apolonio O. Aguiar*  
LICENSED LAND SURVEYOR LICENSE NO. 050339-1



CERTIFIED TO:  
LANGDON TITLE AGENCY LLC  
STEWART TITLE INSURANCE COMPANY  
WOODBURY 8027, LLC  
WOODBURY COUNTRY SQUARE, LLC

NOTE: SUBJECT TO WHATEVER A ROAD WIDENING MAP MAY REVEAL  
TAX SECTION: 14 TAX BLOCK: D TAX LOT(S): 599 & 600

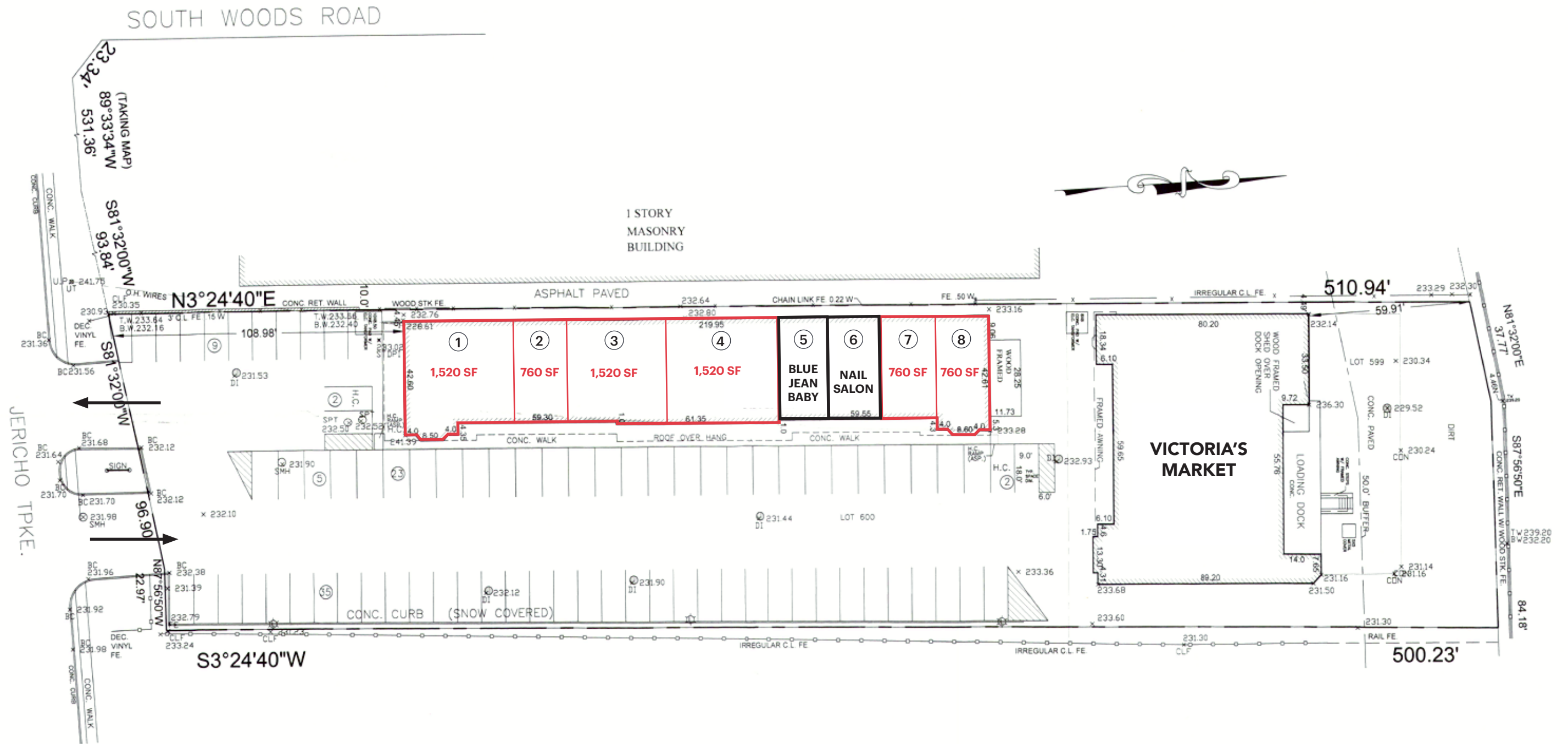
**A. AGUJO SURVEYING, INC.**



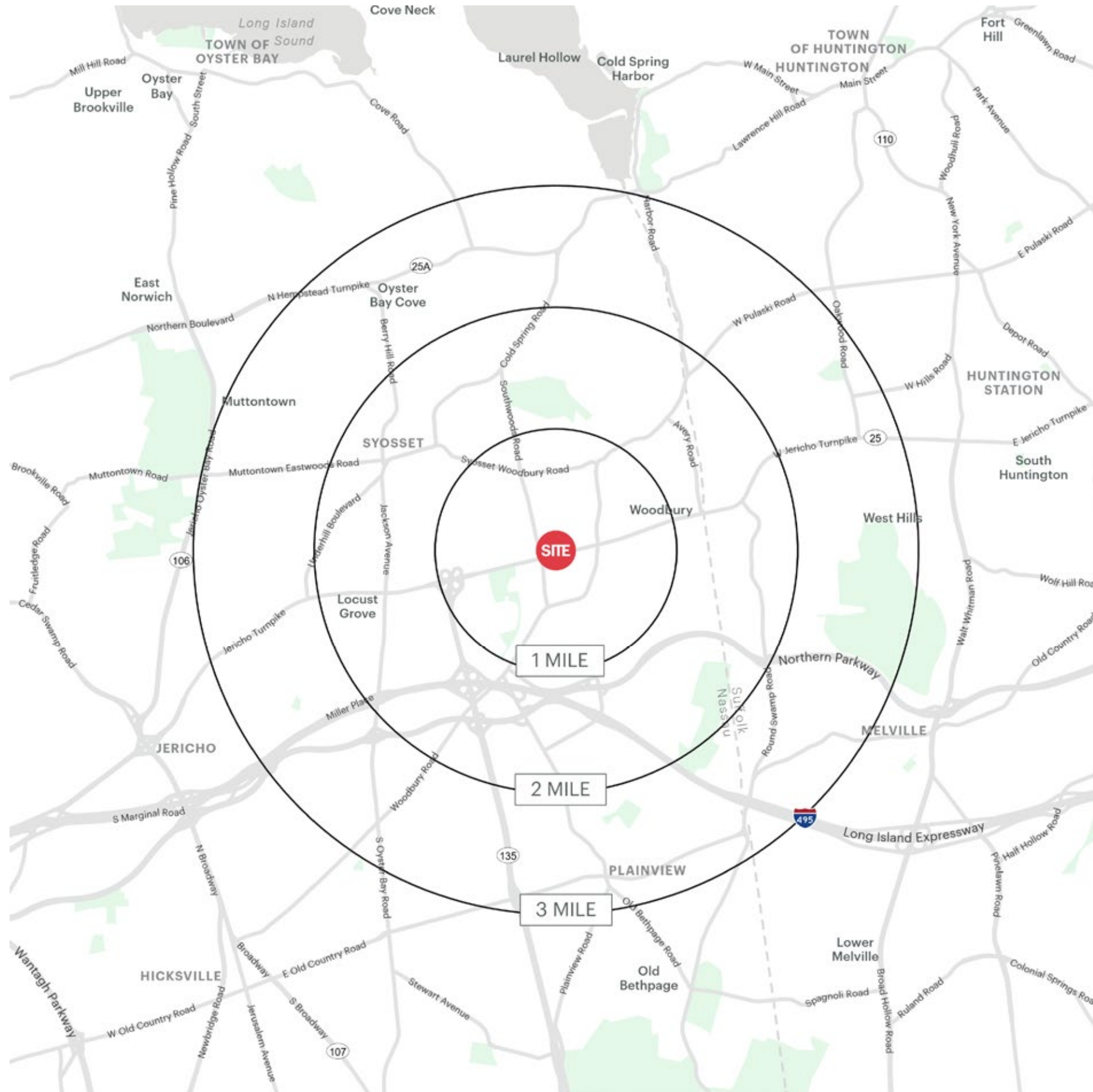
PROFESSIONAL LAND SURVEYORS  
782 SALISBURY PARK DRIVE  
WESTBURY, NEW YORK 11590  
TEL. (516) 333-6730  
FAX (516) 333-6740  
EMAIL: AGUJOSURVEYING@GMAIL.COM

SUCCESSOR TO:  
NORMAN T. WOLF  
THOMPSON E. WOLF

**SITE PLAN**



# AREA DEMOGRAPHICS



WOODBURY COUNTRY SQUARE WOODBURY, NEW YORK

## 1 MILE RADIUS

### POPULATION

8,153

### HOUSEHOLDS

2,885

### AVERAGE HOUSEHOLD INCOME

\$264,429

### MEDIAN HOUSEHOLD INCOME

\$200,001

### COLLEGE GRADUATES (BACHELOR'S +)

4,167 - 68.0%

### TOTAL BUSINESSES

781

### TOTAL EMPLOYEES

9,685

### DAYTIME POPULATION (W/ 16 YR +)

14,525

## 2 MILE RADIUS

### POPULATION

32,901

### HOUSEHOLDS

10,713

### AVERAGE HOUSEHOLD INCOME

\$255,724

### MEDIAN HOUSEHOLD INCOME

\$187,661

### COLLEGE GRADUATES (BACHELOR'S +)

16,490 - 70.0%

### TOTAL BUSINESSES

2,147

### TOTAL EMPLOYEES

26,031

### DAYTIME POPULATION (W/ 16 YR +)

44,082

## 3 MILE RADIUS

### POPULATION

66,824

### HOUSEHOLDS

21,845

### AVERAGE HOUSEHOLD INCOME

\$250,144

### MEDIAN HOUSEHOLD INCOME

\$182,373

### COLLEGE GRADUATES (BACHELOR'S +)

32,964 - 68.0%

### TOTAL BUSINESSES

4,254

### TOTAL EMPLOYEES

49,234

### DAYTIME POPULATION (W/ 16 YR +)

84,634

# AREA DEMOGRAPHICS

