



## RETAIL SPACE

# DIX HILLS, NY

## DIX HILLS PLAZA

683 - 709 OLD COUNTRY ROAD & 1262 EAST JERICHO TURNPIKE

### SIZE

1,150 SF up to 7,011 SF  
2,895 SF End Cap with Drive-Thru  
8,189 SF Free Standing Building (Divisible)

### ASKING RENT

Upon Request

### NNN'S (2023 ESTIMATED NNN'S)

Taxes	\$2.45 PSF
CAM:	\$2.66 PSF (Includes \$0.35 PSF admin fee)
Insurance:	\$0.90 PSF
TOTAL:	\$6.01 PSF

### CO-TENANTS

Urban Air - Now Open!, Spuntino Italian Restaurant & Pizzeria, Bagel Store (Coming Soon) Liquor Store, Vision World, Chase Bank, I Fix Screens, Seriously Spoiled Day Spa, Cards & Gift Store, Salpino's Italian Food Market (Coming Soon), Salons by JC (Coming Soon)

### NEIGHBORS

TD Bank, Stop & Shop, CrossFit Dix Hills, Sylvan Learning Center, Dix Hills Animal Hospital, Wendy's, Habberstad BMW of Huntington, Mercedes Benz of Huntington, Land Rover Huntington

### COMMENTS

Located at a signalized intersection with over 55,000 VPD

Multiple points of access off Jericho Turnpike, Old Country Road and Deer Park Road

412 parking spaces

Newly renovated facade & parking lot

## CONTACT EXCLUSIVE AGENTS

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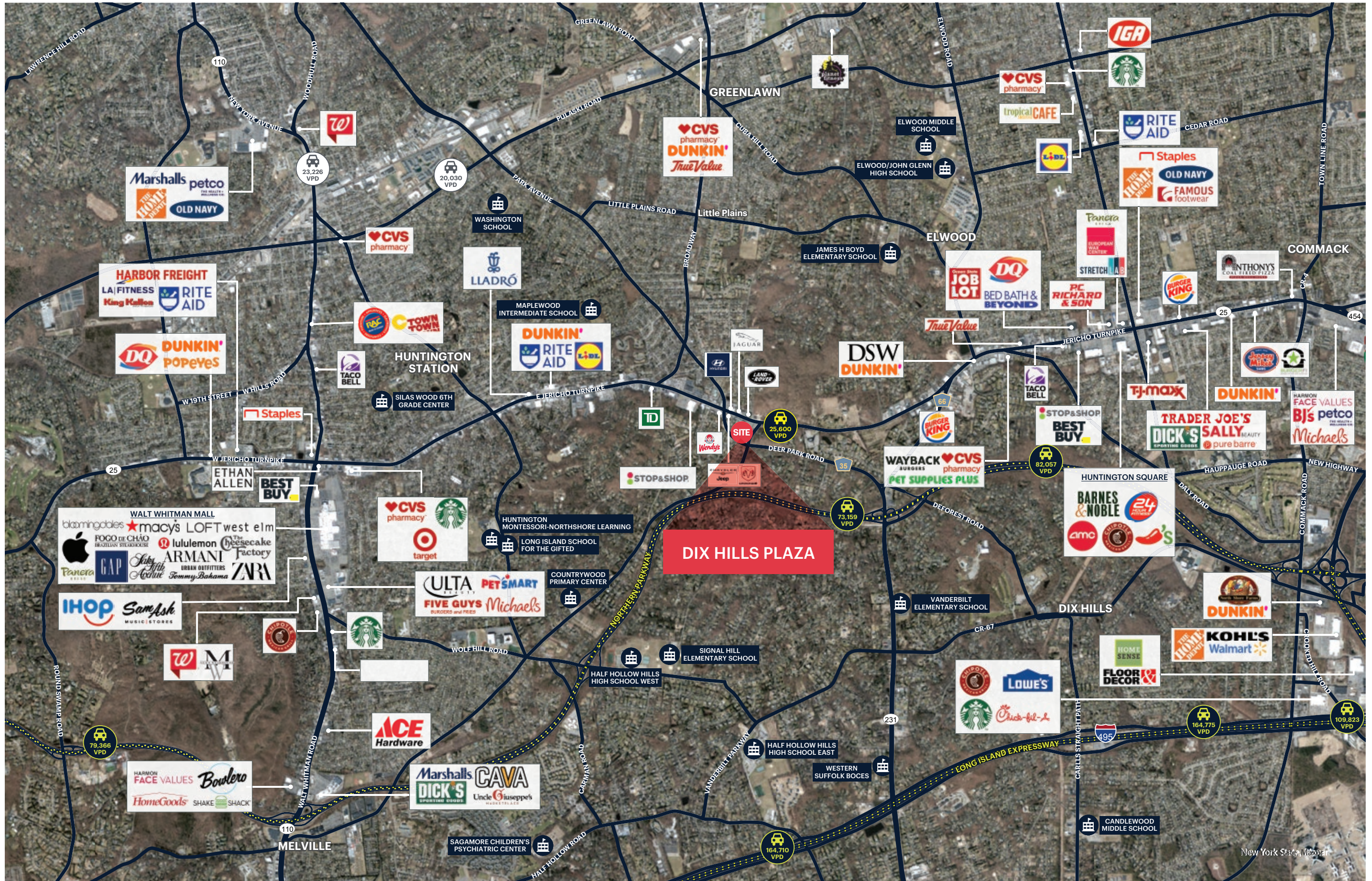
**RIPCO**  
REAL ESTATE

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Please visit us at [ripcony.com](https://www.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**



**AERIAL**



# SITE PLAN



SPACES 5, 6 & 7  
CAN BE COMBINED UP TO 7,055 SF

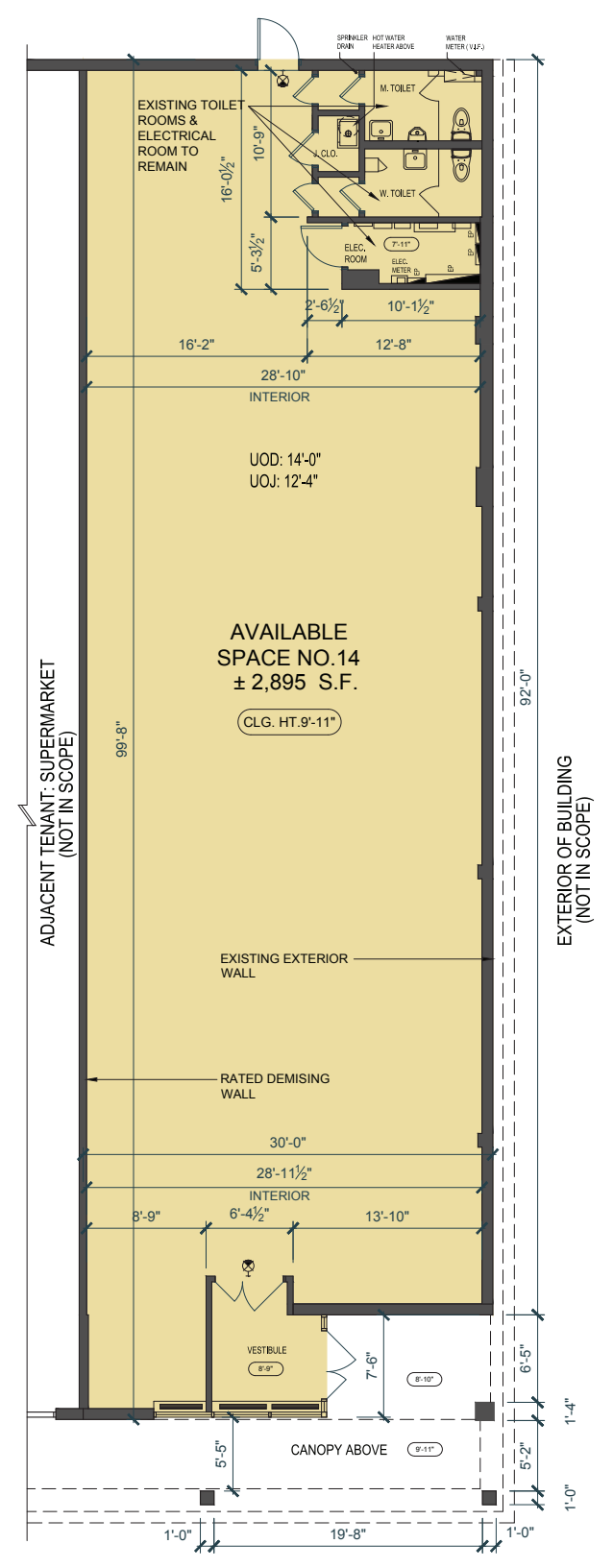
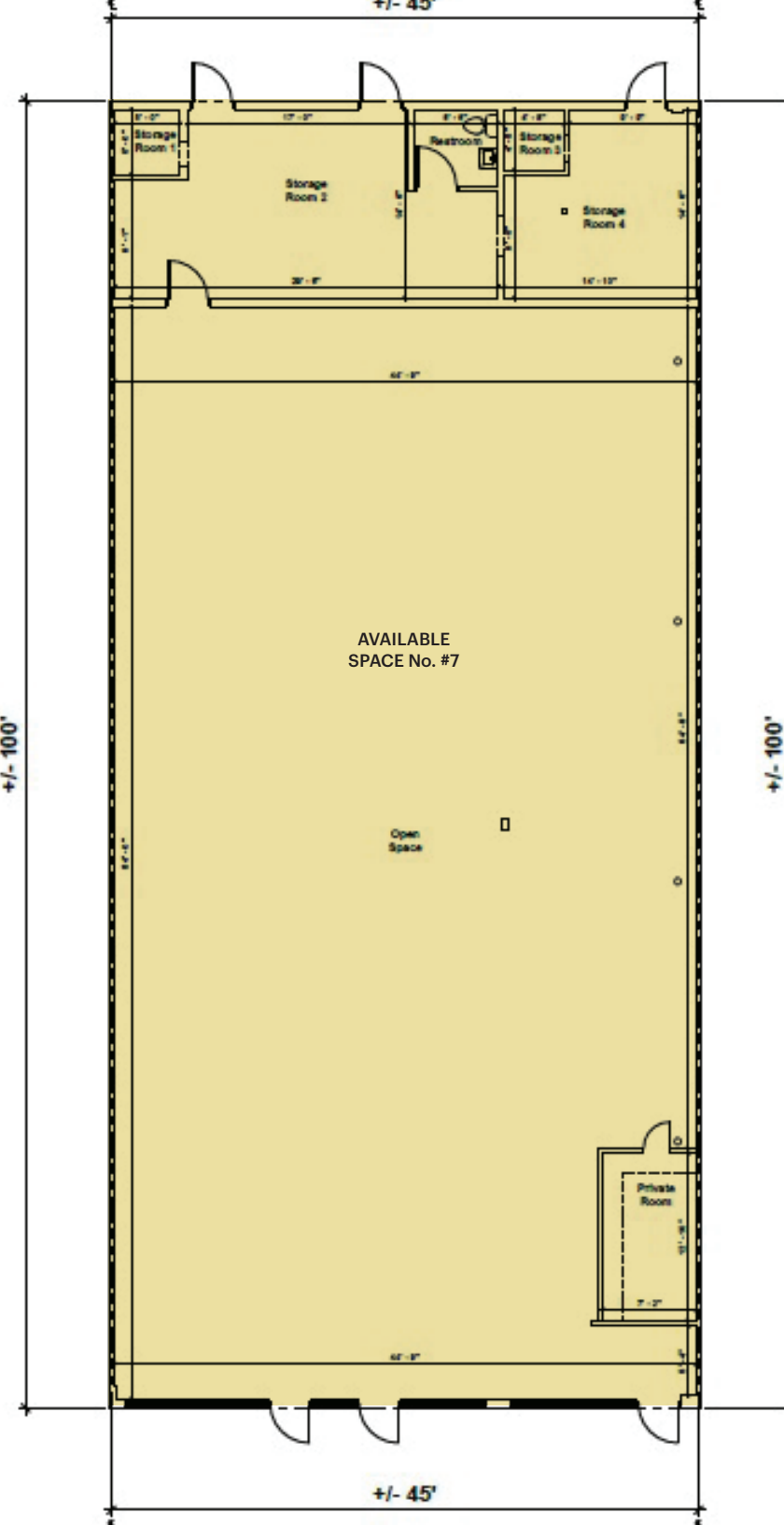
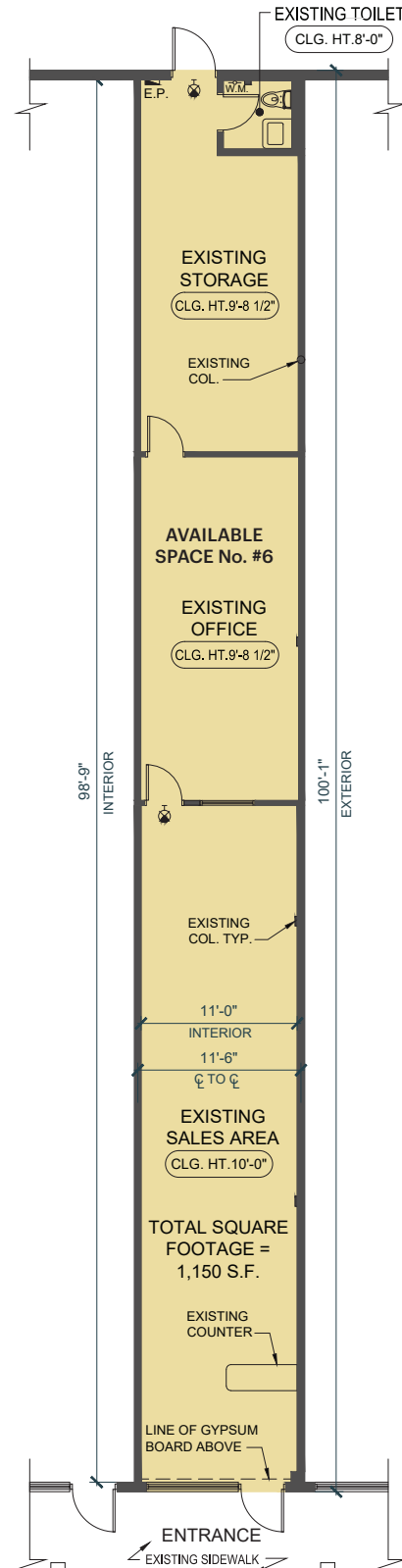
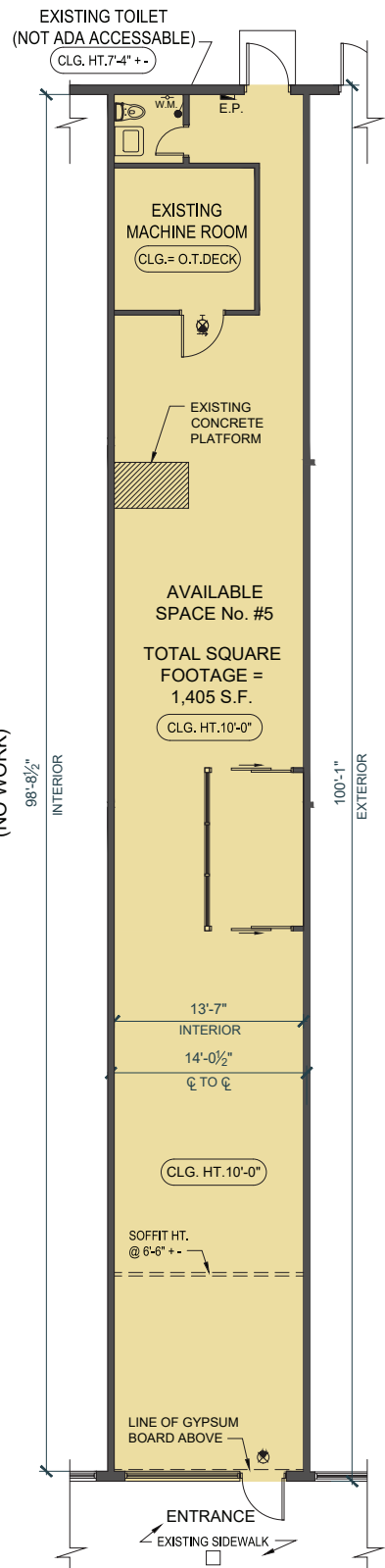
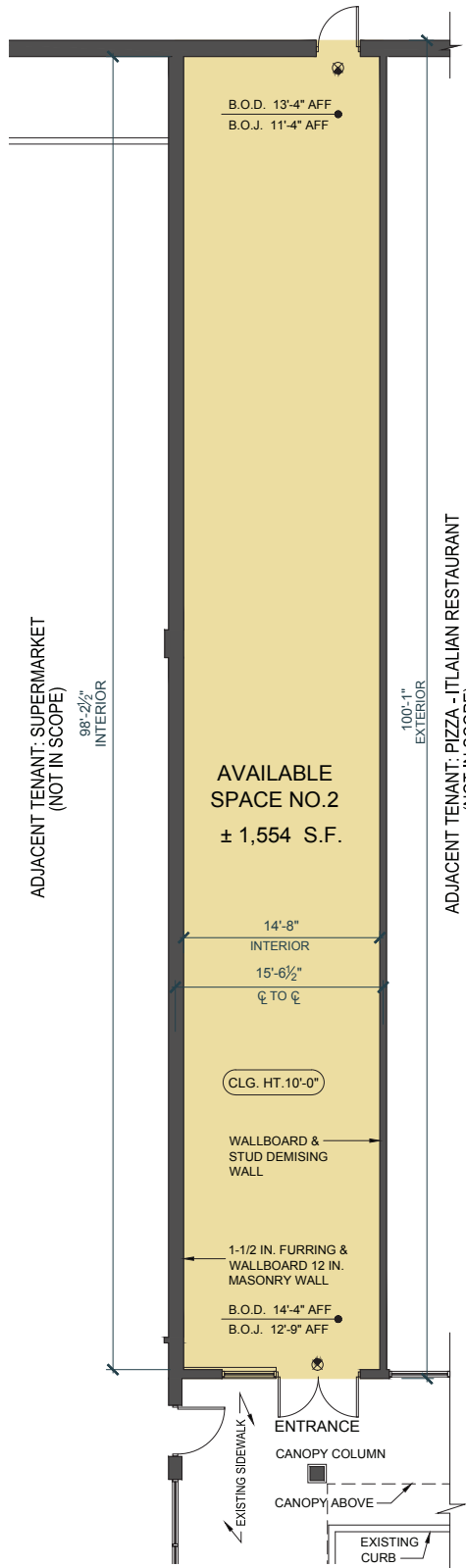
SPACE #2 - 1,554 SF

SPACE #5 - 1,405 SF

SPACE #6 - 1,150 SF

SPACE #7 - 4,500 SF

SPACE #14 - 2,895 SF

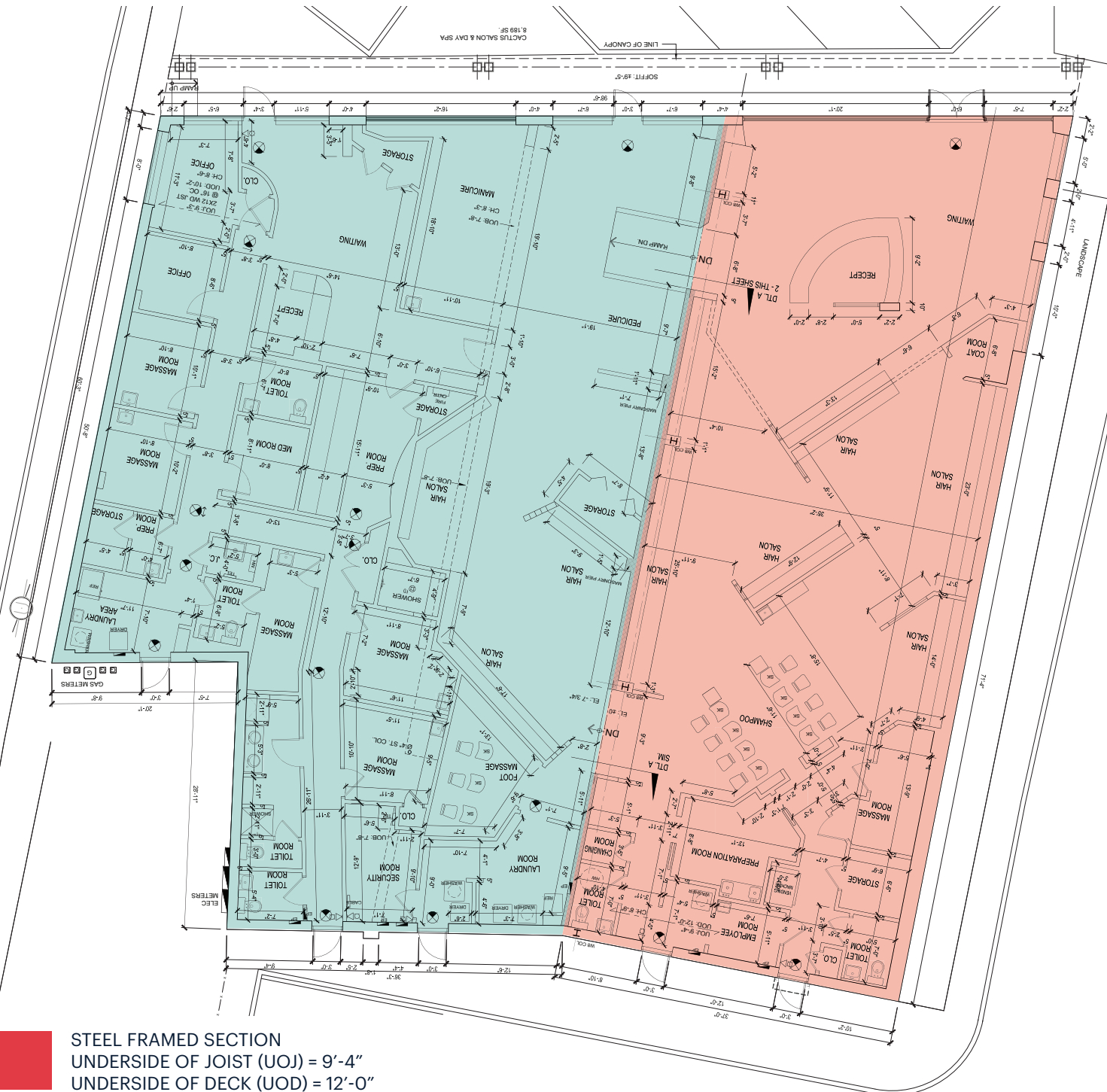


SPACES 5 & 6  
CAN BE COMBINED 2,555 SF

SPACES 6 & 7  
CAN BE COMBINED 5,650 SF

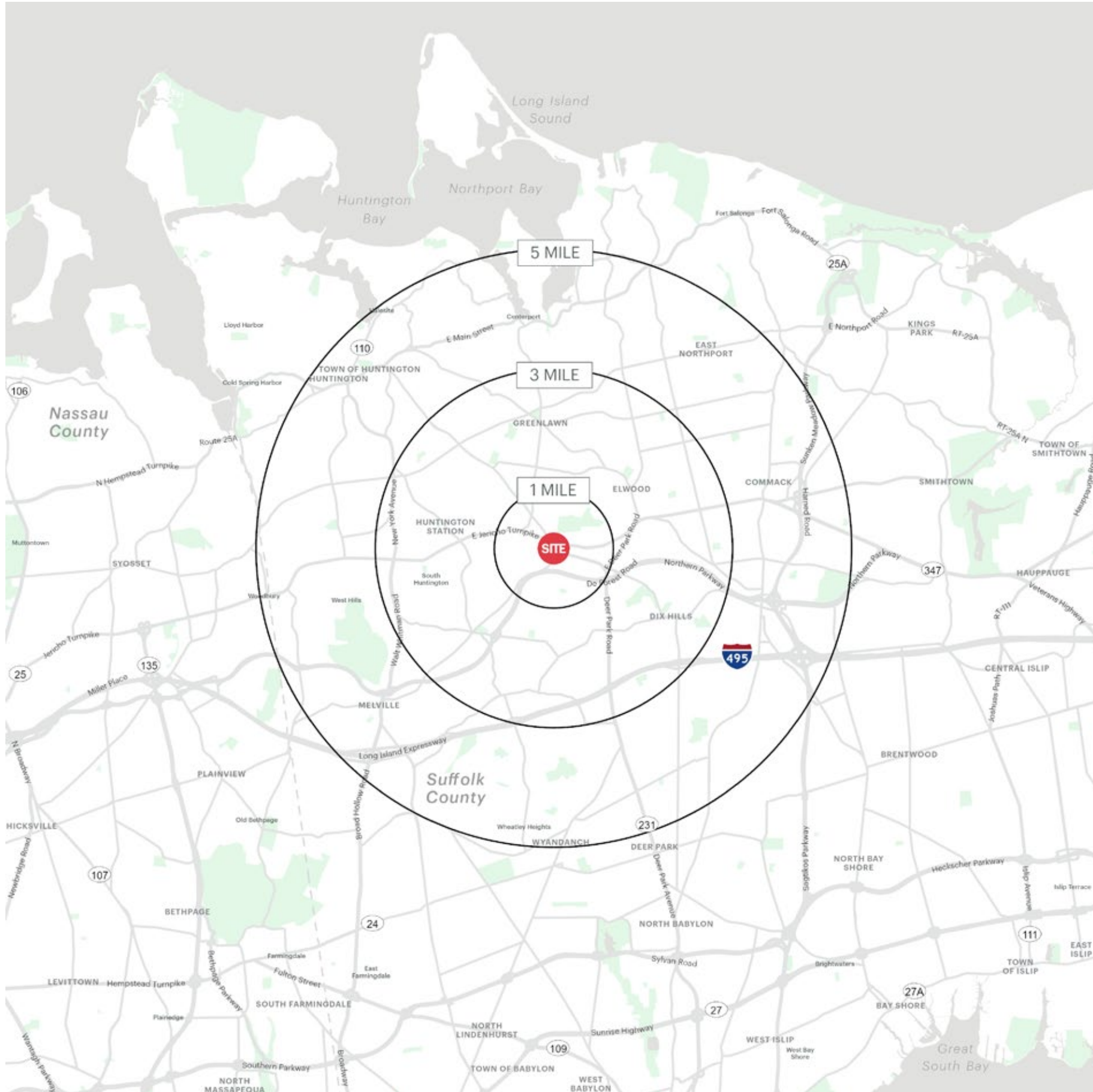
**EXISTING SPACE PLAN - 8,189 SF**  
 JERICHO TURNPIKE

**PROPOSED DIVISIONS**  
 JERICHO TURNPIKE



- STEEL FRAMED SECTION  
 UNDERSIDE OF JOIST (UOJ) = 9'-4"  
 UNDERSIDE OF DECK (UOD) = 12'-0"
- WOOD FRAMED SECTION  
 UNDERSIDE OF JOIST (UOJ) = 9'-3"  
 UNDERSIDE OF DECK (UOD) = 10'-2"

# AREA DEMOGRAPHICS



DIX HILLS PLAZA DIX HILLS, NEW YORK

## 1 MILE RADIUS

### POPULATION

6,318

### HOUSEHOLDS

1,977

### AVERAGE HOUSEHOLD INCOME

\$155,644

### MEDIAN HOUSEHOLD INCOME

\$110,062

### COLLEGE GRADUATES (BACHELOR'S +)

2,011 - 45.0%

### TOTAL BUSINESSES

221

### TOTAL EMPLOYEES

2,573

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

5,962

## 3 MILE RADIUS

### POPULATION

79,293

### HOUSEHOLDS

25,685

### AVERAGE HOUSEHOLD INCOME

\$164,313

### MEDIAN HOUSEHOLD INCOME

\$122,929

### COLLEGE GRADUATES (BACHELOR'S +)

28,619 - 51.0%

### TOTAL BUSINESSES

3,084

### TOTAL EMPLOYEES

33,974

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

74,713

## 5 MILE RADIUS

### POPULATION

206,248

### HOUSEHOLDS

68,899

### AVERAGE HOUSEHOLD INCOME

\$168,408

### MEDIAN HOUSEHOLD INCOME

\$128,383

### COLLEGE GRADUATES (BACHELOR'S +)

75,378 - 52.0%

### TOTAL BUSINESSES

9,535

### TOTAL EMPLOYEES

109,754

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

212,221



# AREA DEMOGRAPHICS

