COMMACK CROSSING

COMMACK, NY

100 LONG ISLAND EXPRESSWAY

CROOKED HILL ROAD & L.I.E. NORTH SERVICE ROAD

PARCEL SIZE
Approximately 2.06 acres

DELIVERY DATE
Late 2024

NEIGHBORS
ShopRite, Costco, Floor & Decor, HomeGoods, Marshalls, Home Sense, The Tile Shop, Guitar Center, Starbucks, Walmart, The Home Depot, Kohl's, Chick-fil-A, Chipotle

HIGHLIGHTS
Super regional location at the crossroads of the Long Island Expressway, Sagtikos Parkway, Commack Road & Crooked Hill Road

In the heart of 1.5M square feet of powerful big box retail

Drive Thru Concepts are Permitted

CONTACT EXCLUSIVE AGENTS

BRIAN SCHUSTER
bschuster@ripcony.com
516.933.8880

TOM RETTALIATA
trettaliata@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

VANDERBILT PKWY
NORTHERN STATE PARKWAY
83,732 VPD
SAGTIKOS PKWY
12,887 VPD
CROOKED HILL RD
25,126 VPD
COMMACK RD
8,220 VPD
80,024 VPD
VANDERBILT PKWY
HENRY ST
EXIT 52 Commack Road
LONG ISLAND EXPWY
153,213 VPD
EXIT 53 Sagtikos Parkway
COMMACK CROSSING

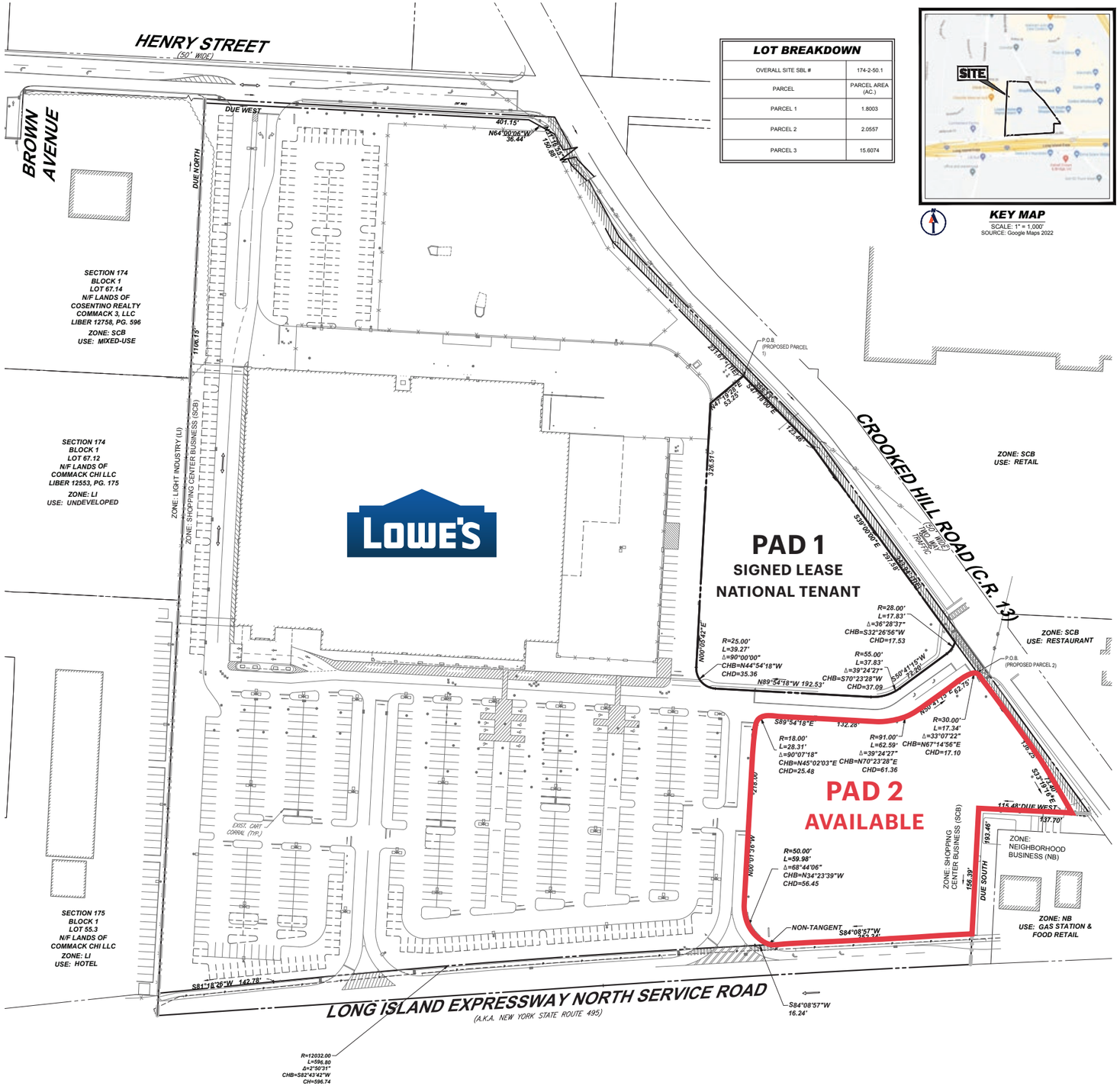
AERIAL

25,126 VPD
HENRY ST
HENRY ST
COMMACK RD
CROOKED HILL RD
LONG ISLAND EXPWY
495
153,213 VPD
8,220 VPD
Memorial Sloan-Kettering Cancer Center
7-ELEVEN
GEICO
Chick-fil-A
CHIPOTLE MEXICAN GRILL
verizon
LOWE'S
PAD 1
SIGNED LEASE
NATIONAL TENANT
PAD 2
AVAILABLE
PYLON
LOWE'S
ShopRite
The Tile Shop
MATTRESS FIRM
FLOOR & DECOR
HOME SENSE
Marshalls
HomeGoods
five BELOW
Guitar Center
COSTCO WHOLESALE

AERIAL

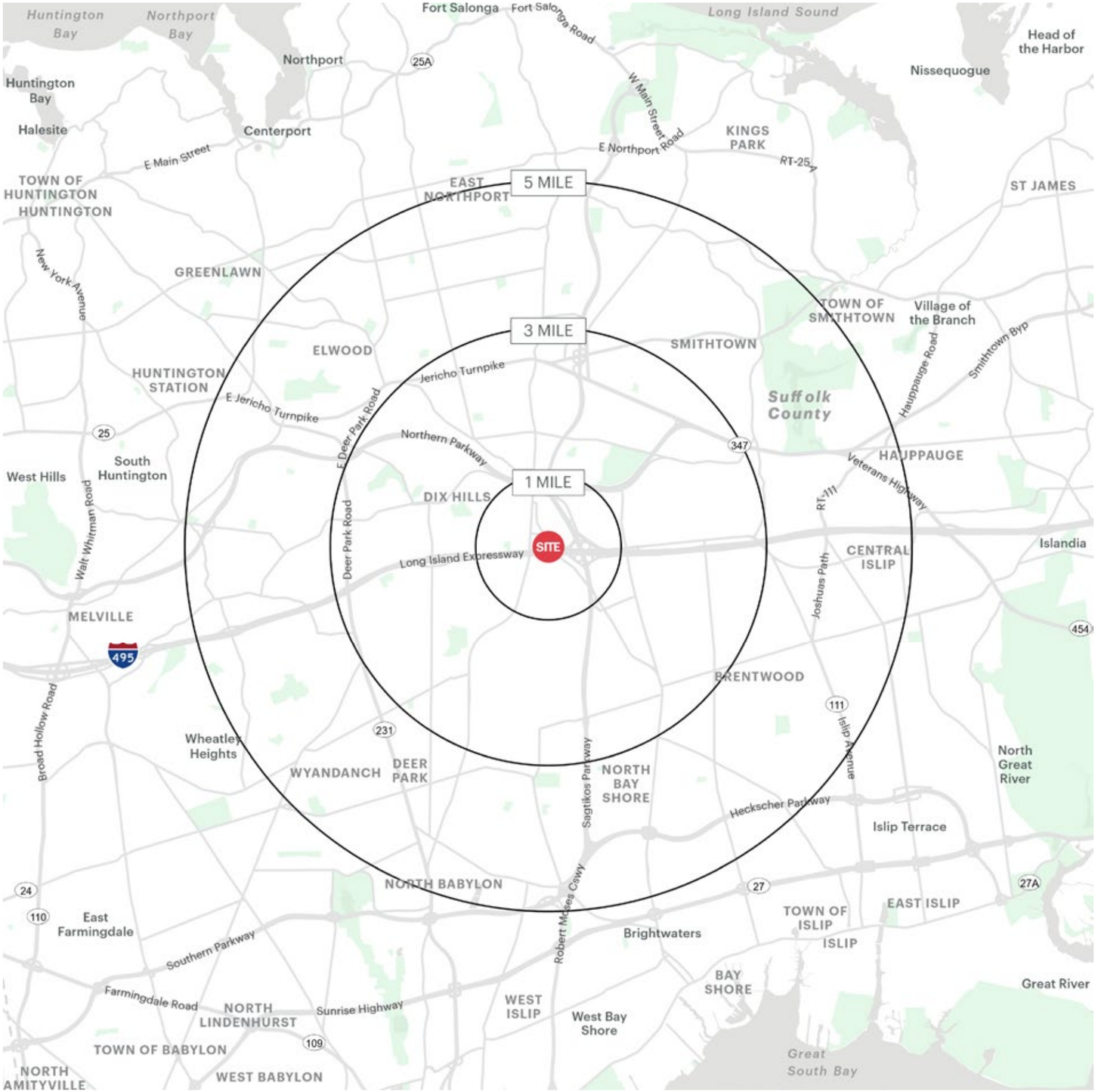
Memorial Sloan-Kettering Cancer Center
CROOKED HILL RD
HENRY ST
COMMACK RD
GEICO
verizon
LOWE'S
PAD 1
SIGNED
LEASE
NATIONAL
TENANT
PAD 2
AVAILABLE
PYLON
LOWE'S
FLOOR & DECOR
TILE • WOOD • STONE
HOME SENSE
Marshalls
HomeGoods
five BELOW
Guitar Center
MATTRESS FIRM
ShopRite
The Tile Shop
COSTCO WHOLESALE
SUNKEN MEADOW STATE PKWY
EXIT S1W
LONG ISLAND EXPRESSWAY
EXIT 52
LONG ISLAND EXPRESSWAY
LONG ISLAND EXPRE
COMMACK RD
CROOKED HILL RD
SAGTIKOS PKWY

SITE PLAN



PARCEL	PARCEL AREA (AC.)
PARCEL 1	1.8003
PARCEL 2	2.0557
PARCEL 3	15.6074

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
5,315

HOUSEHOLDS
1,517

AVERAGE HOUSEHOLD INCOME
$227,153

MEDIAN HOUSEHOLD INCOME
$167,065

COLLEGE GRADUATES (BACHELOR'S +)
2,375 - 63.0%

TOTAL BUSINESSES
300

TOTAL EMPLOYEES
4,598

DAYTIME POPULATION (W/ 16 YR +)
7,434

3 MILE RADIUS

POPULATION
78,024

HOUSEHOLDS
21,701

AVERAGE HOUSEHOLD INCOME
$183,020

MEDIAN HOUSEHOLD INCOME
$133,554

COLLEGE GRADUATES (BACHELOR'S +)
21,735 - 41.0%

TOTAL BUSINESSES
4,278

TOTAL EMPLOYEES
57,129

DAYTIME POPULATION (W/ 16 YR +)
94,581

5 MILE RADIUS

POPULATION
261,744

HOUSEHOLDS
75,622

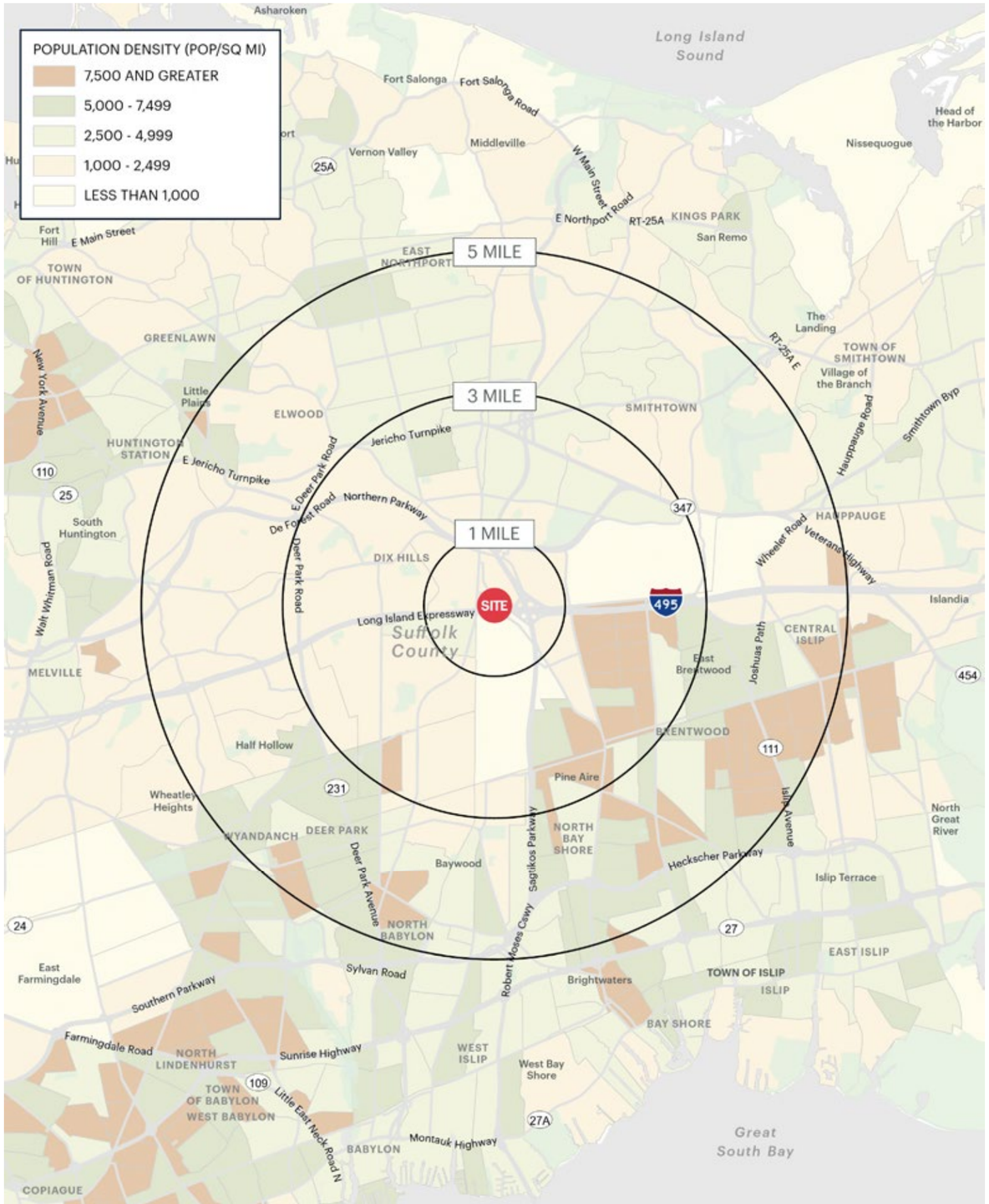
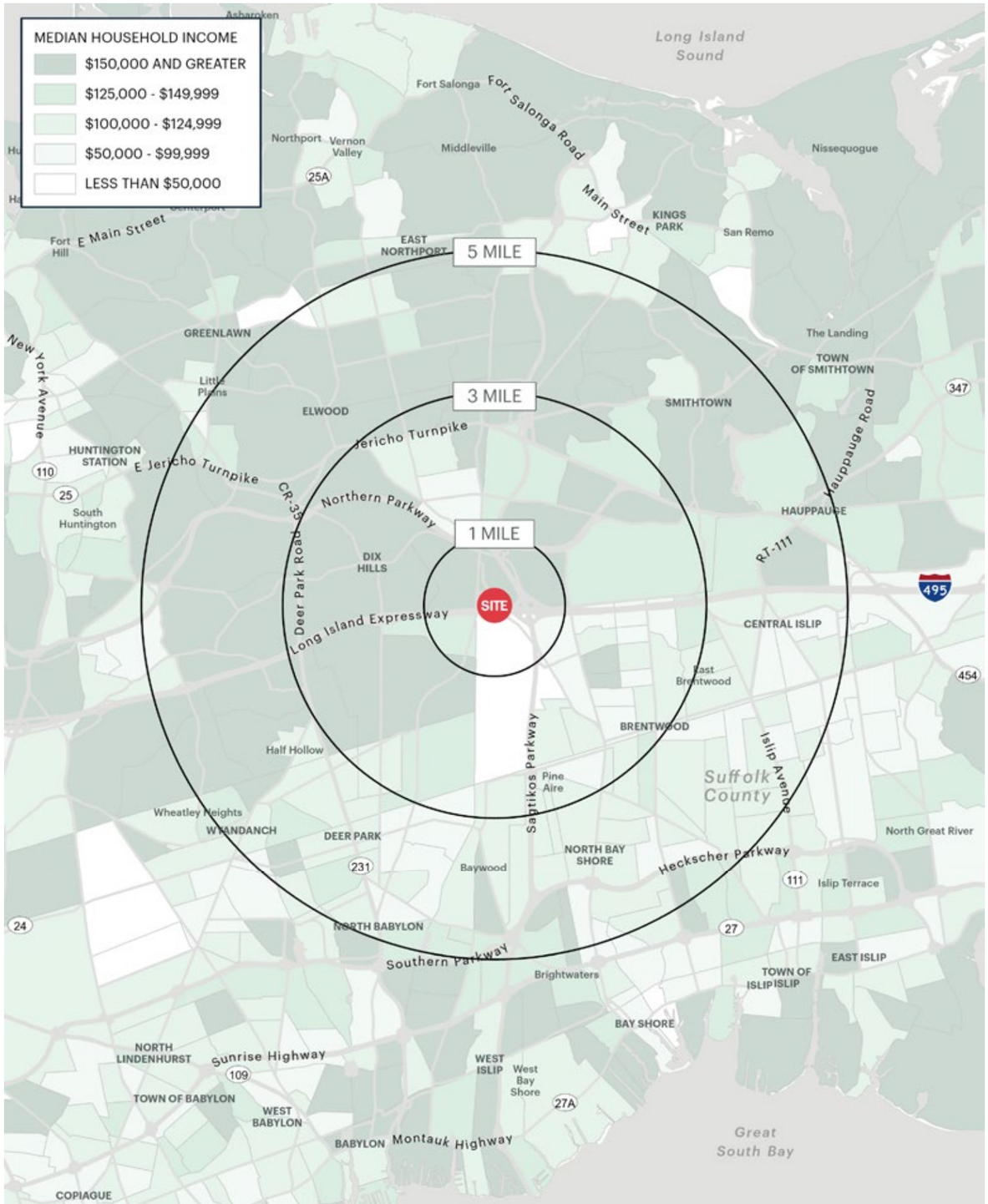
AVERAGE HOUSEHOLD INCOME
$172,962

MEDIAN HOUSEHOLD INCOME
$125,464

COLLEGE GRADUATES (BACHELOR'S +)
68,931 - 38.0%

TOTAL BUSINESSES
9,821

TOTAL EMPLOYEES
108,692

DAYTIME POPULATION (W/ 16 YR +)
236,337

AREA DEMOGRAPHICS