



RETAIL SPACE

EAST NORTHPORT, NY

563 LARKFIELD ROAD

SIZE

± 2,500 SF w/ drive thrus on 0.64 acres

ASKING RENT

Upon Request

FRONTAGE

± 100'

STATUS OF PREMISES

Formerly Citizen's Bank

NEIGHBORS

Dollar Tree, Tutor Time, LIDL, Excel Urgent Care, Flagstar Bank, Teachers FCU, Bethpage FCU, Chase, TD Bank, Citibank, Trek Bicycles, Starbucks, Dunkin', Baskin Robbins, Wendy's, CVS, Tropical Smoothie Cafe, IGA, Visionworks, Dollar Tree, Family Dollar, Tutor Time, USPS, Minuteman Press, Cedarhurst Paper Co., Jersey Mike's, Brownstones, Sherwin Williams, Advanced Auto Parts, Northwell Health, Cardsmart, Mathnasium, UPS Store, Twisted Cow Distillery, Changing Times and many others...

COMMENTS

- Former Bank Building with drive thrus on 0.64 acres
- Traffic light access and cross easement to the northern parcel, currently occupied by Dollar Tree
- Over 16,000 VPD
- Nestled in the heart of the Larkfield Road corridor in East Northport
- 80,000 people w/ an Average HHI of \$194,100 in 3 miles

CONTACT EXCLUSIVE AGENTS

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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.

EXTERIOR PHOTOS



NORTHERN ELEVATION

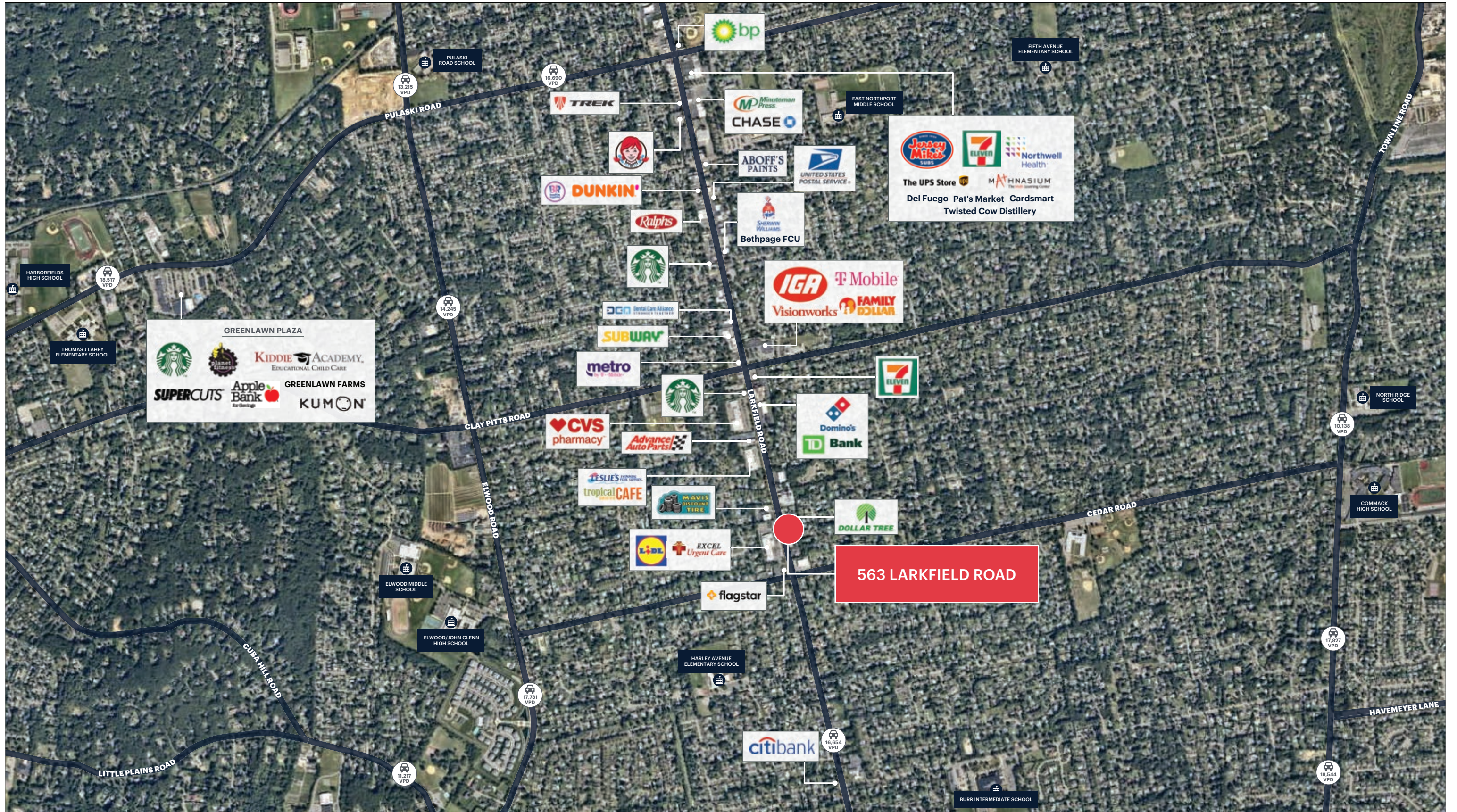


WESTERN ELEVATION

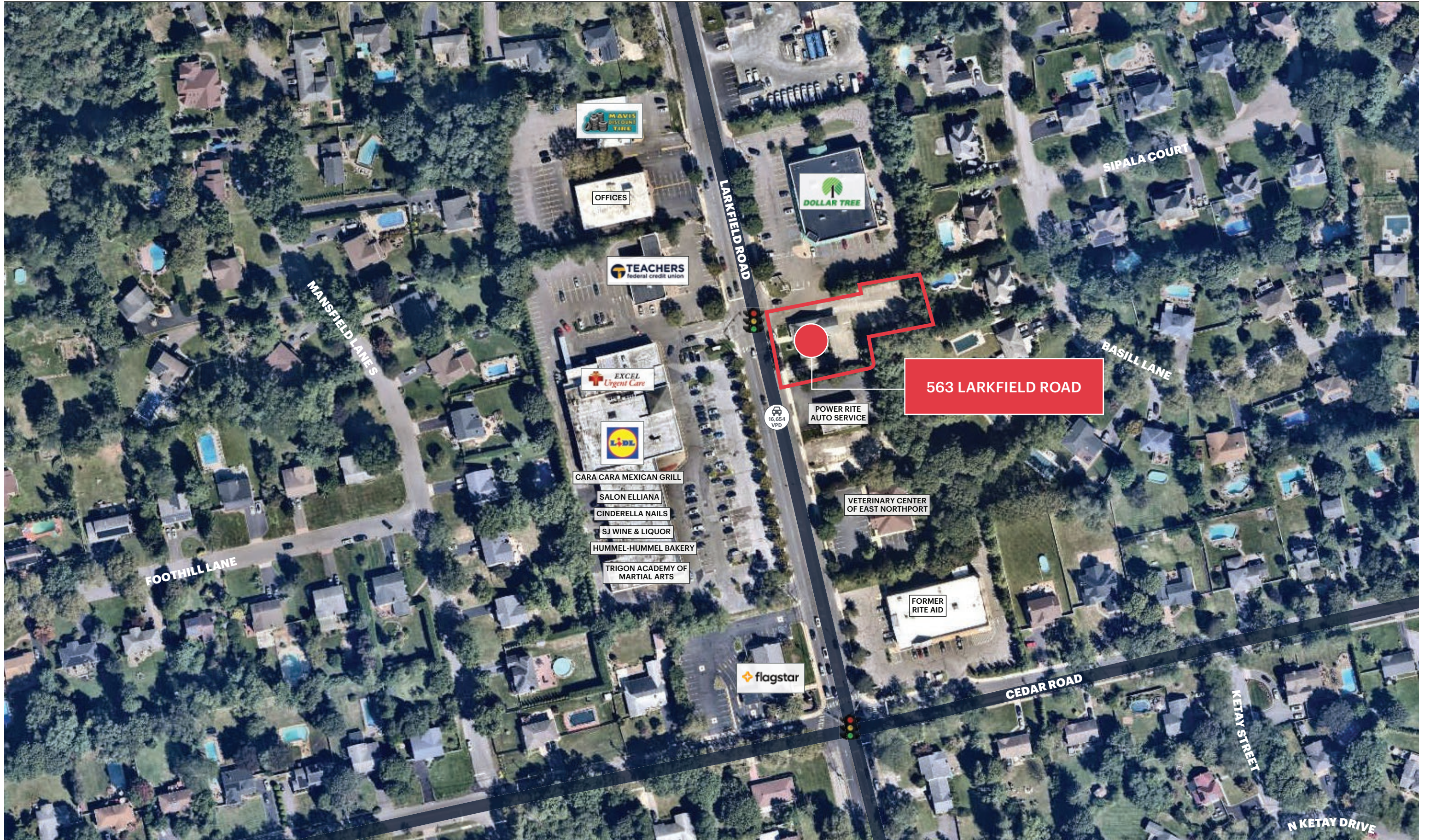


REAR ELEVATION

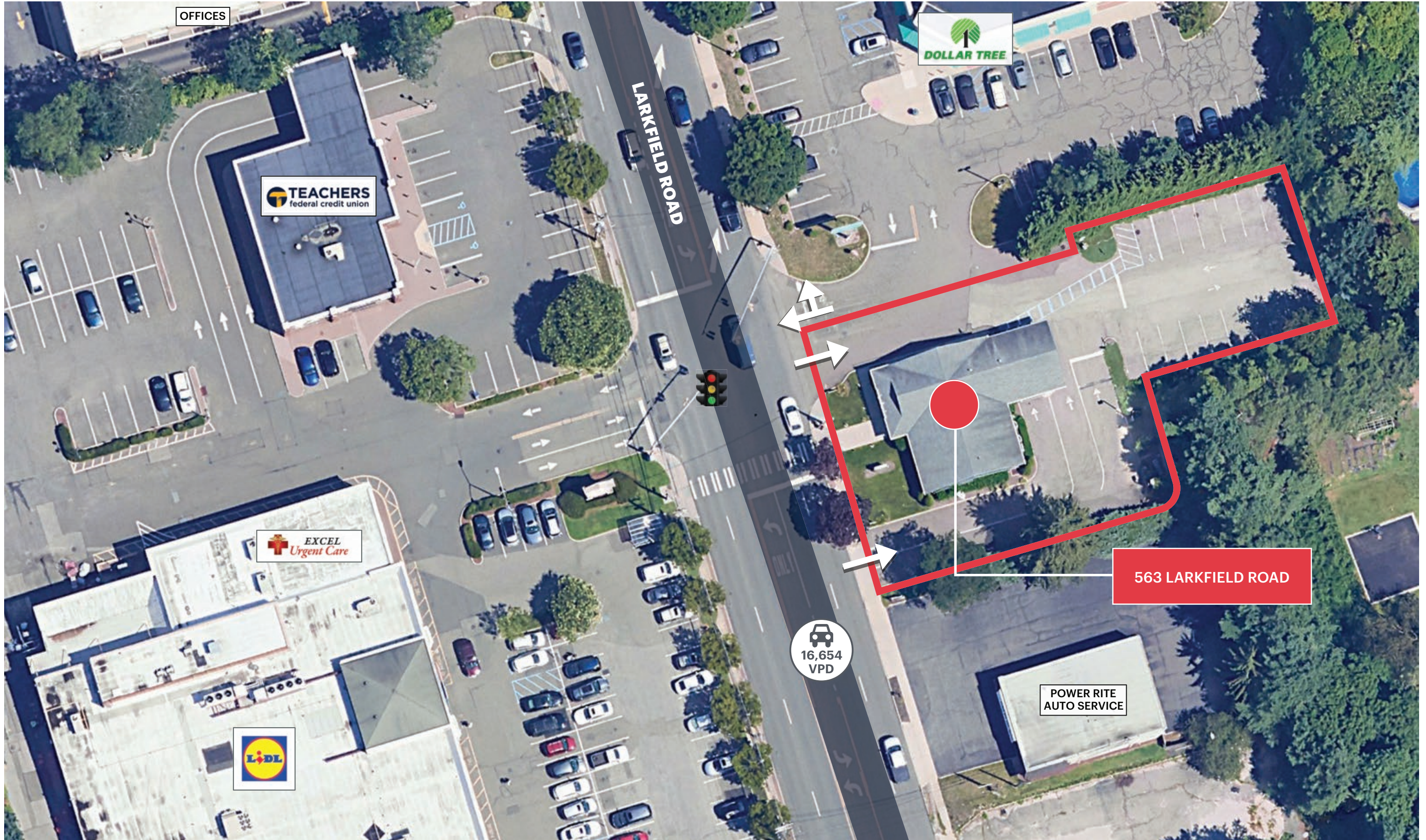
MARKET AERIAL



AERIAL



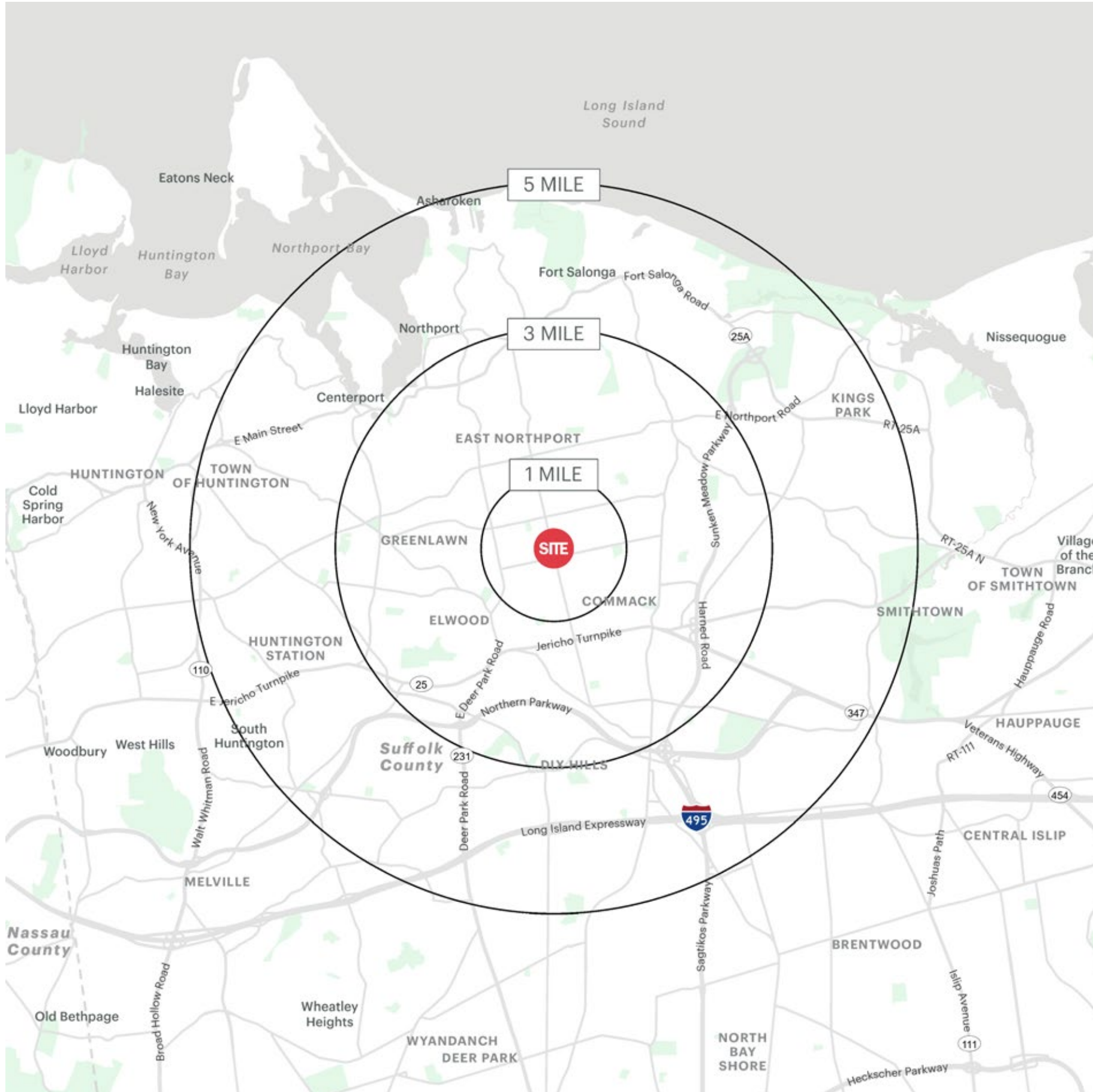
AERIAL



NEIGHBORS ACROSS THE STREET - EAST NORTHPORT PLAZA AND TEACHER'S FCU



AREA DEMOGRAPHICS



563 LARKFIELD ROAD EAST NORTHPORT, NY

1 MILE RADIUS

POPULATION

11,447

HOUSEHOLDS

4,016

AVERAGE HOUSEHOLD INCOME

\$190,533

MEDIAN HOUSEHOLD INCOME

\$153,009

COLLEGE GRADUATES (BACHELOR'S +)

4,489 - 36.8%

TOTAL BUSINESSES

346

TOTAL EMPLOYEES

2,829

DAYTIME POPULATION (W/ 16 YR +)

8,392

3 MILE RADIUS

POPULATION

79,073

HOUSEHOLDS

27,049

AVERAGE HOUSEHOLD INCOME

\$194,100

MEDIAN HOUSEHOLD INCOME

\$151,968

COLLEGE GRADUATES (BACHELOR'S +)

30,823 - 37.5%

TOTAL BUSINESSES

3,026

TOTAL EMPLOYEES

28,159

DAYTIME POPULATION (W/ 16 YR +)

65,821

5 MILE RADIUS

POPULATION

181,939

HOUSEHOLDS

61,931

AVERAGE HOUSEHOLD INCOME

\$199,074

MEDIAN HOUSEHOLD INCOME

\$151,327

COLLEGE GRADUATES (BACHELOR'S +)

72,076 - 37.8%

TOTAL BUSINESSES

7,458

TOTAL EMPLOYEES

76,707

DAYTIME POPULATION (W/ 16 YR +)

165,413

AREA DEMOGRAPHICS

