TRI STATE COMMERCIAL®

FOR SALE

0.23 ACRES CORNER DEVELOPMENT SITE WITH APPROVED PLANS

449 East Jericho Turnpike

Huntington Station, NY 11746

Corner of East Jericho Turnpike and Melville Road

$1,199,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

PEARL PATTARIN
212.433.3355 x1038
pearl.p@tristatecr.com

TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

- Prime Corner Development Parcel at 449 E. Jericho Turnpike, Huntington Station, NY
- ±0.23-Acre Site With Approved Development Plans
- Ready for Immediate Development, Reducing Entitlement Risk and Timeline
- Ideal for a Single-Tenant Retail, Medical, Professional, or Service User
- Approximately 150 Feet of Frontage on Jericho Turnpike
- Excellent Visibility and Exposure Along a Major Commercial Corridor
- On-Site Parking With 12 Approved Spaces
- Surrounded by Established Retail, Residential, and Commercial Uses
- Rare Opportunity to Develop in a Highly Sought-After Long Island Market

LOCATION HIGHLIGHTS

- Located on Jericho Turnpike With Approximately 33,000 Vehicles per Day
- Approximately 150 Feet of Frontage Providing Exceptional Visibility
- Easy Access to NY-110, Northern State Parkway, and I-495
- Minutes From Huntington LIRR Station and Walt Whitman Shops
- Surrounded by Major National Retailers and Employers, Including Target, Whole Foods, REI, Macy's, Bloomingdale's, Porsche Huntington, Lidl, CVS Pharmacy, Staples, Chase Bank, Dunkin', Baskin-Robbins, King Kullen
- Strong Long Island Demographics With Dense Surrounding Population
- Established Retail Corridor With Significant Consumer Traffic
- Excellent Opportunity for Owner-Users, Investors, and Developers

Address	449 East Jericho Turnpike, Huntington Station, NY 11746
Location	Corner of East Jericho Turnpike and Melville Road
Zoning	C-6
Lot Size	0.23 Acres
BSF (assuming 0.50 FAR)	~5,010 SF
Parking	On-Site Available (12 Spaces)
Delivered	Vacant and Ready for Development

$1,199,000
Offered At

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Lot Size

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BSF (Assuming 0.50 FAR)

C-6
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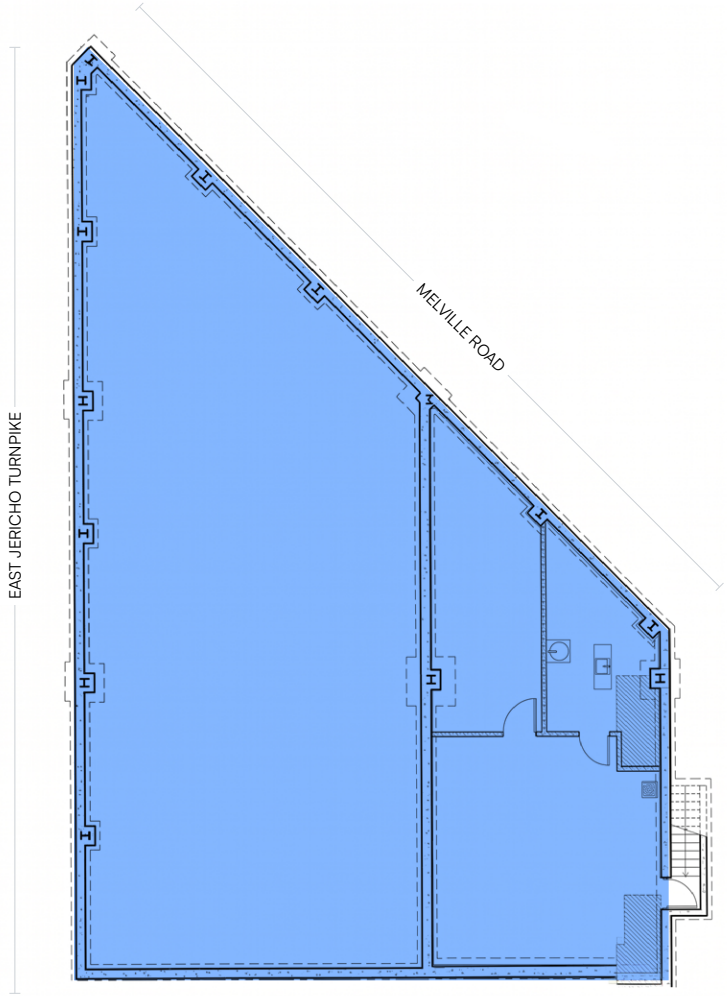
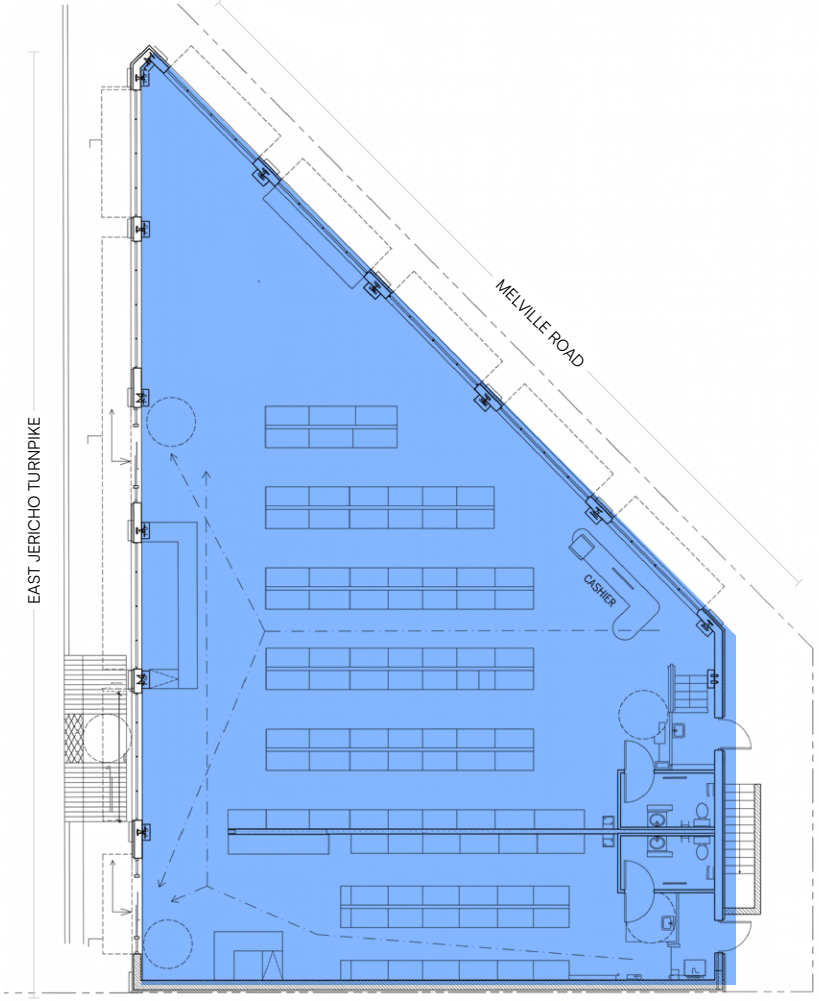
FLOOR PLANS



CELLAR



FIRST FLOOR

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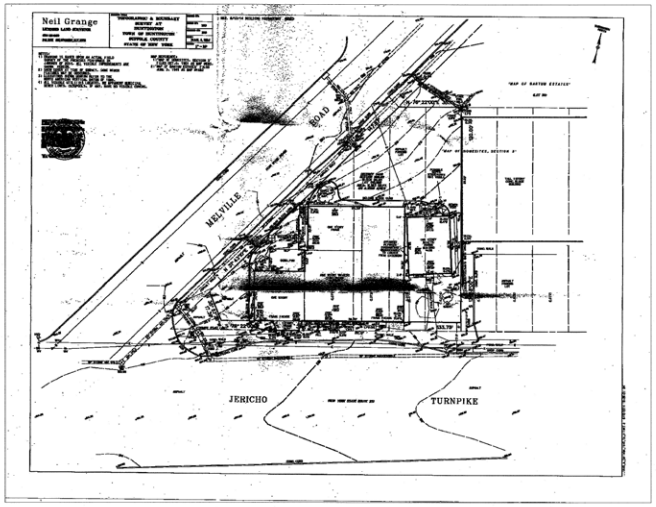
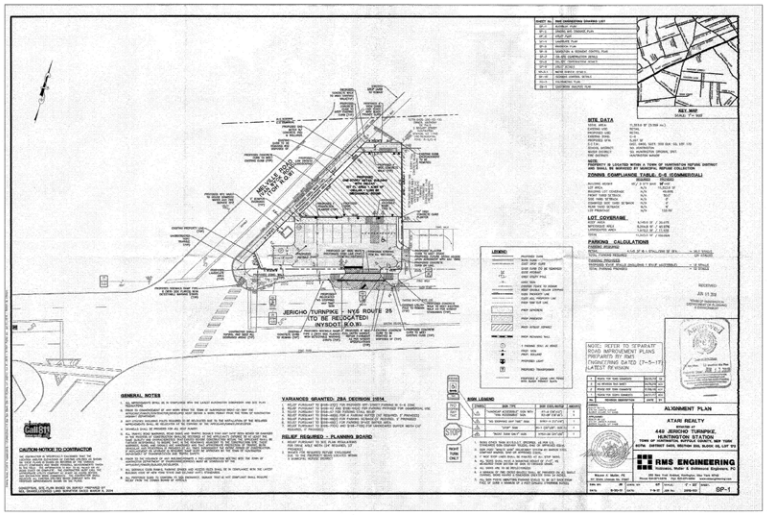
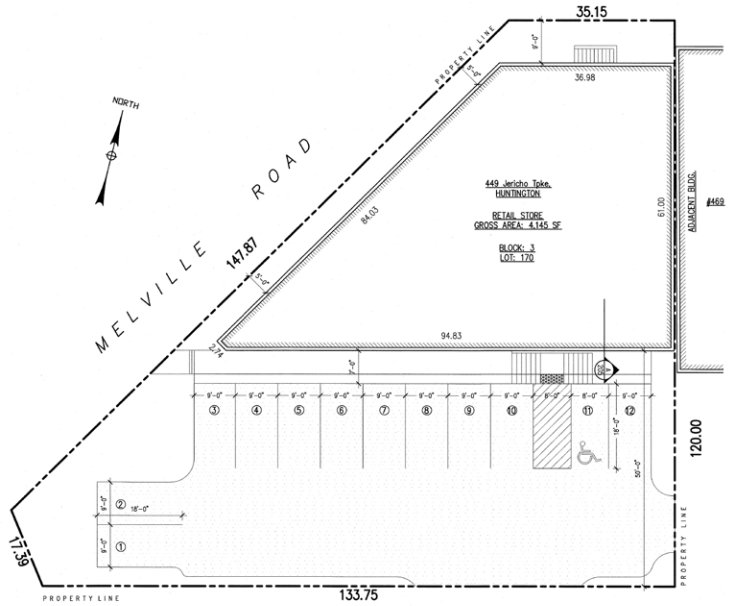
SITE PLAN SURVEY



SURVEY
SCALE: NTS



PLANNING DEPT APPROVED SITE PLAN
SCALE: NTS



SITE PLAN
SCALE: 3/16"=1'-0"

LOT PERVIOUS:
PREVIOUS:
IM PREVIOUS:

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
APPLICANT:

SITE PLAN, SURVEY

449 JERICHO TPKE.
SITUATED AT
HUNTINGTON
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
SCTM: DISTRICT 0400 , SECTION 200.00, BLOCK 03.00, LOT 170.000

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.
138-72 Queens Boulevard, Briarwood, NY 11435
T: 718-268-9098 F: 718-268-9097 www.caliendoarchitects.com

Gerald J. Caliendo, RA
NY State License No. 020241

DWN. BY: M.SHAH | CHK'D. BY: GJC | SCALE: AS NOTED | SHEET: Z-120.00
DATE: 12/13/2018 | DATE: 12/13/2018 | JOB No.: 14112

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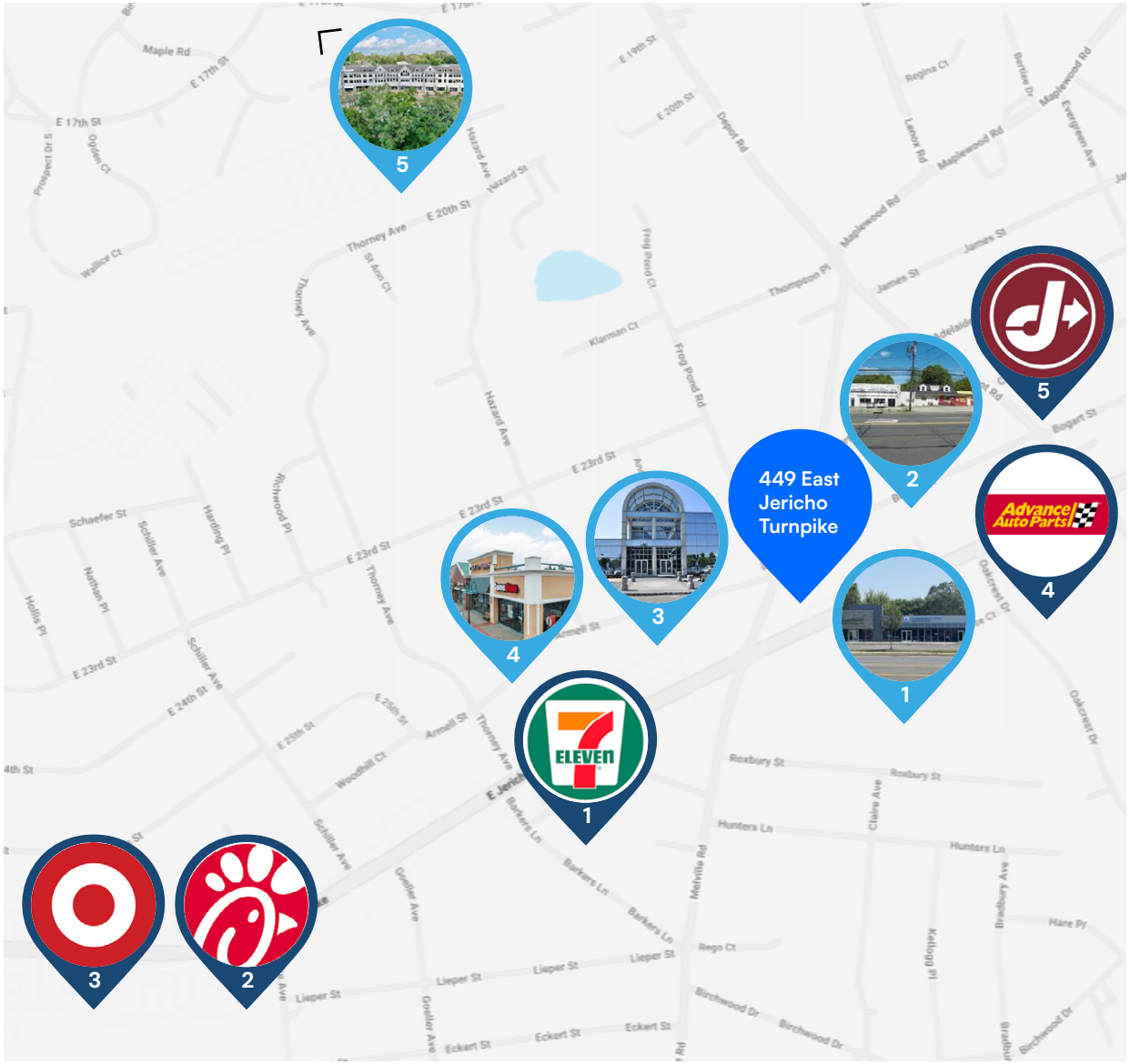
DEVELOPMENTS & TENANTS IN THE AREA



DEVELOPMENTS

1. **460-488 East Jericho Turnpike** Commercial Redevelopment Corridor
2. **469 East Jericho Turnpike** Redevelopment Site
3. **25 Melville Road North** Redevelopment Opportunity
4. **379 East Jericho Turnpike** Commercial Property Corridor
5. **1000 New York Avenue** Multifamily Development

NEARBY TENANTS

1. **7 Eleven**
2. **Chick-fil-A**
3. **Target**
4. **Advance Auto Parts**
5. **Jiffy Lube**

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LOCATION OVERVIEW

HUNTINGTON STATION

Strategically located in the heart of Long Island, Huntington Station is a well-established and growing community known for its strong residential base, active commercial corridors, and convenient transportation access. The area offers a diverse mix of national retailers, local businesses, restaurants, and service providers, creating a vibrant environment for residents and visitors alike. Huntington Station benefits from direct access to major roadways, including Jericho Turnpike and the Long Island Expressway, as well as connectivity through the Huntington Long Island Rail Road (LIRR) Station. With its proximity to regional shopping destinations, affluent surrounding neighborhoods, and ongoing investment throughout the area, Huntington Station continues to attract businesses, residents, and investors seeking long-term growth opportunities.

POINTS OF INTEREST

- Walt Whitman Shops
- The Paramount
- Heckscher Park
- The Whaling Museum & Education Center

DEMOGRAPHICS

Within a one-mile radius of the property

5,003	14,099	$165,852
Total Households	People	Avg Household Income

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