

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  
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TSC.

## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

449 East Jericho Turnpike, Huntington Station, NY 11746 presents a compelling development opportunity along one of Long Island's most heavily traveled commercial corridors. Situated on a 0.23 acres corner site, this vacant property is offered with approved plans, providing developers and investors with a streamlined path to construction. The site is well-positioned for a single-tenant commercial user and benefits from excellent visibility, strong traffic exposure, and convenient access to surrounding retail and residential neighborhoods. With on-site parking available and the property ready for immediate development, this offering represents a rare opportunity to establish a presence in the thriving Huntington Station market.

### LOCATION OVERVIEW

Ideally positioned along the highly trafficked Jericho Turnpike corridor, 449 East Jericho Turnpike benefits from excellent visibility, strong vehicle exposure, and convenient access to major transportation routes. The property is surrounded by a diverse mix of national retailers, restaurants, and neighborhood-serving businesses, including Dunkin', Lidl, Baskin-Robbins, King Kullen, Staples, CVS Pharmacy, Chase Bank, and numerous local dining establishments. Located just minutes from the Huntington LIRR Station and the Walt Whitman Shops, this strategic Long Island location offers strong demographics, a vibrant commercial environment, and excellent long-term investment potential.

Address	449 East Jericho Turnpike, Huntington Station, NY 11746
Location	Corner of East Jericho Turnpike and Melville Road
Zoning	C-11
Lot Size	0.23 Acres
Parking	On-Site Available (12 Spaces)
Delivered	Vacant and Ready for Development



**\$1,199,000**

Offered At

**0.23 Acres**

Lot Size

**C-11**

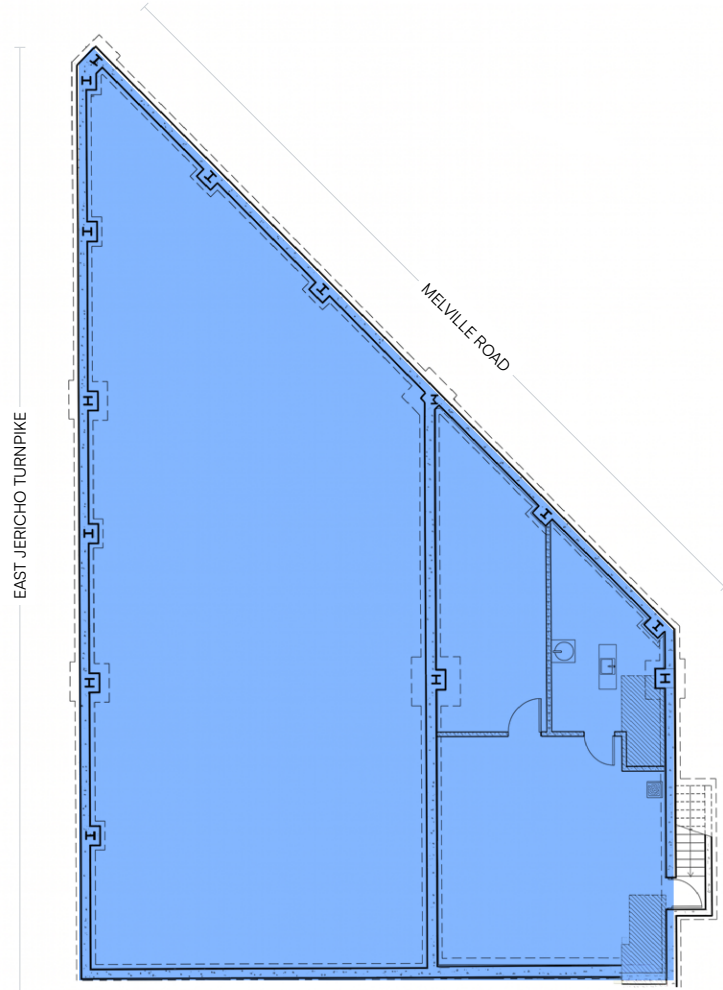
Zoning

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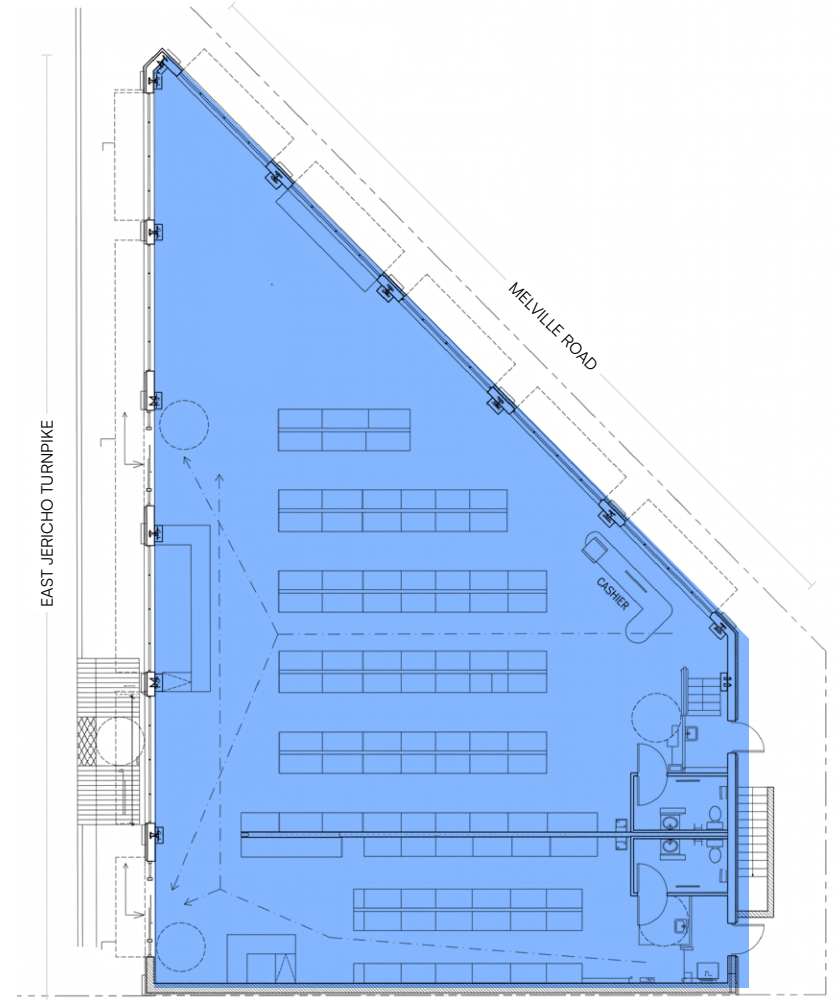
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# FLOOR PLANS



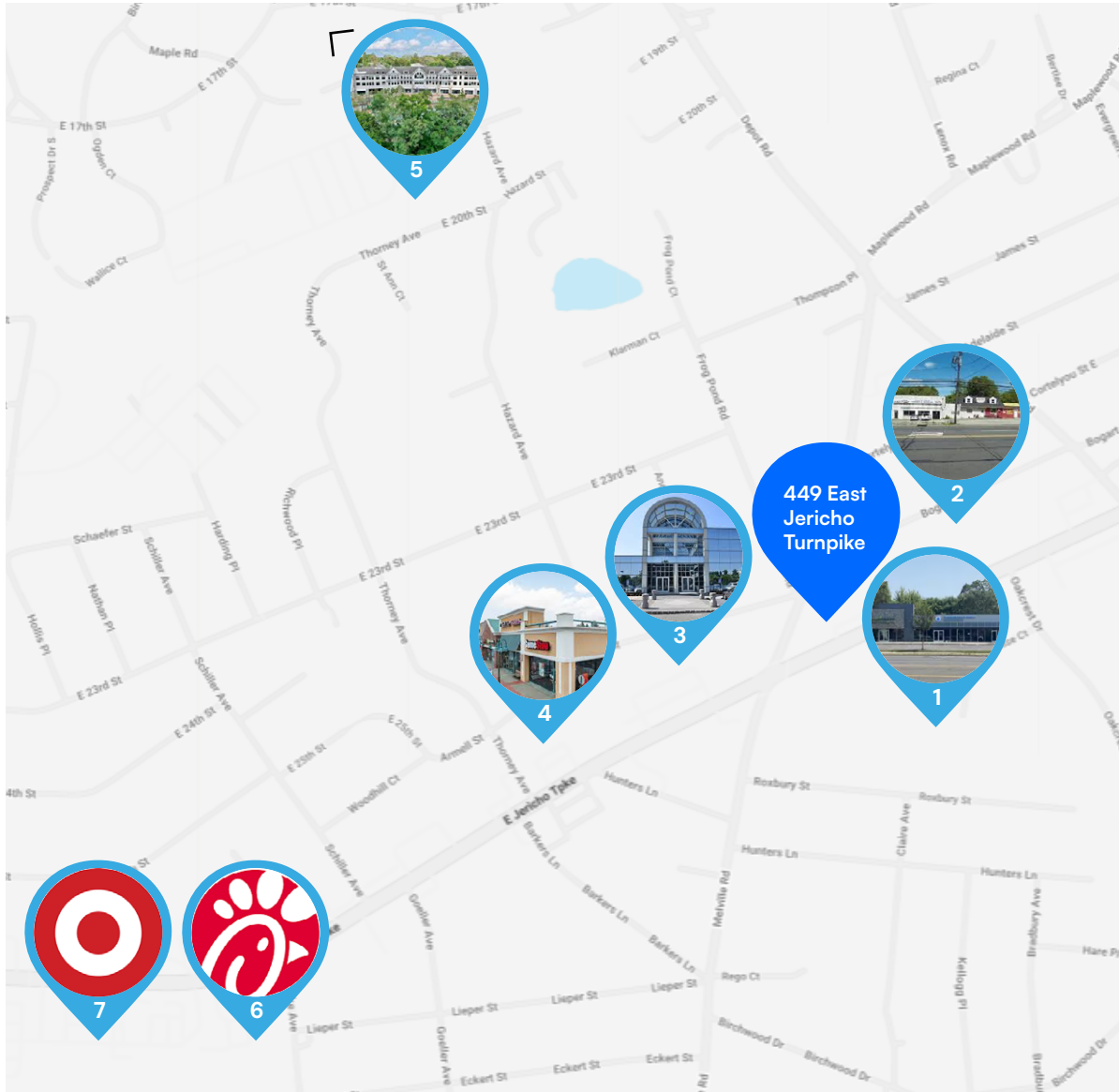
CELLAR



FIRST FLOOR



# DEVELOPMENTS 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
- 6. **Chick-fil-A**
- 7. **Target**

# ADVISORS BEFORE BROKERS

## 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**

Total Households

**14,099**

People

**\$165,852**

Avg Household Income

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For More Information Call: **212.433.3355**

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