

EXCLUSIVE FOR LEASE

591 W JERICHO TURNPIKE, HUNTINGTON NY



PROPERTY HIGHLIGHTS:

- **3,400 SF Office/ Retail Space**
- **Medical, office, restaurant or retail opportunity**
- **22,000 VPD**
- **Traffic light access**
- **New retail development**
- **Excellent exposure on corner of Charles Avenue and Jericho Turnpike**

NEIGHBORS:

- **Umberto's Pizzeria, West Hills Day Camp, Dairy Queen, McDonald's, Dunkin', Popeyes, KFC, Wendys, Matteo's Trattoria, Harbor Freight Tools, LA Fitness**
- **Acura, Volvo, Ford Lincoln**
- **.5 miles from Walt Whitman High School**
- **1.5 miles from the Walt Whitman Mall**

DEMOGRAPHICS	1MILE	3MILES	5MILES
TOTAL POPULATION	6,279	52,921	187,145
HOUSEHOLDS	2,038	25,484	63,379
TOTAL EMPLOYEES	8,337	62,673	152,076



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