

340F W. Jericho Tpke. Huntington, NY 11746

NOW LEASING
PRIME SPACE
RETAIL SHOPPING CENTER



585 Stewart Avenue-Suite 790, Garden City, NY 11530
Office: 516.203.8100 Fax: 516.203.8199

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.

**For Further Information
Contact:**

Jerri Bixon

Associate Broker

Brown Harris Stevens

631.236.8433

jbixon@bhsusa.com

Marie Pantzaras

Lic. Salesperson

Brown Harris Stevens

631.334.1828

mpantzaras@bhsusa.com

**Brown
Harris
Stevens** **Bold
Honest
Smart**

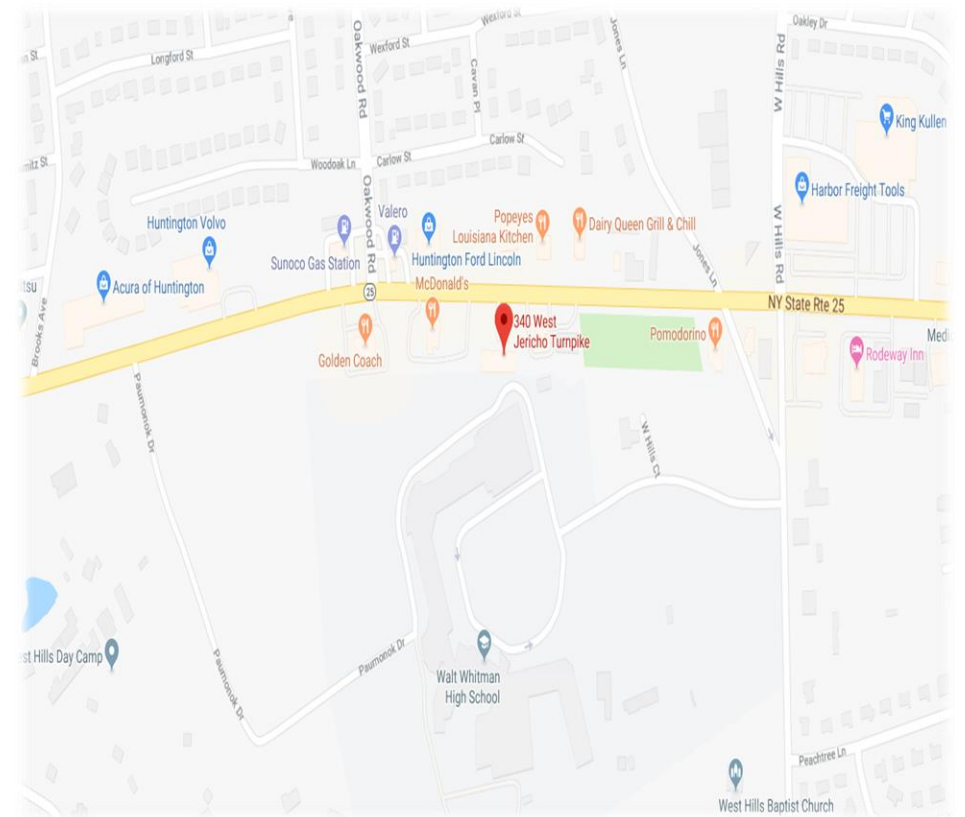
Available Space <i>(Previous Hair Salon)</i>	1,100 sf (approx. 20.5 x 44)
Rental Rate:	\$34.00 psf
Real Estate Tax:	18% (\$31,589.75)
CAM/Insurance:	18%
Increase per annum:	4%
Concession:	Negotiable
Possession:	April 2019
Parking:	28 Cars

Existing Tenants:

- Pizza ,Japanese, Nail Salon, Chinese Take-Out and Massage

Neighboring Tenants:

- *Dunkin Donuts, McDonalds, Popeye's Chicken, Dairy Queens....*
- *Located ¼ mile west of Route 110 on busy Jericho Turnpike*
- *One of the Largest High Schools in the Suffolk Area*



585 Stewart Avenue-Suite 790, Garden City, NY 11530
Office: 516.203.8100 Fax: 516.203.8199

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sale prices and other variables not presently ascertainable.