



# HUNTINGTON COMMONS

839 New York Avenue, Huntington, NY 11743

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## PROPERTY HIGHLIGHTS

### LOCATION

New York Avenue (Route 110) and Semon Road

### COUNTY

Suffolk

### REGIONAL ACCESS

I-495 to Route 110

### TOTAL GLA

337,042 SF

### PARKING SPACES

1,391

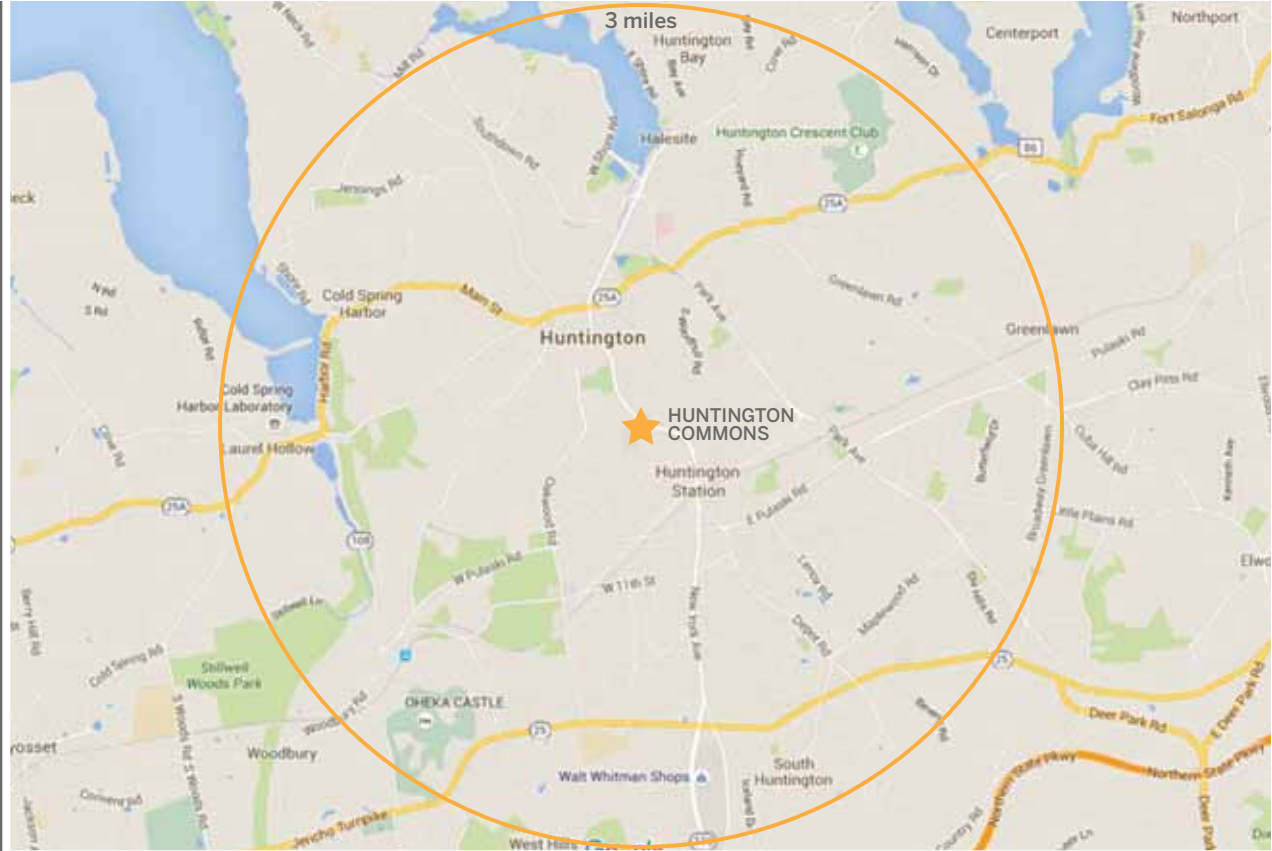
### DAILY TRAFFIC COUNT

18,000 New York Avenue

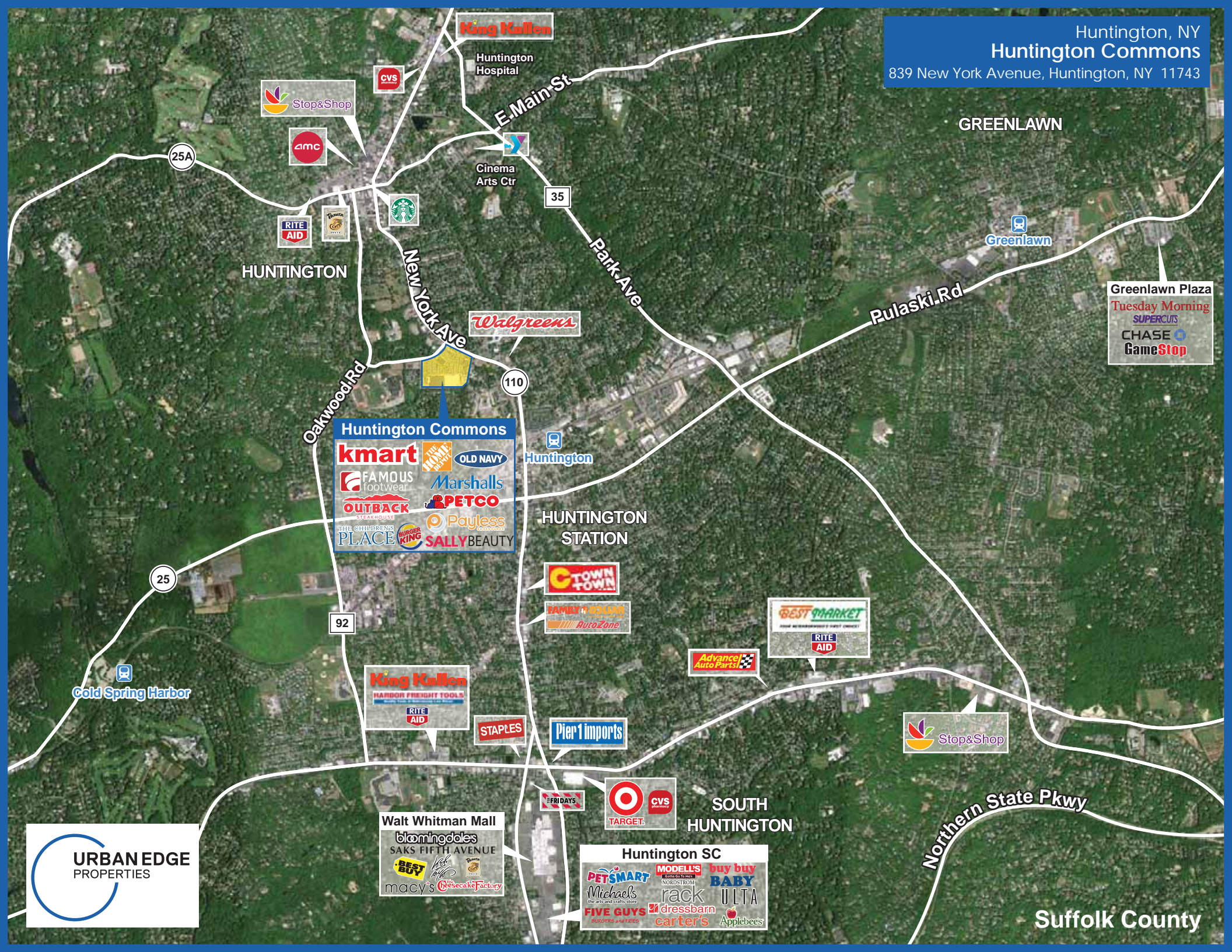
### GPS COORDINATES

Longitude: -73.4186

Latitude: 40.858







GREENLAWN

Greenlawn

**Greenlawn Plaza**  
 Tuesday Morning  
 SUPERCUTS  
 CHASE  
 GameStop

**Huntington Commons**



**Walt Whitman Mall**

**Huntington SC**

Suffolk County



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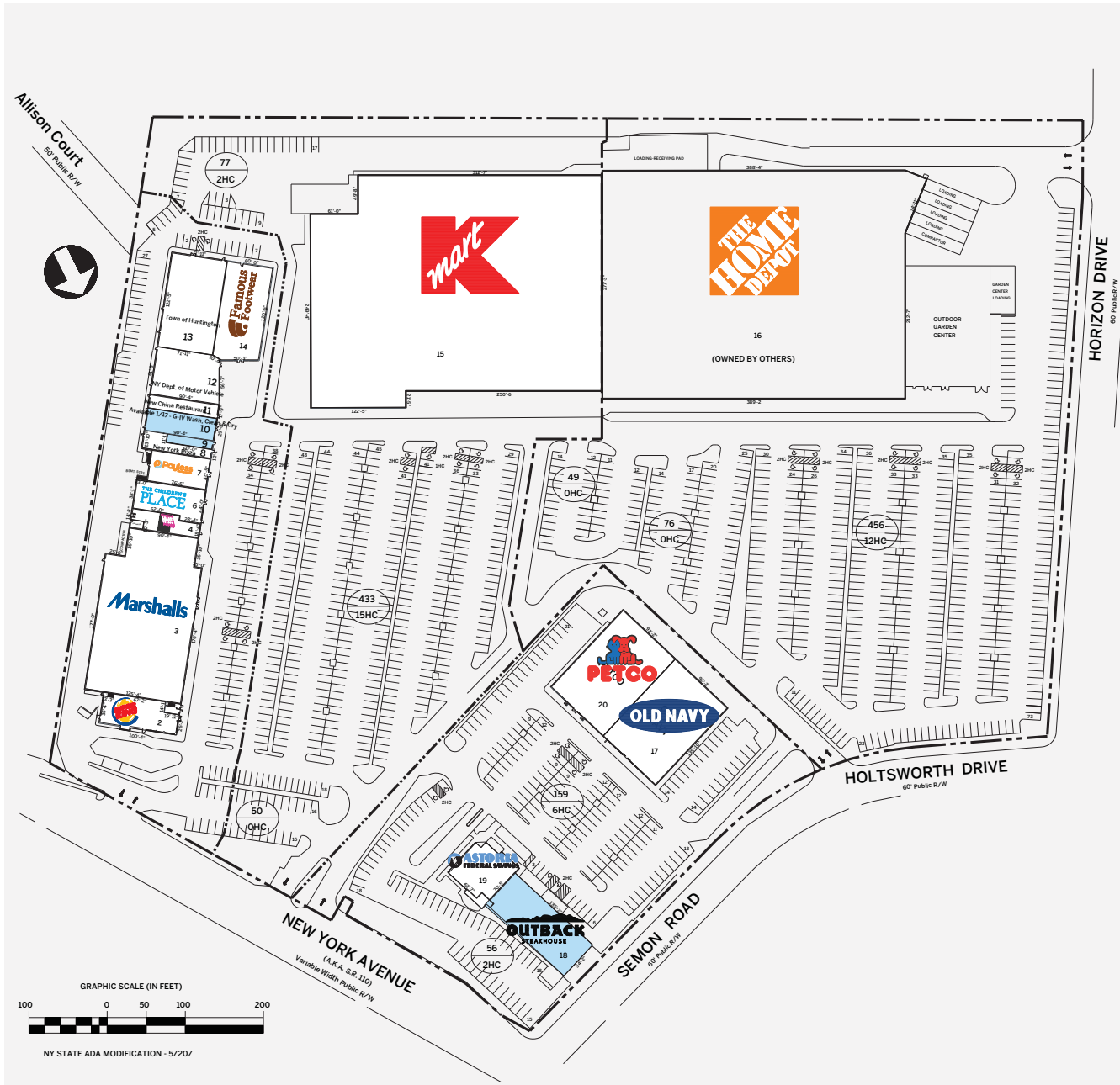
## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	80,300	152,258	577,131
Daytime Population	68,475	136,788	560,233
Households	27,238	52,474	189,848
Average Household Income (\$)	131,581	147,656	137,412
Median Household Income (\$)	107,400	115,640	111,526

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LEASING: June B. Fisher | 201.571.3510 | jufisher@uedge.com



SPACE	STORE	SF
2	Burger King	4,000
3	Marshalls	25,442
4	Sally Beauty Supply	1,932
6	The Children's Place	3,533
7	Payless Shoesource	3,064
8	New York Pizza	1,391
9	Available	664
10	Available 1/2017	2,622
11	New China Restaurant	1,568
12	NY Dept. of Motor Vehicles	5,279
13	Town of Huntington	8,058
14	Famous Footwear	7,512
15	Kmart	102,949
16	The Home Depot	119,297
17	Old Navy	12,565
18	Available 9/2018	7,585
19	Astoria Federal Savings & Loan	3,938
20	Petco	12,435



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## SITE DEVELOPMENT PLAN

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER OR ANY PART THEREOF SHALL REMAIN AS SHOWN HEREON. LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER OR ANY PART THEREOF IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.



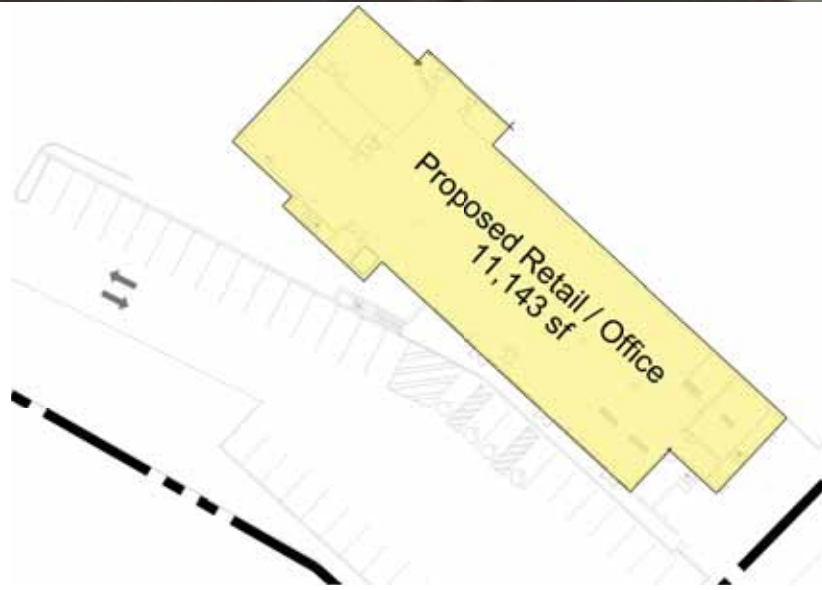
<b>ZONE:</b>	<b>C-5</b>
<b>LOT AREA:</b>	<b>16.211 ACRES</b>
<b>BUILDING DATA:</b>	
② PROP. RETAIL "A"	65,230 SF
②B PROP. RETAIL "B"	33,866
③ OLD NAVY	12,565
④ PETCO	12,435
④ OUTBACK STEAKHOUSE	7,585
⑤ BANK	3,938
⑥ FAMOUS FOOTWEAR	7,512
⑦ TOWN OF HUNTINGTON	8,058
⑧ NEW YORK D M V	5,279
⑨ CHINESE RESTAURANT	1,568
⑩ RETAIL	2,622
⑪ RETAIL	664
⑫ NY PIZZA	1,391
⑬ PAYLESS SHOE	3,064
⑭ THE CHILDREN'S PLACE	3,533
⑮	
⑯ SALLY BEAUTY	1,932
⑰ MARSHALLS	25,442
⑱ BURGER KING	4,000
<b>TOTAL</b>	<b>G.F.A. 200,570 SF</b>
<b>PARKING DATA:</b>	
<b>PARKING REQUIRED:</b>	<b>1,000 CARS</b>
RETAIL: 1 CAR PER 200 SF (82,021/200 SF/200 = 911 CARS)	
BANK: 1 CAR PER 200 SF (13,939/200 SF = 6 CARS)	
RESTAURANT: 1 CAR PER 200 SF (44,517/200 SF = 73 CARS)	
<b>PARKING PROVIDED:</b>	<b>800 CARS</b>
<b>PARKING RATIO:</b>	<b>3.98 CARS/1,000 SF</b>
<b>PARKING SIZE:</b>	<b>9'x19' = 775 CARS</b>
	<b>HC 13'x19'=25 CARS</b>

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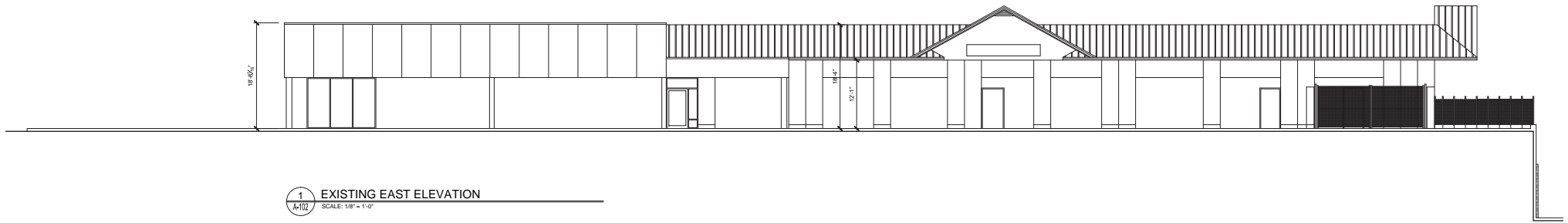
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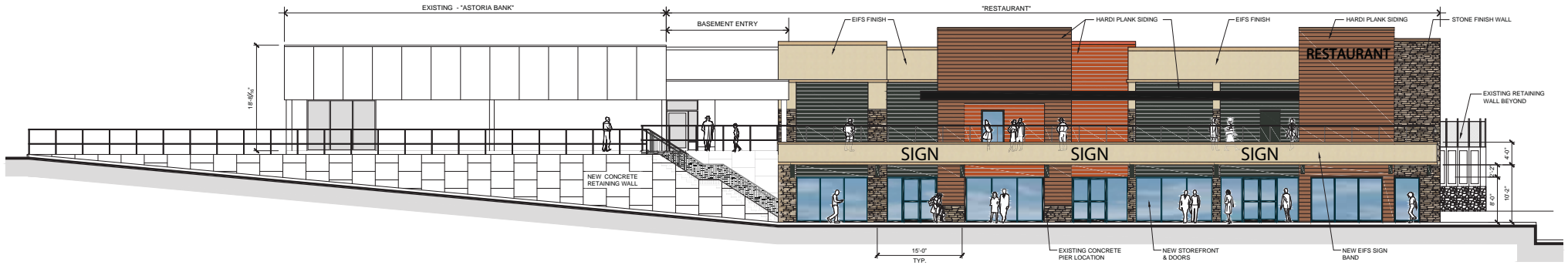
## NEW STREET (NEW YORK AVENUE) RETAIL & OFFICE OPPORTUNITY



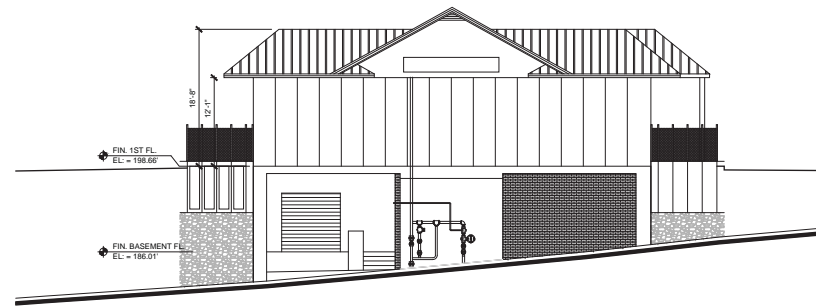
11,143 SF  
Divisible - approx  
- 7,000 sf  
- 2,000 sf  
- 1,900 sf



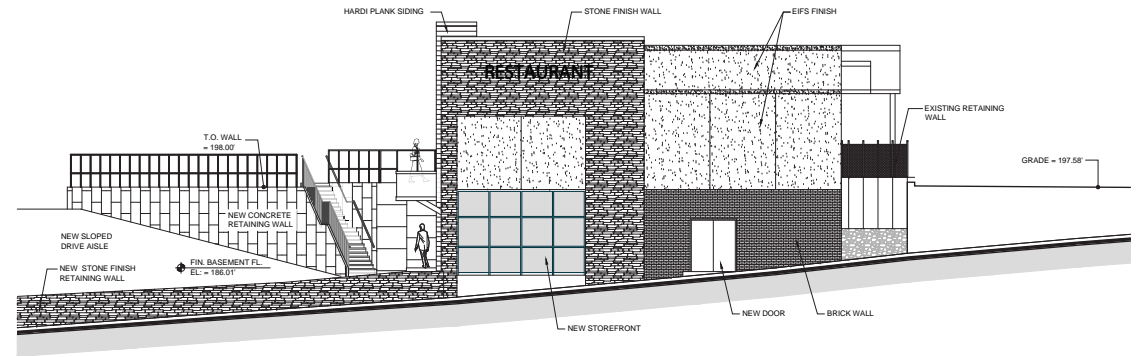
1  
A-102  
EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1  
A-102  
PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2  
A-102  
EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2  
A-102  
PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

