



S & D Real Estate

27 East Jericho Turnpike– Suite 2, Mineola, New York 11501

516-248-6905 516-741-4587 (Fax)

888 Veterans Memorial Highway– Suite 530, Hauppauge 11788

631-761-9220 631-761-9221 (Fax)

BUILDING FOR LEASE



LOCATION

**1 JERICHO TURNPIKE
MINEOLA
NY, 11501**

PROPERTY TYPE

RETAIL

Max Contiguous 10,775 sf
Basement 3,225 sf
Tenancy Single
Parking Spaces 42

Price per Sq Ft \$35
Avg Vehicles/day 40,317
Lot Sq Ft 30,583
Property Type Retail
Zoned B-1

Highly visible, busy retail location facing Jericho Turnpike (204 ft) and Roslyn Road (217 ft). Great retail, loads of parking, vibrant neighborhood. Great signage on building and at intersection.

Contact:

Marty Miller 516-248-6905 (office) 813-505-2451 (cell)

Ed Madden 516-248-6905 (office) 516-521-5731 (cell)

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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AERIAL VIEW



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TRAFFIC COUNT MAP



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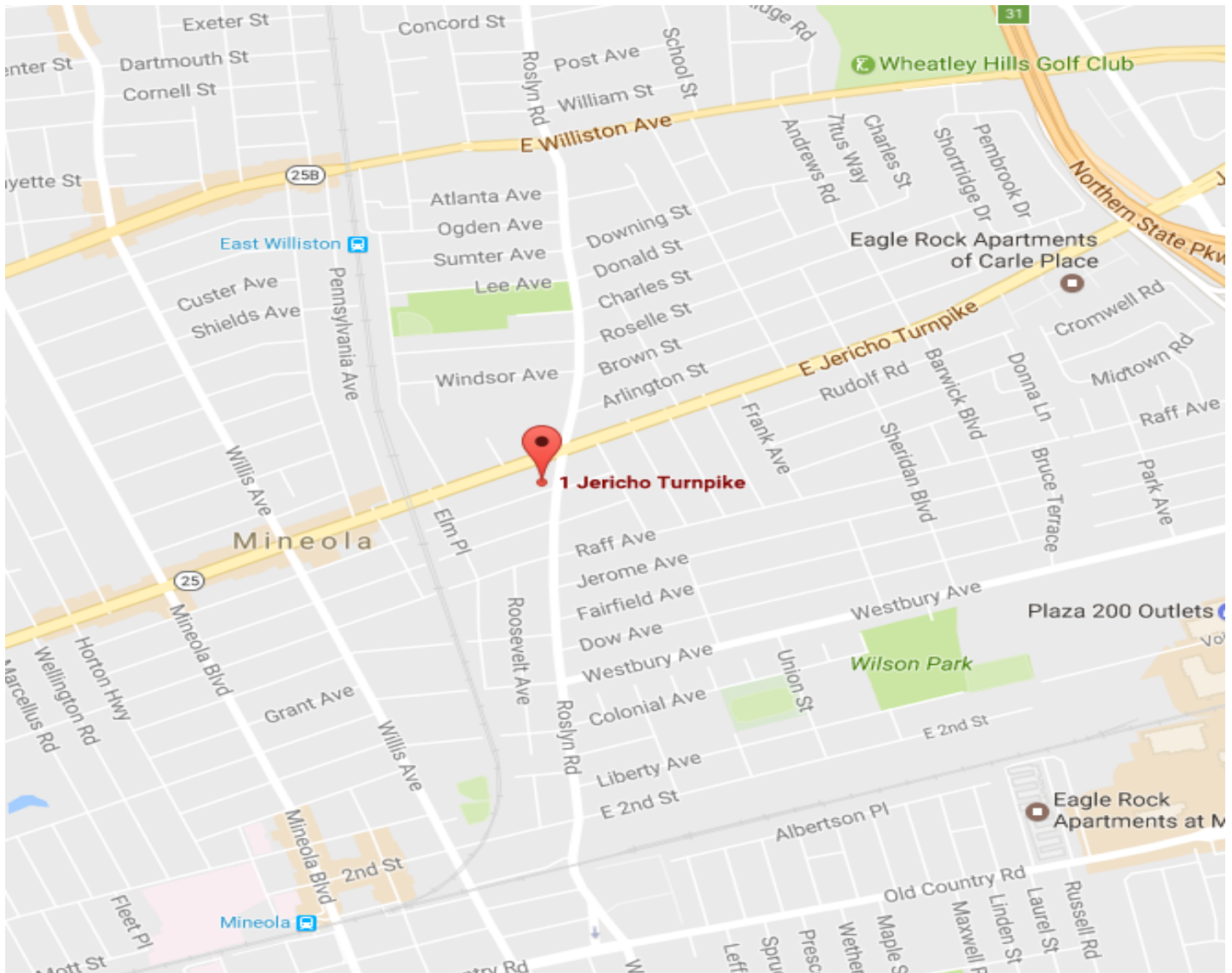
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ZONING MAP

