

EXCLUSIVE OFFERING

SELECT
REAL EQUITY ADVISORS

RETAIL USER OPPORTUNITY

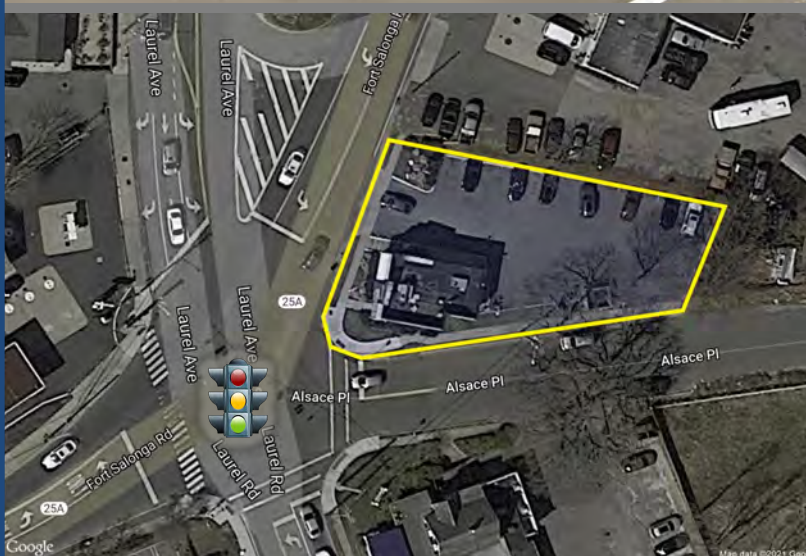
650 FORT SALONGA ROAD NORTHPORT, NEW YORK

PROPERTY DESCRIPTION

DESCRIPTION:	Corner property with vacant retail building
BUILDING SF:	± 1,203 sf
LOT SIZE:	± .25 acres
PARKING:	18 spaces
TAXES:	\$15,139
ZONING:	C6
TRAFFIC COUNT:	21,760 VPD
HEAT:	Gas
PRICE:	\$1,425,000

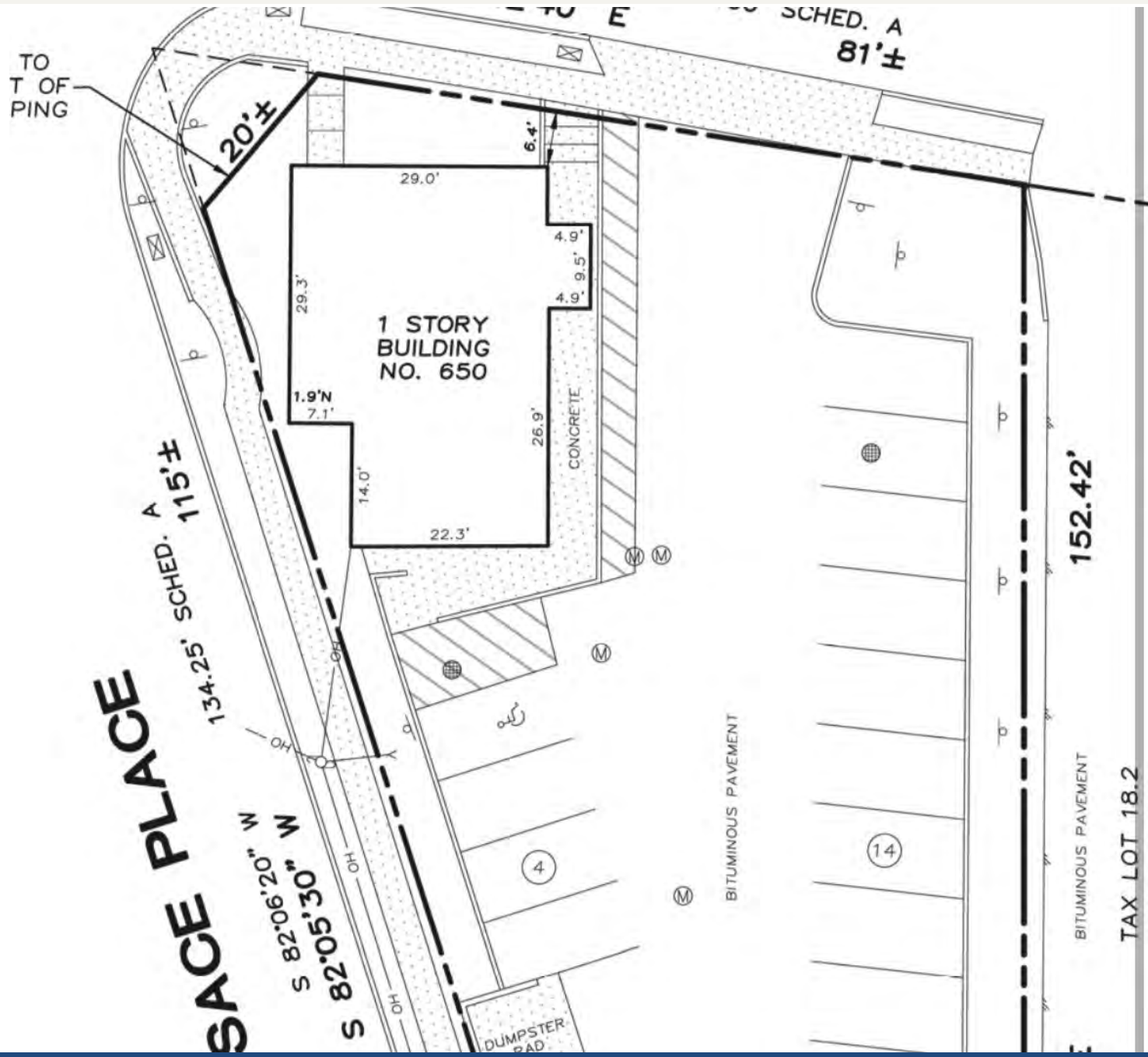
NOTES

- Brand new roof
- Busy location on signalized intersection near local and national retail
- Excellent area demographics
- 16 seat restaurant
- 15K mold remediation was done on the basement

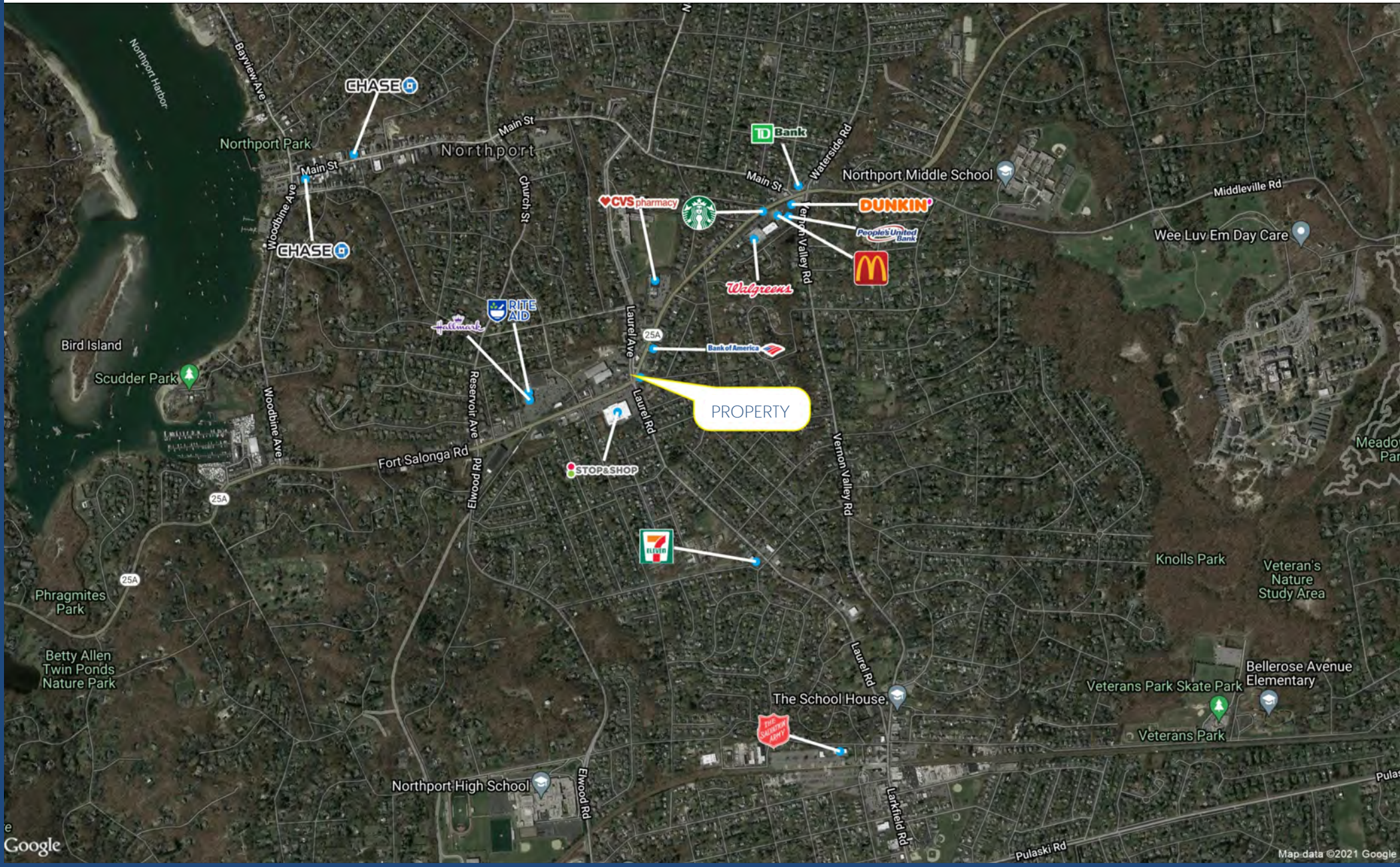


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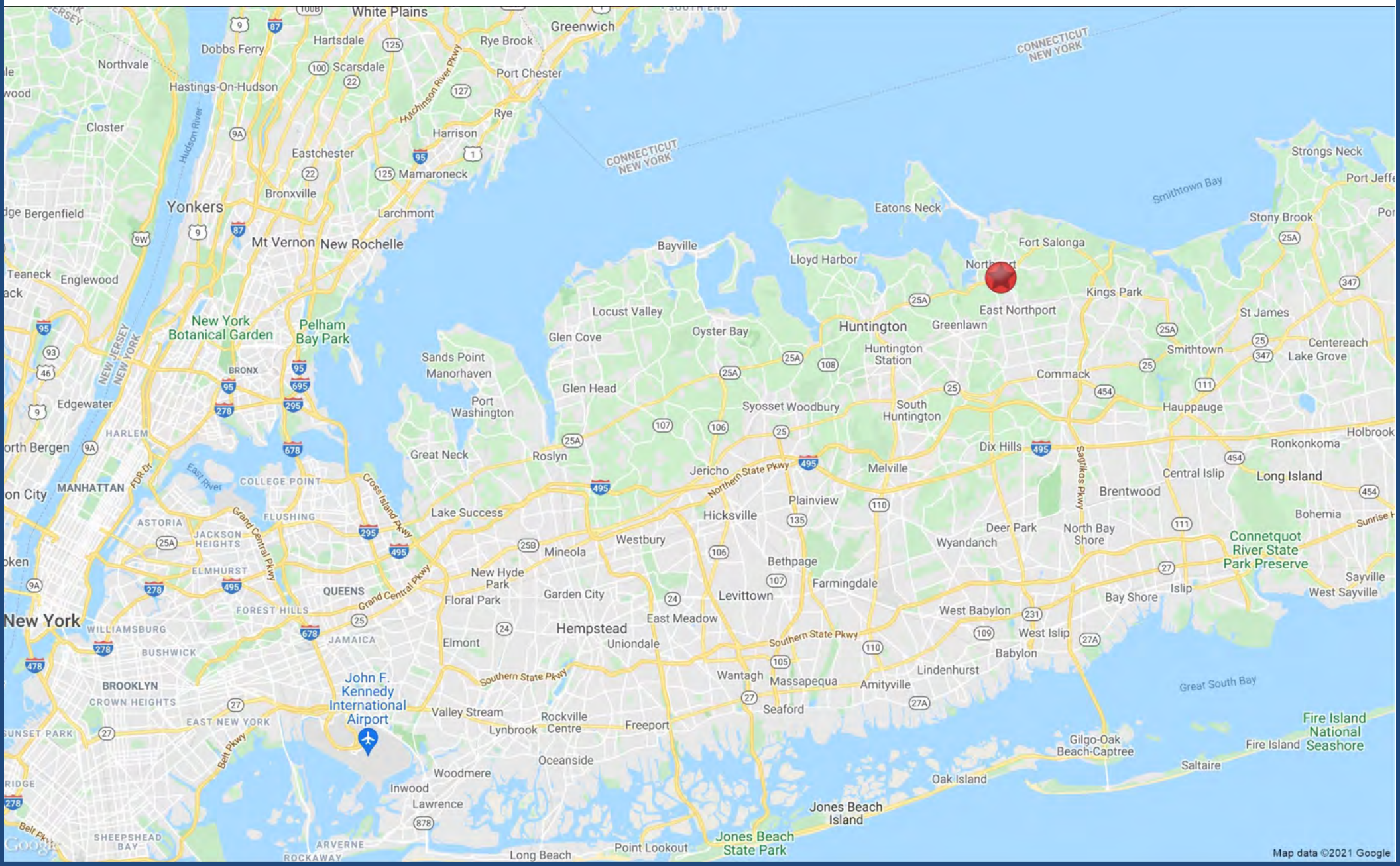
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DEMOGRAPHICS

2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.8935/-73.3365

650 Fort Salonga Rd Northport, NY 11768	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	12,248	58,271	146,194
2026 Projected Population	12,100	57,501	144,963
2010 Census Population	12,032	57,460	142,701
2000 Census Population	12,123	57,631	141,287
Projected Annual Growth 2021 to 2026	-0.2%	-0.3%	-0.2%
Historical Annual Growth 2000 to 2021	-	-	0.2%
2021 Median Age	45.3	45.9	44.5
Households			
2021 Estimated Households	4,684	21,115	51,286
2026 Projected Households	4,772	21,496	52,400
2010 Census Households	4,524	20,446	49,183
2000 Census Households	4,484	20,146	48,119
Projected Annual Growth 2021 to 2026	0.4%	0.4%	0.4%
Historical Annual Growth 2000 to 2021	0.2%	0.2%	0.3%
Race and Ethnicity			
2021 Estimated White	91.9%	89.7%	83.3%
2021 Estimated Black or African American	2.2%	2.9%	5.5%
2021 Estimated Asian or Pacific Islander	2.7%	4.0%	5.2%
2021 Estimated American Indian or Native Alaskan	-	0.1%	0.2%
2021 Estimated Other Races	3.0%	3.3%	5.8%
2021 Estimated Hispanic	9.5%	9.1%	12.9%
Income			
2021 Estimated Average Household Income	\$161,159	\$170,502	\$168,249
2021 Estimated Median Household Income	\$114,690	\$129,899	\$128,562
2021 Estimated Per Capita Income	\$61,683	\$61,830	\$59,100
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.4%	3.0%
2021 Estimated Some High School (Grade Level 9 to 11)	2.0%	1.8%	2.0%
2021 Estimated High School Graduate	20.1%	17.6%	18.9%
2021 Estimated Some College	14.6%	16.1%	15.4%
2021 Estimated Associates Degree Only	8.8%	8.4%	8.5%
2021 Estimated Bachelors Degree Only	29.0%	29.0%	27.9%
2021 Estimated Graduate Degree	25.1%	25.5%	24.3%
Business			
2021 Estimated Total Businesses	708	2,219	6,972
2021 Estimated Total Employees	4,765	17,763	57,464
2021 Estimated Employee Population per Business	6.7	8.0	8.2
2021 Estimated Residential Population per Business	17.3	26.3	21.0

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