

# PEPPERTREE COMMONS

6401 Jericho Turnpike, Commack, NY 11725

## PROPERTY

## HIGHLIGHTS

| Demographics     | 1 mile    | 3 miles   | 5 miles   |
|------------------|-----------|-----------|-----------|
| Population       | 11,355    | 72,456    | 200,080   |
| Avg. HH Income   | \$209,713 | \$216,766 | \$209,814 |
| Total Households | 3,877     | 24,307    | 64,112    |

- Located at the NW corner of Jericho Tpke. & Commack Rd.
- Prime corner of a dense retail corridor
- 2.5 miles North of LIE
- Brand new facade in place

## NOTES

## ANCHORS

- GLA: 35,882 SF
- Availabilities: 1,785 - 2,464 SF
- Parking: Over 200 Spaces
- Traffic Count: 32,647 VPD Jericho Tpke.  
42,512 VPD Commack Rd.

- Anthony's Coal Fired Pizza, Bocu Salon & Saf T Swim



**MASON**  
ASSET MANAGEMENT

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## SITE PLAN



| Suite | Tenant                     | Square Feet |
|-------|----------------------------|-------------|
| 102   | Anthony's Coal Fired Pizza | 3,500       |
| 103   | Cold Stone Creamery        | 1,506       |
| 104   | Amazing Las Studio         | 1,520       |
| 105   | MADabolic                  | 2,464       |
| 106   | Available                  | 1,430       |
| 107   | Available                  | 1,520       |
| 108   | Available                  | 1,440       |
| 109   | Available                  | 1,785       |
| 110   | Sports Memorabilia         | 1,965       |
| 111   | Saf T Swim                 | 9,600       |
| 112   | Bocu Salon                 | 5,113       |
| 112A  | James Christian Cosmetics  | 1,604       |
| 113   | James Christian Cosmetics  | 952         |
| 114   | Pearle Vision              | 1164        |

Leased
  Available



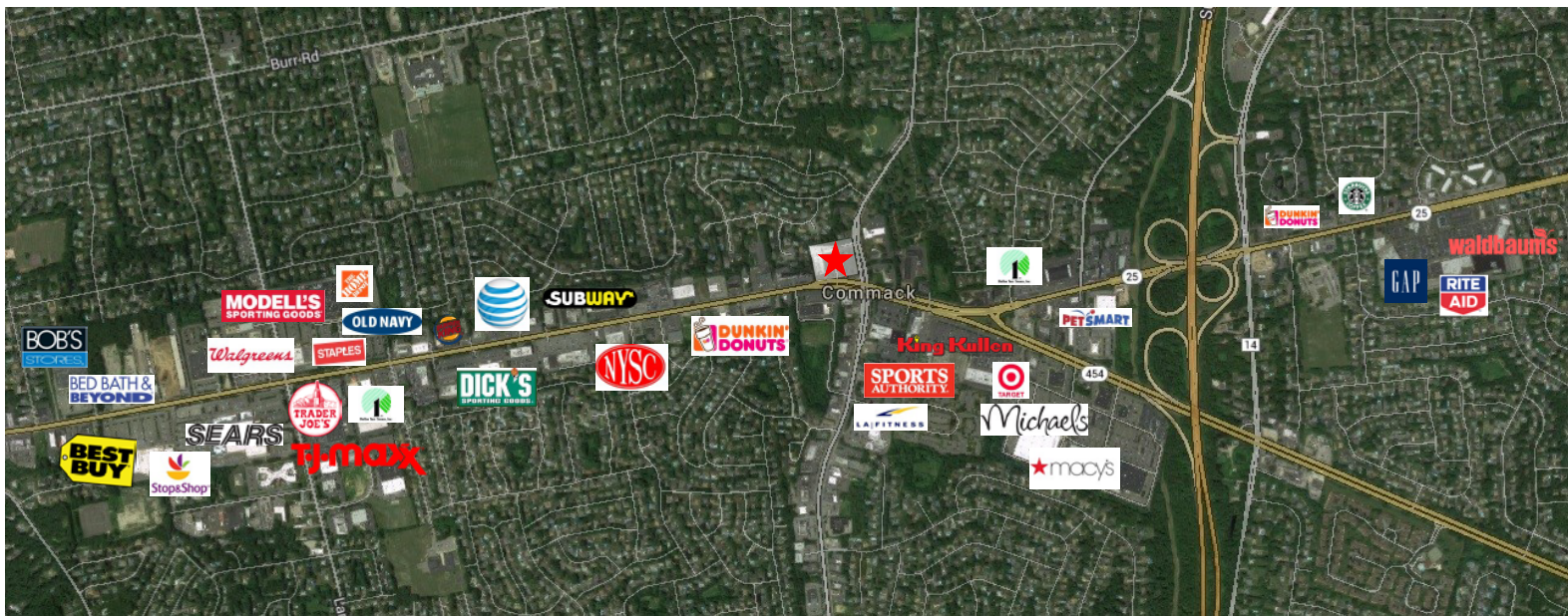
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## RETAILER MAP



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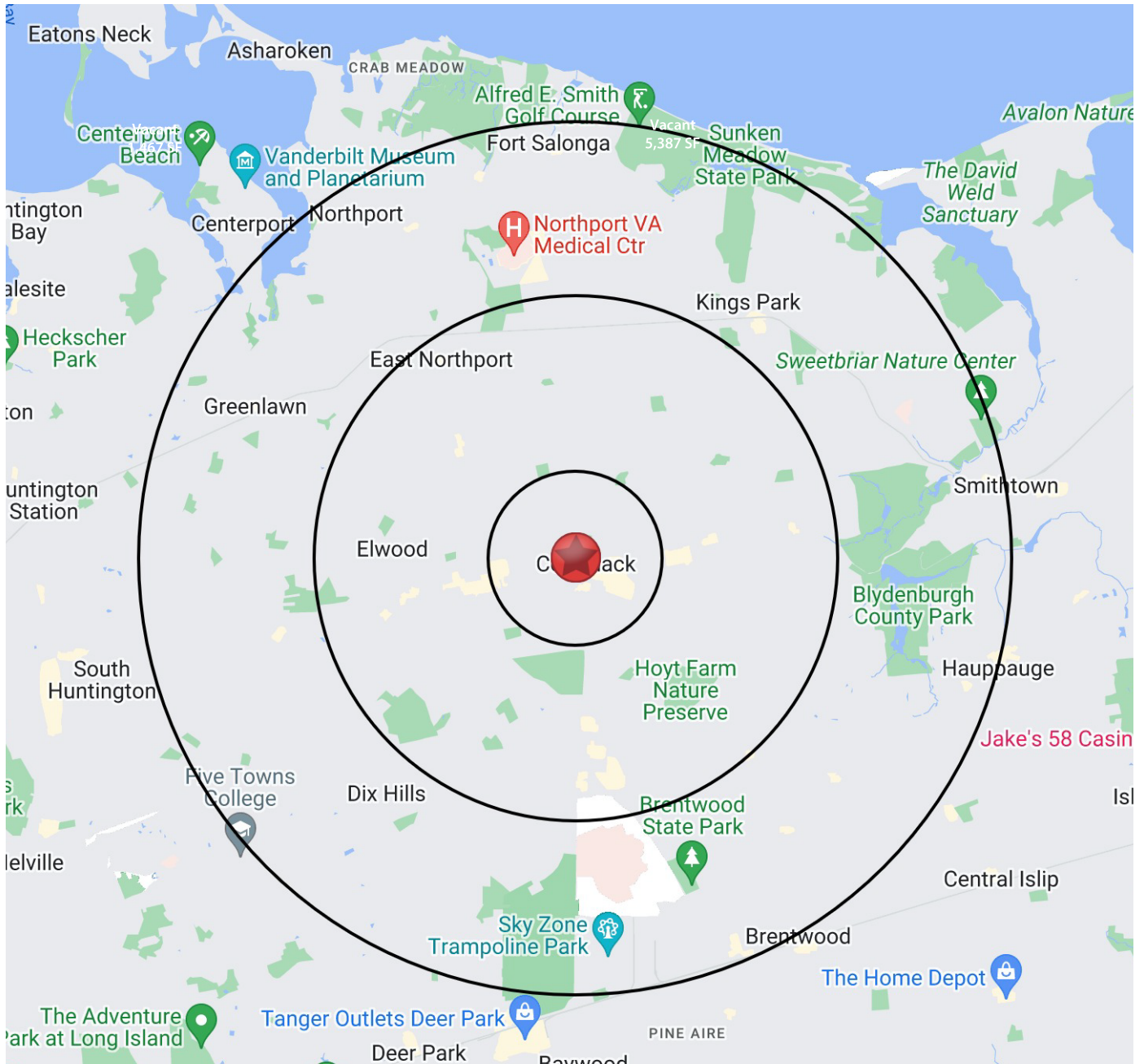
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## RADIUS MAP



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