

PEPPERTREE COMMONS

6401 Jericho Turnpike, Commack, NY 11725

PROPERTY

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

HIGHLIGHTS

- 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

- 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.

ANCHORS

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



MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

PEPPER TREE COMMONS

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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	Art of Pilates	1,520
108	Available	1,440
109	Available	1,785
110	Available	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



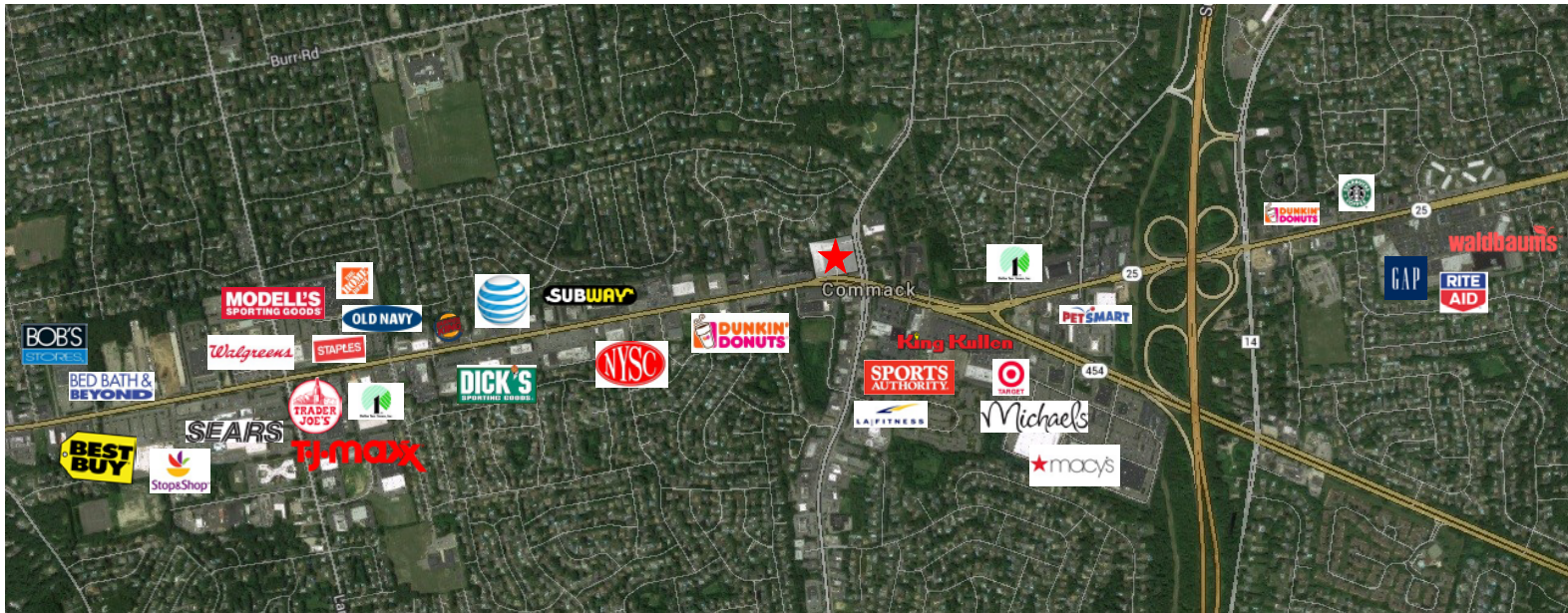
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RETAILER MAP



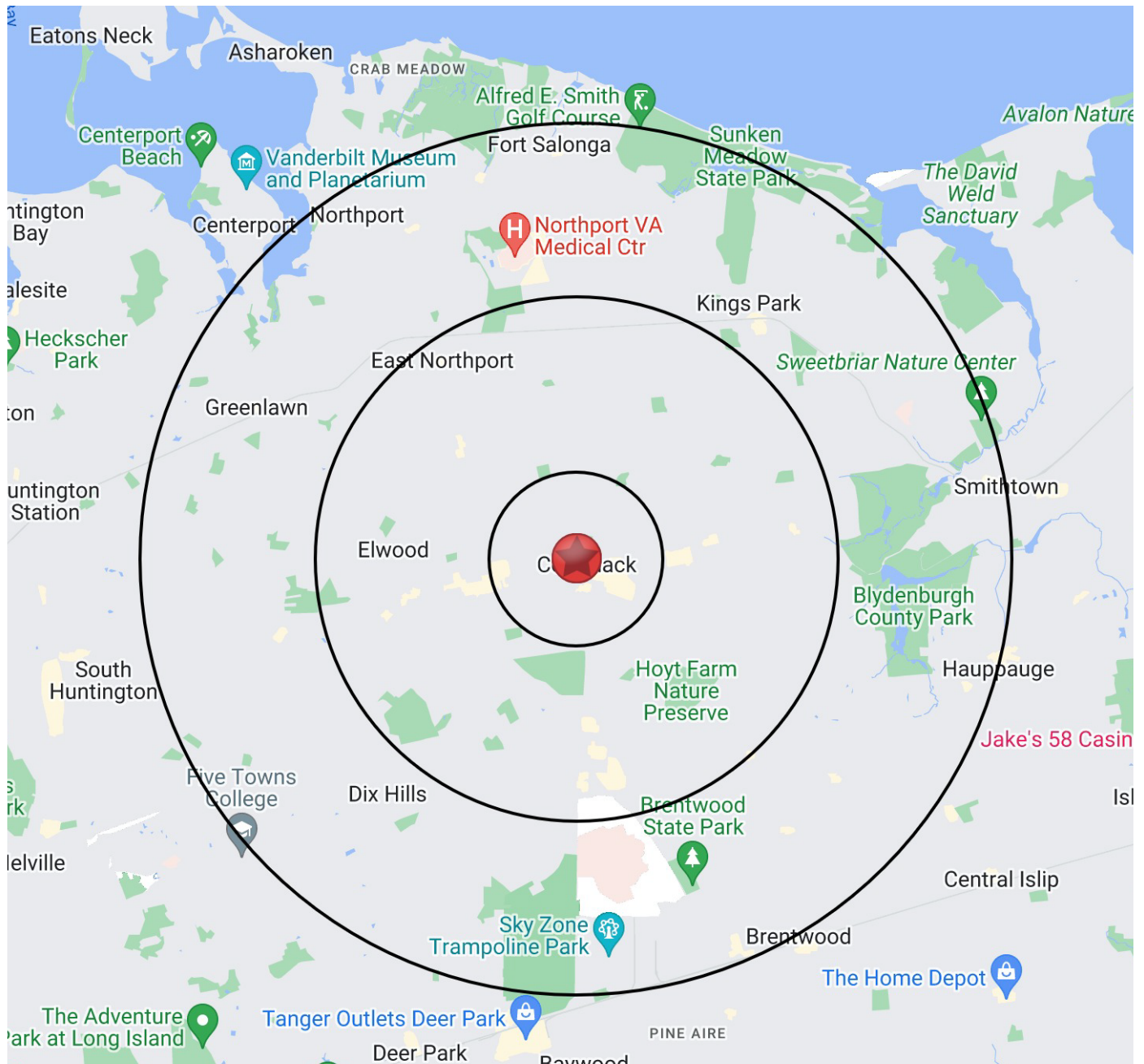
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RADIUS MAP



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