



Island Associates Real Estate Inc.

We create value

LA FITNESS FOR SALE 305 W. JERICHO TPKE HUNTINGTON, NY



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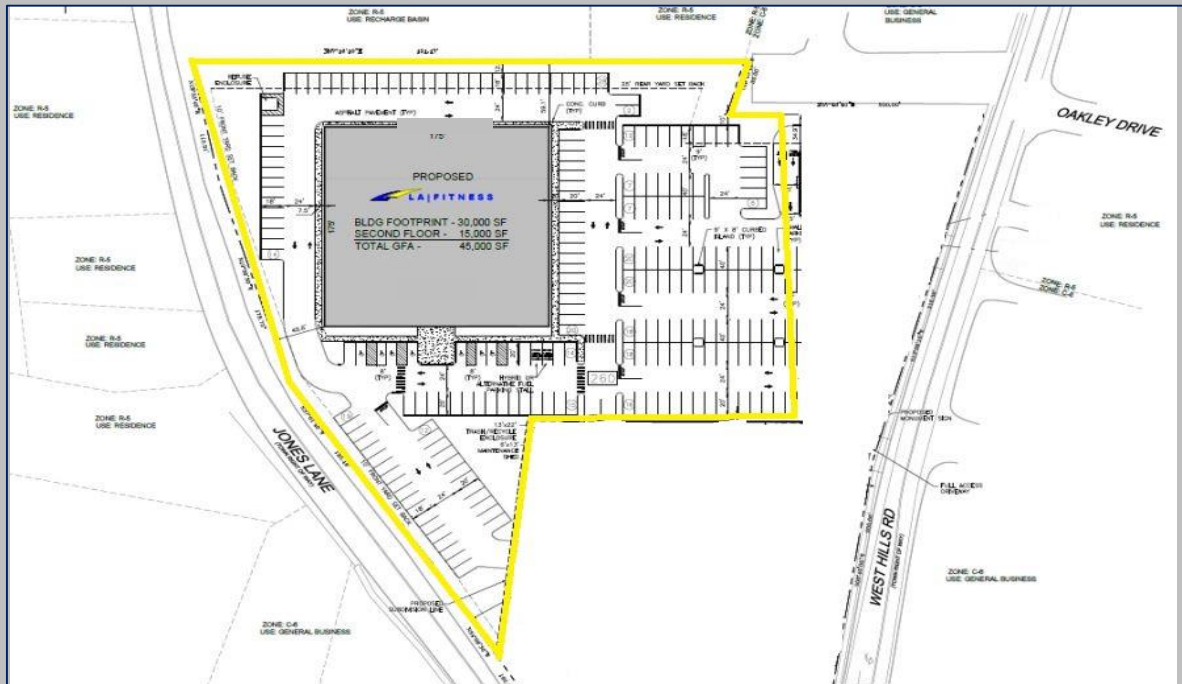
Property Info

New 25,000 SF LA Fitness on 4 Acres

Price: \$18,429,000

Cap Rate: 5.25%

NOI: \$967,500.00



Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,042	76,603	124,050
Median HH Income	\$83,152	\$97,095	\$114,761

- ❖ 15 Year Lease (13 remaining) with National Tenant LA Fitness with 8% Increases every 5 Years.
- ❖ Busy signalized intersection with +30,000 daily vehicle count
 - ❖ Access to Jericho Turnpike and West Hills Road
 - ❖ Nearby businesses include Starbucks (2020), The Learning Center (2020), Harbor Freight Tools, King Kullen, Dunkin Donuts, McDonald's, Wendy's, KFC and Burger King.

All information is subject to errors, omissions, modification, and withdrawal.

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