



RETAIL SPACE

LYNBROOK, NY

831 SUNRISE HIGHWAY

SIZE

18,080 SF on grade / 11,114 SF in basement for automobile storage (12' ceilings)

ASKING RENT

Upon Request

CURRENT TAXES

\$211,042

CAM

Self Maintain

CO-TENANTS

Starbucks

NEIGHBORS

Infinity, Audi, Acura, Honda, Volkswagen, Ford, Atlantic Auto Mall, The Bristol Assisted Living, Blink Fitness, Leslie Pool Supply, Bank of America, Citibank, Cosmo Prof, Kentucky Fried Chicken, Taco Bell, Wendy's, IHOP, Jersey Mike's, Dunkin'

COMMENTS

Great visibility on Sunrise Highway

Additional parking in basement

58 Surface Parking Spaces

Convenient Truck Loading

Over 37,000 vehicles per day pass this site

CONTACT EXCLUSIVE AGENTS

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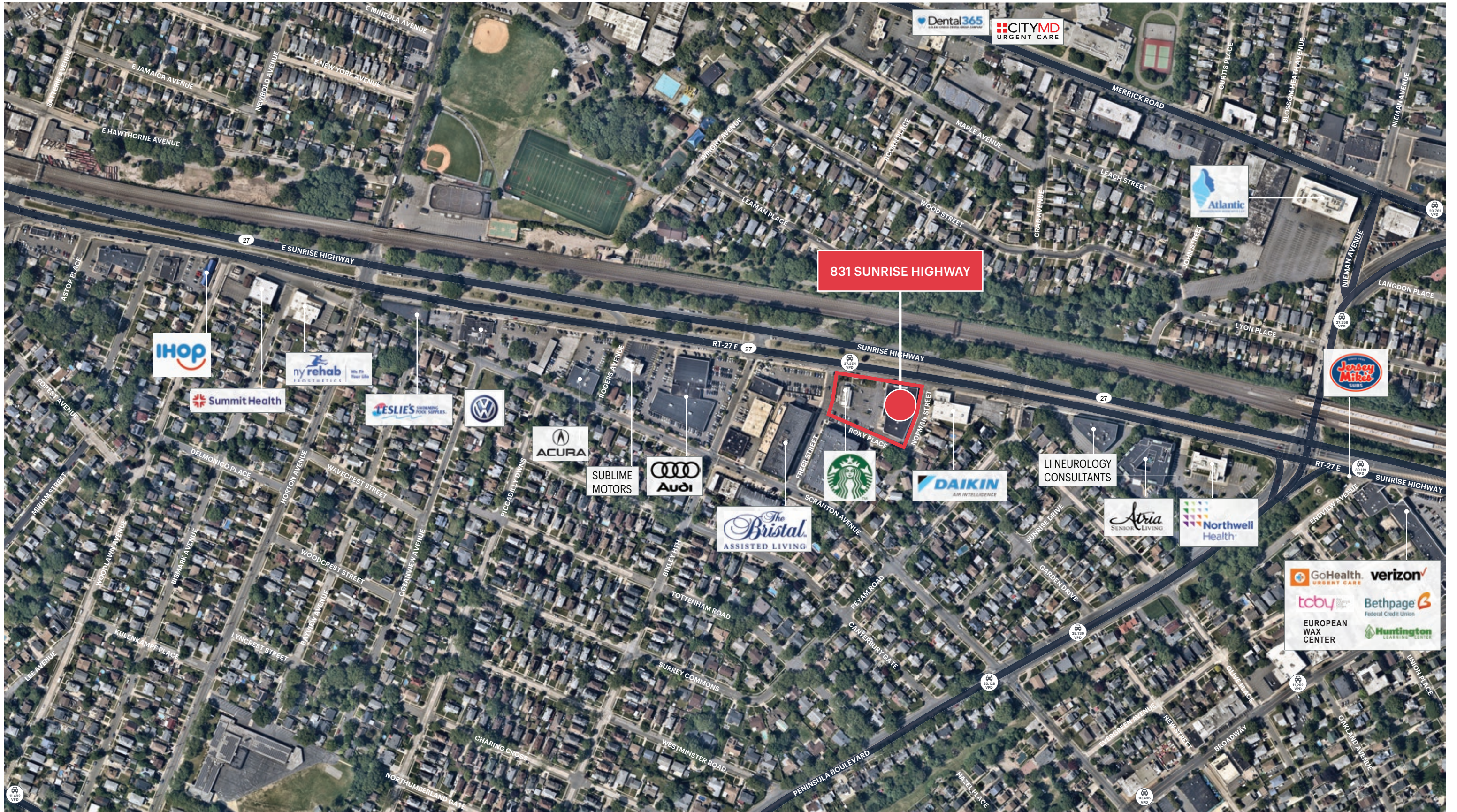
Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

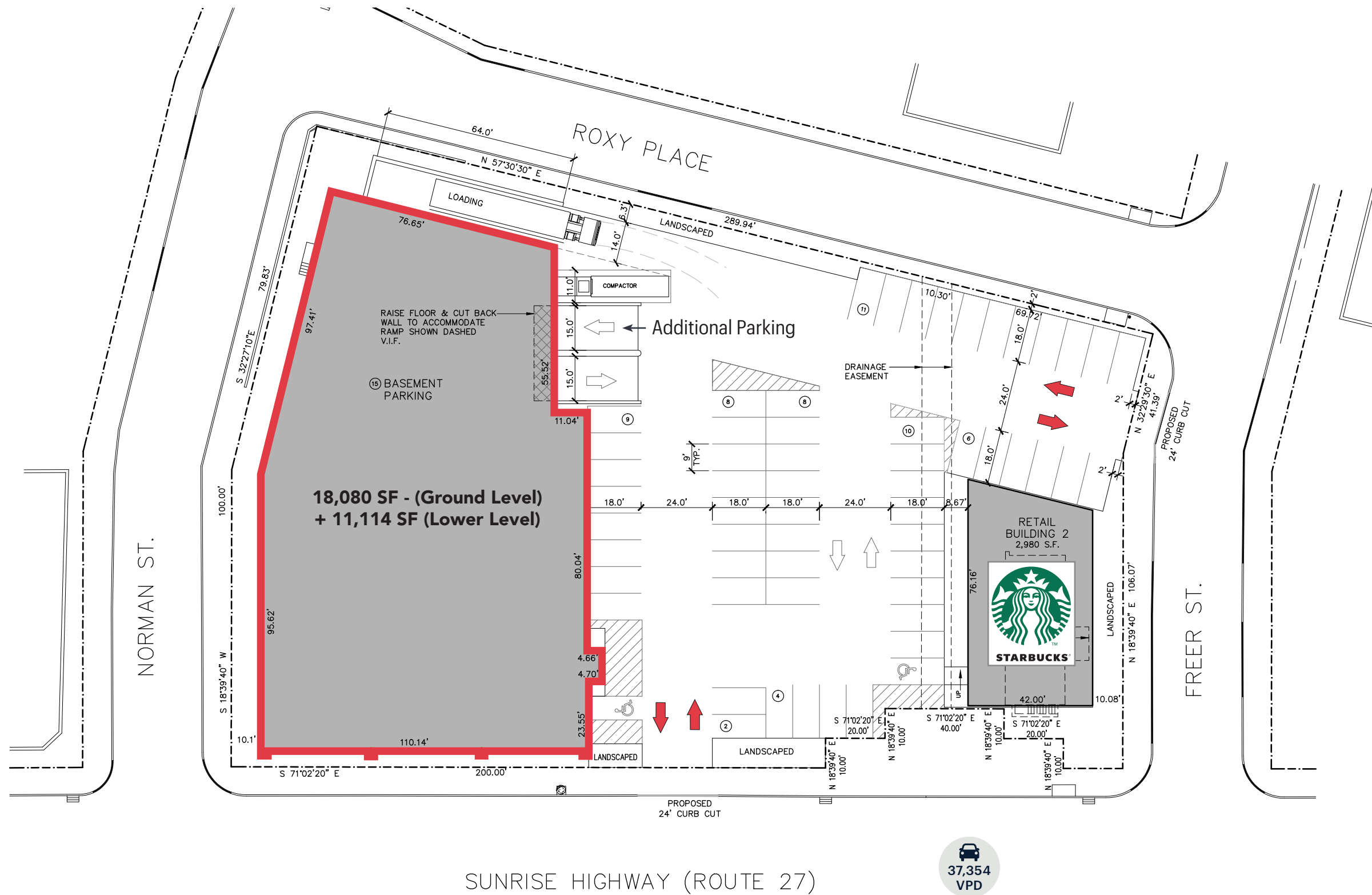
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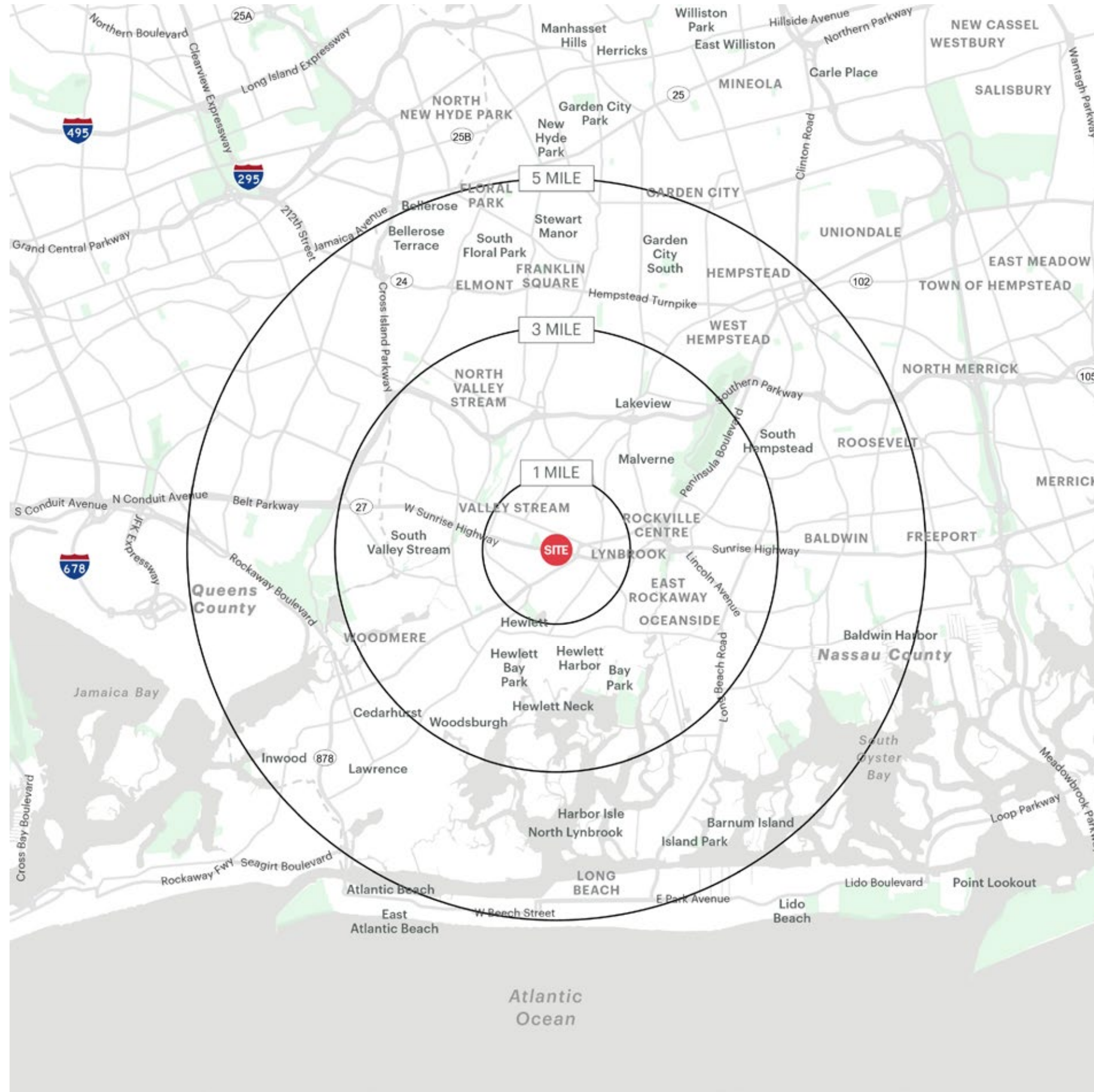
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SITE PLAN



AREA DEMOGRAPHICS



831 SUNRISE HIGHWAY LYNBROOK, NY

1 MILE RADIUS

POPULATION

31,943

HOUSEHOLDS

11,294

AVERAGE HOUSEHOLD INCOME

\$152,150

MEDIAN HOUSEHOLD INCOME

\$114,795

COLLEGE GRADUATES (BACHELOR'S +)

10,656 - 30.9%

TOTAL BUSINESSES

1,797

TOTAL EMPLOYEES

13,400

DAYTIME POPULATION (W/ 16 YR +)

29,467

3 MILE RADIUS

POPULATION

230,930

HOUSEHOLDS

75,176

AVERAGE HOUSEHOLD INCOME

\$163,774

MEDIAN HOUSEHOLD INCOME

\$121,183

COLLEGE GRADUATES (BACHELOR'S +)

78,268 - 31.4%

TOTAL BUSINESSES

8,640

TOTAL EMPLOYEES

74,133

DAYTIME POPULATION (W/ 16 YR +)

192,604

5 MILE RADIUS

POPULATION

647,539

HOUSEHOLDS

206,832

AVERAGE HOUSEHOLD INCOME

\$149,164

MEDIAN HOUSEHOLD INCOME

\$110,511

COLLEGE GRADUATES (BACHELOR'S +)

188,251 - 28.0%

TOTAL BUSINESSES

20,232

TOTAL EMPLOYEES

204,732

DAYTIME POPULATION (W/ 16 YR +)

548,964

AREA DEMOGRAPHICS

