



RETAIL SPACE

MASSAPEQUA, NY

1000 SUNRISE HIGHWAY

SIZE

First Floor - 19,365 SF (Approx. 80 FT Frontage)

Second Floor - 21,861 SF

Total - 40,496 SF

ASKING RENT

Upon Request

CO-TENANTS

AT&T

NEIGHBORS

T.J. Maxx, Raymour & Flanigan, ShopRite, Staples, Burlington, Petco, Famous Footwear, National Wholesale Liquidators, Party City, Master Grille Brazilian Steakhouse, McDonald's, Macy's, HomeGoods, Xsport Fitness, Dick's Sporting Goods, Harbor Freight Tools, Chase Bank, White Castle, Dairy Queen, Pearle Vision, T-Mobile, New York Blood, Bethpage Federal Credit Union, Roslyn Savings Bank, STS Tire, Red Wing Shoes, AutoZone, Vitamin Shoppe, Bank of America, Mavis Discount Tire, Kohl's, Men's Wearhouse, Phil's Pizza, Panera Bread, Ulta Beauty, Hobby Lobby, Whole Foods, T.G.I.Friday's, Verizon, Jersey Mike's, Firestone

COMMENTS

Strong presence and visibility on Sunrise Highway

Easy access on Sunrise Highway, easement with the adjacent shopping center providing additional access points

Tremendous monument sign

Plenty of parking

Located 1 mile from Massapequa Park Train Station with over 10.5 million riders annually on the Babylon Branch

Over 47,000 vehicles passing this site daily

CONTACT EXCLUSIVE AGENTS

JOANNE ARGENTI

jargenti@ripcony.com

516.933.8880

DOUG WEINSTEIN

dweinstein@ripcony.com

516.933.8880

MICHAEL FASANO

mfasano@ripconj.com

201.777.2300

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

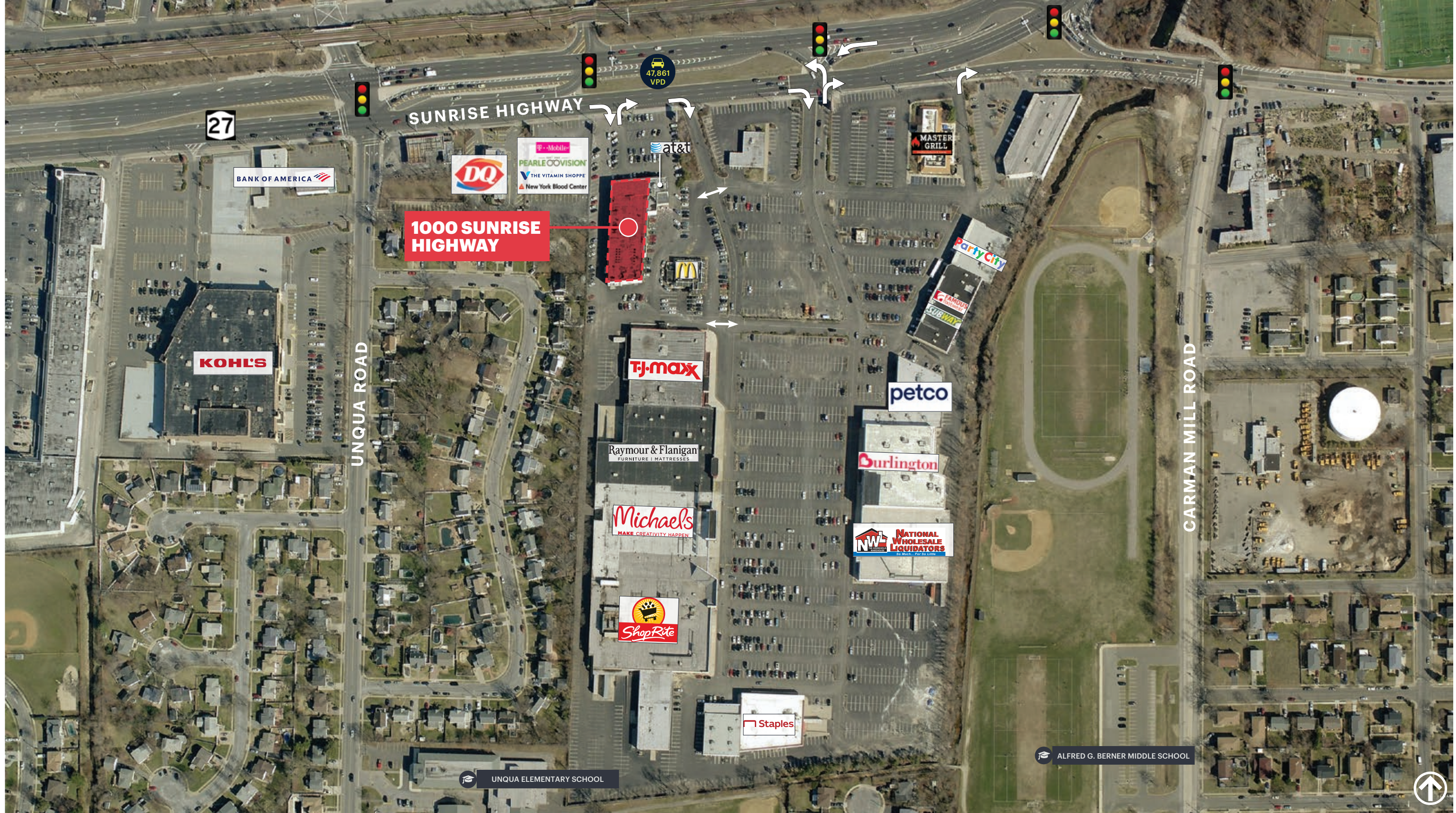
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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.

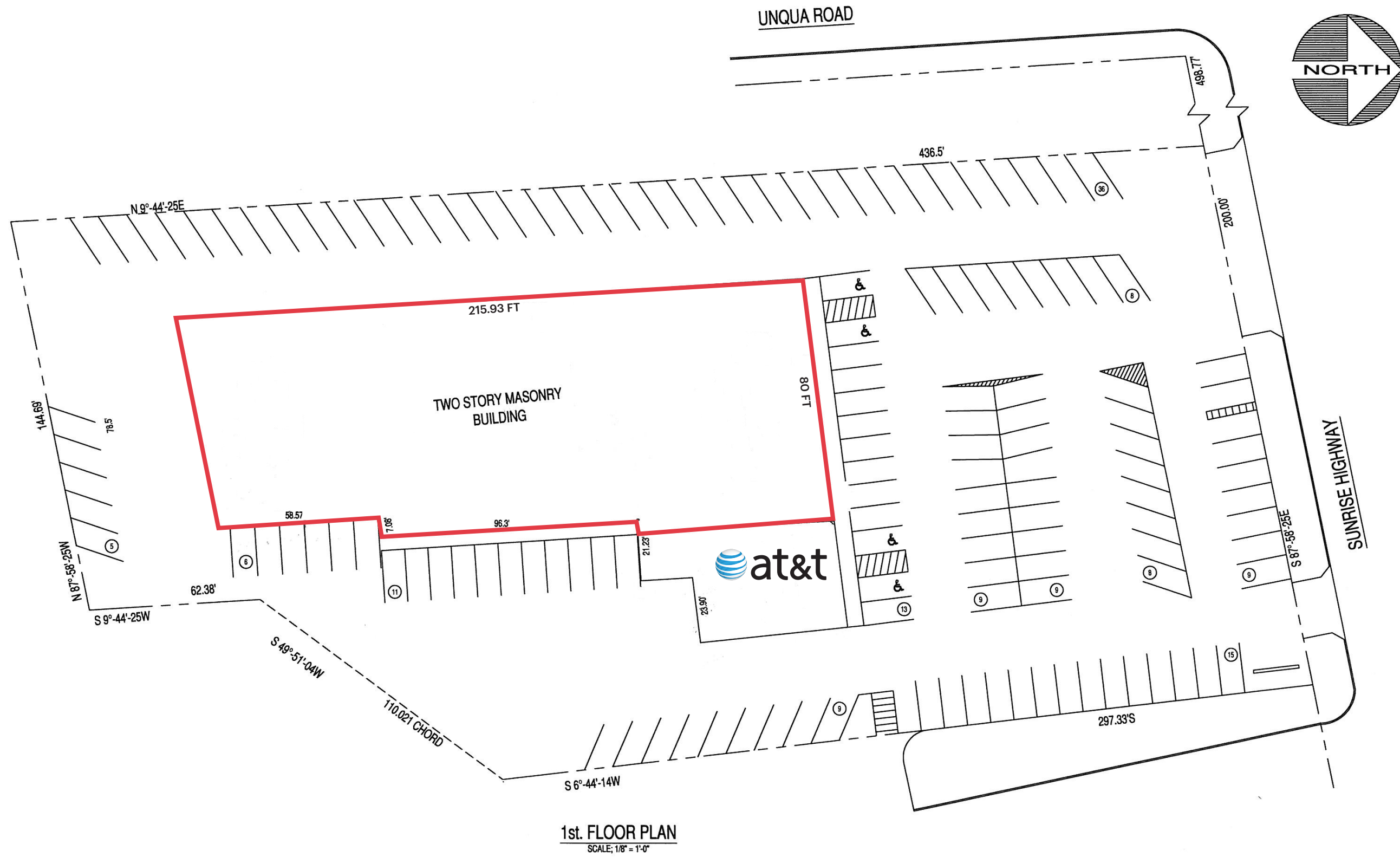
MARKET AERIAL



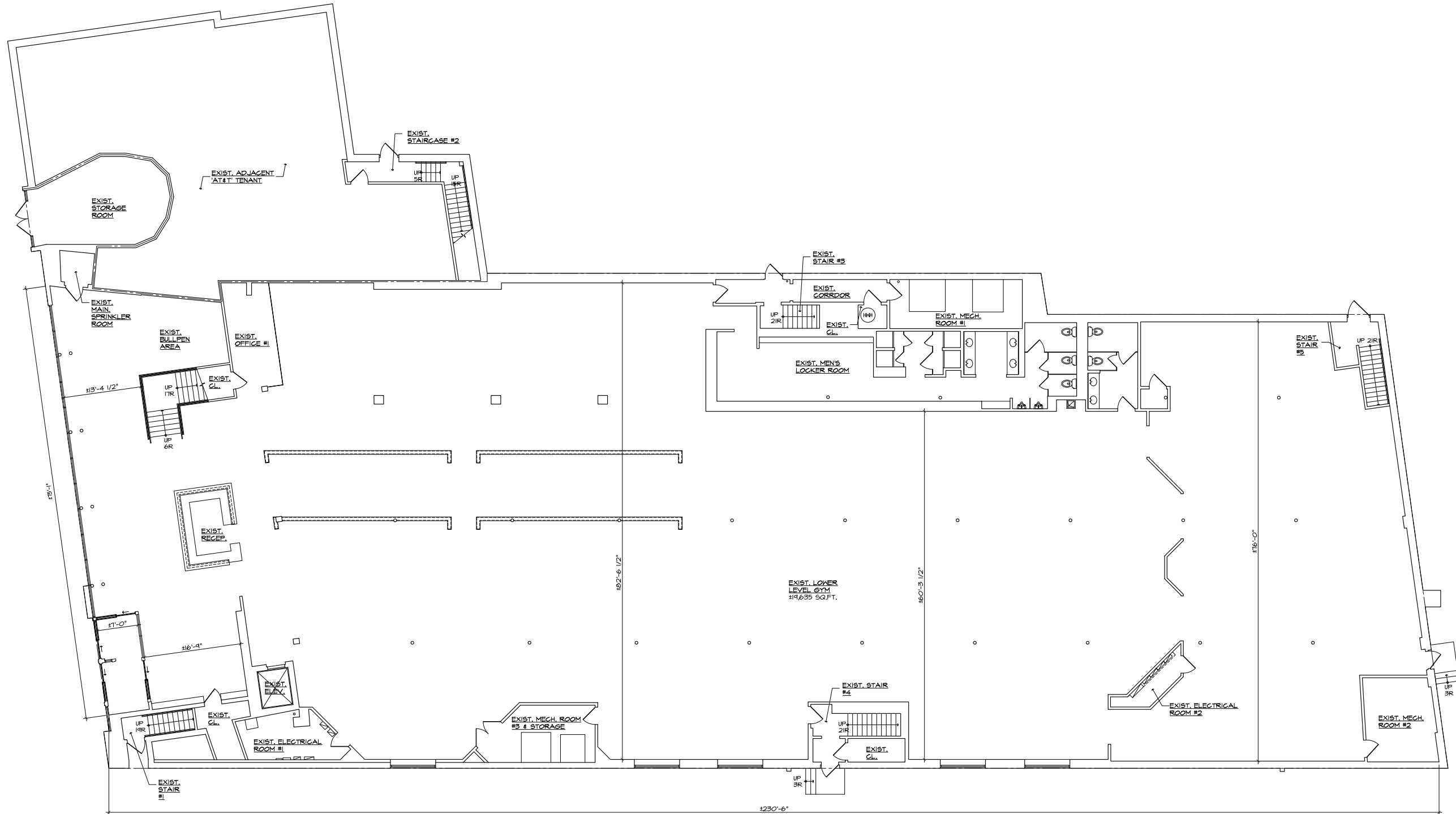
AERIAL



SITE PLAN

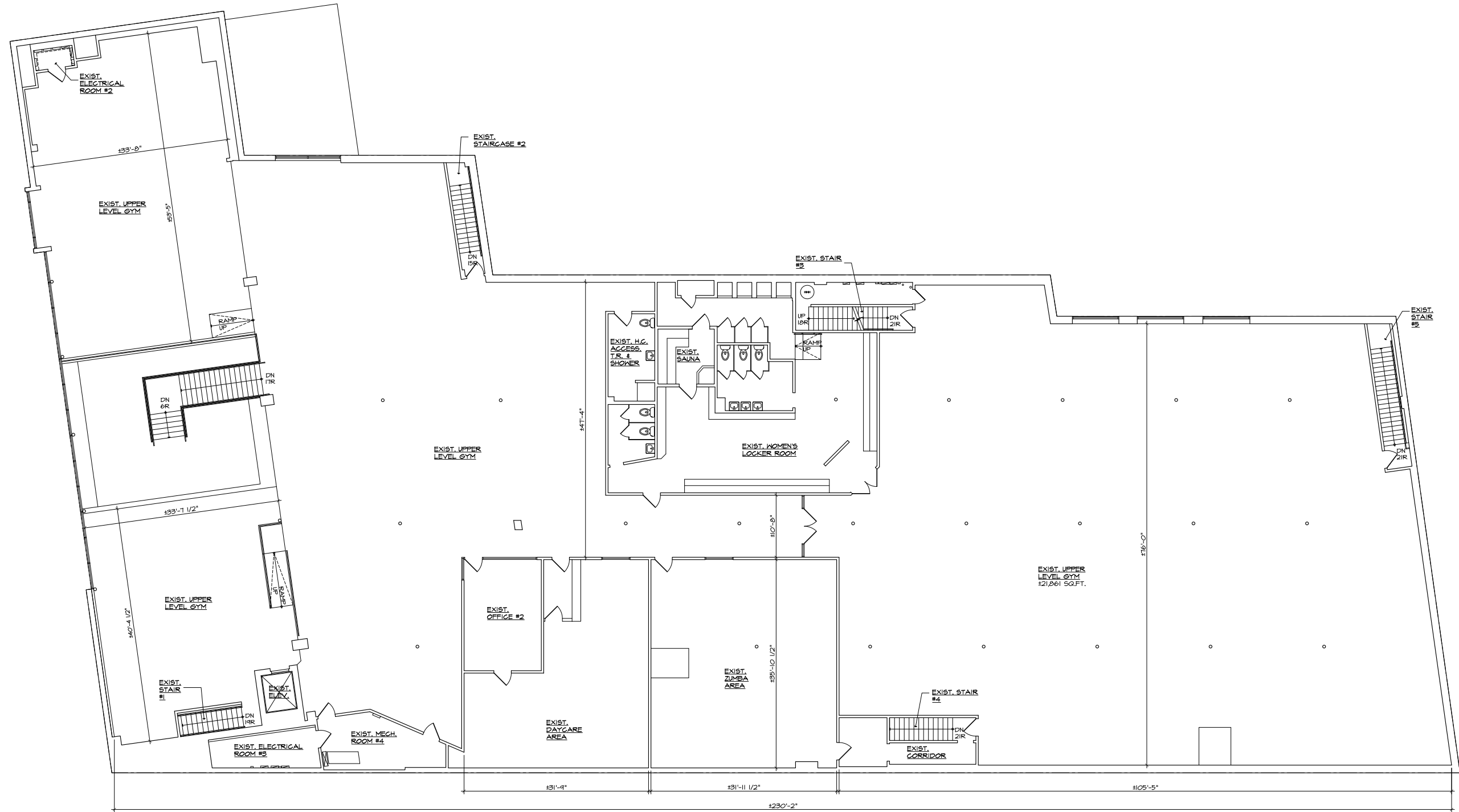


FIRST FLOOR PLAN



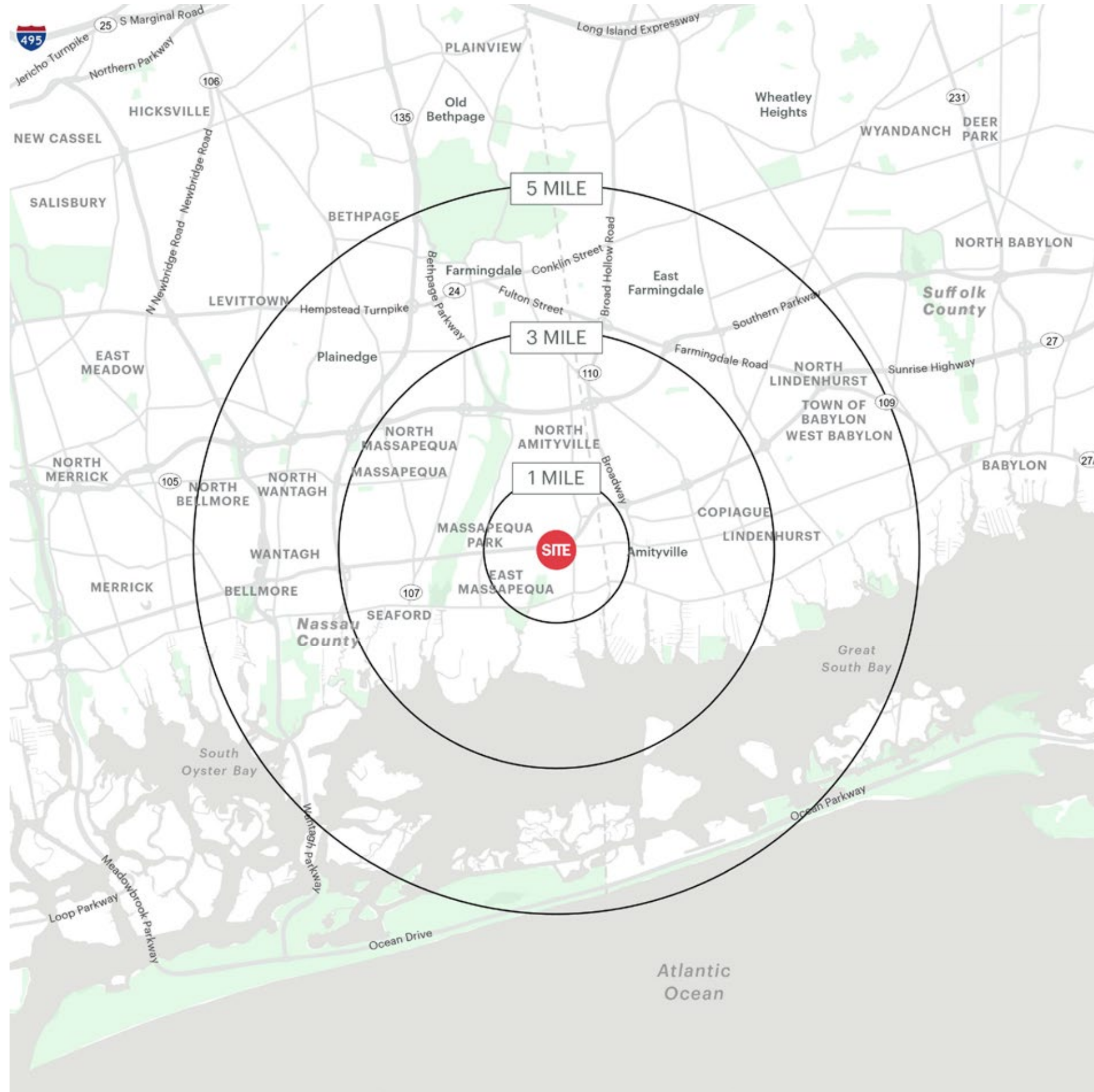
1 EXISTING FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

SECOND FLOOR PLAN



1 EXISTING SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

AREA DEMOGRAPHICS



1000 SUNRISE HIGHWAY MASSAPEQUA, NEW YORK

1 MILE RADIUS

POPULATION

20,185

HOUSEHOLDS

7,096

AVERAGE HOUSEHOLD INCOME

\$153,374

MEDIAN HOUSEHOLD INCOME

\$117,322

COLLEGE GRADUATES (BACHELOR'S +)

6,076 - 41.0%

TOTAL BUSINESSES

832

TOTAL EMPLOYEES

10,047

DAYTIME POPULATION (W/ 16 YR +)

21,033

3 MILE RADIUS

POPULATION

147,429

HOUSEHOLDS

49,371

AVERAGE HOUSEHOLD INCOME

\$160,425

MEDIAN HOUSEHOLD INCOME

\$121,304

COLLEGE GRADUATES (BACHELOR'S +)

43,529 - 41.0%

TOTAL BUSINESSES

4,987

TOTAL EMPLOYEES

46,665

DAYTIME POPULATION (W/ 16 YR +)

119,106

5 MILE RADIUS

POPULATION

309,628

HOUSEHOLDS

105,059

AVERAGE HOUSEHOLD INCOME

\$161,405

MEDIAN HOUSEHOLD INCOME

\$124,333

COLLEGE GRADUATES (BACHELOR'S +)

92,694 - 41.0%

TOTAL BUSINESSES

11,102

TOTAL EMPLOYEES

102,143

DAYTIME POPULATION (W/ 16 YR +)

250,524

AREA DEMOGRAPHICS

