

## RETAIL SPACE

# MASSAPEQUA, NY

**4440 SUNRISE HIGHWAY**  
CORNER OF SUNRISE HIGHWAY & OCEAN AVENUE

### LOT SIZE

26,743 SF - Ground Lease or Build to Suit

### BUILDING SIZE

Proposed Building - 6,088 SF (Divisible)

### ASKING RENT

Upon Request

### FRONTAGE

Lot - 126 FT

### STATUS OF PREMISES

Vacant land

### POSSESSION

Arranged

### NEIGHBORS

Walgreens, 7-Eleven, CityMD, Chase Bank, United States Postal Service

### COMMENTS

Corner property with great visibility on Sunrise Highway

Parking easement with adjacent property which gives you access from both corners

Over 52,400 vehicles pass this site daily on Sunrise Highway

Located across the street from Massapequa Train Station

## CONTACT EXCLUSIVE AGENTS

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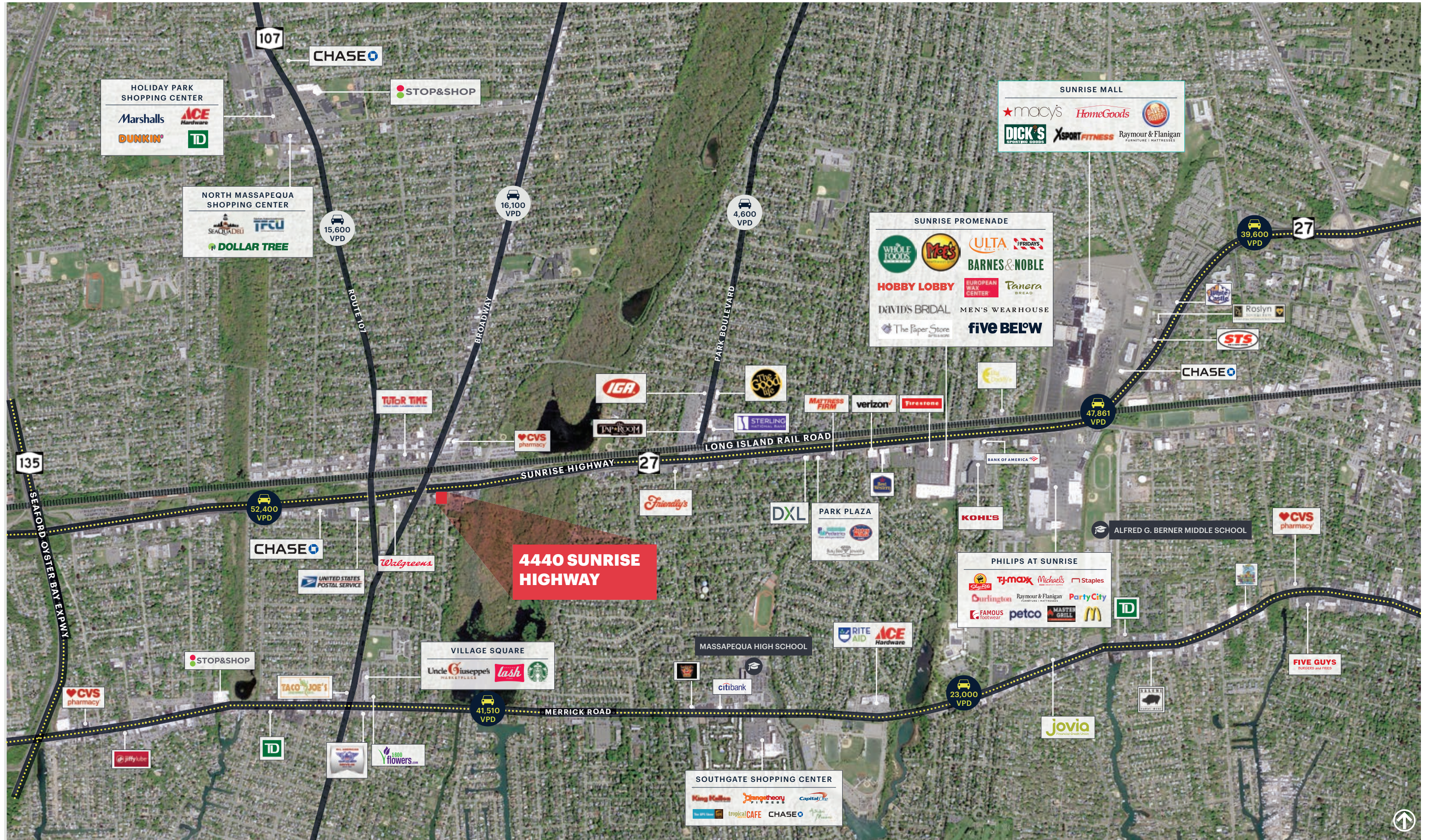
**RIPCO**  
REAL ESTATE

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Please visit us at [ripcony.com](http://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.

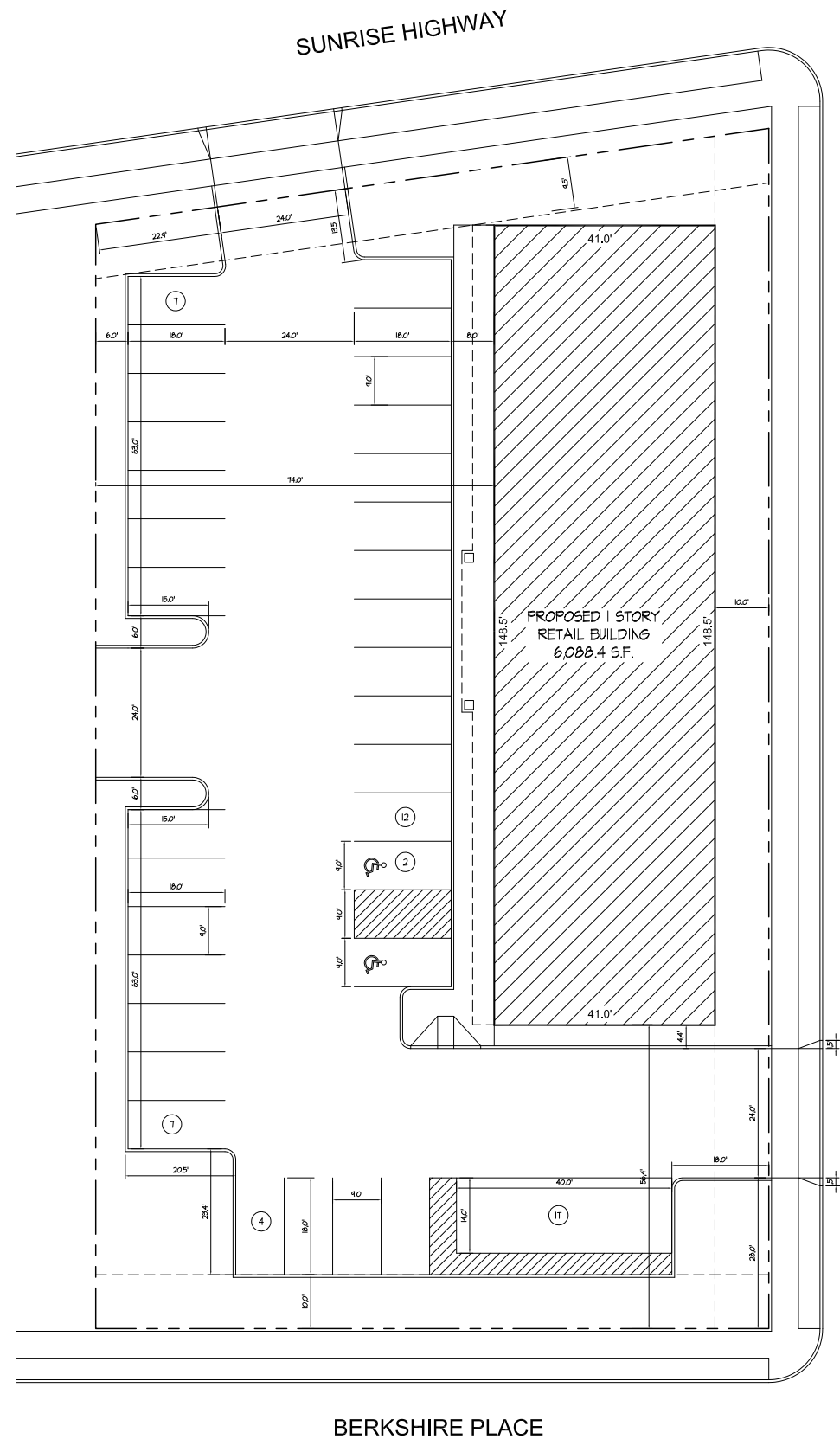
# MARKET AERIAL



AERIAL



# SITE PLAN



## SITE INFORMATION

4444 SUNRISE HIGHWAY  
 MASSAPEQUA, NEW YORK  
 SECT. 57, BLK. 03, LOTS 16-26

## ZONING INFORMATION

ZONE : NB - NEIGHBORHOOD BUSINESS  
 PROPOSED USE - RETAIL

## PRINCIPAL BUILDING

EXISTING LOT AREA =	12684 S.F.
MAXIMUM LOT COVERAGE =	25% OR 3,171 S.F.
PROPOSED LOT COVERAGE =	6,088.4 S.F. / 26,743.13 S.F. = 22.8%
PROPOSED FIRST FLOOR AREA =	6,088.4 S.F.
MIN. FRONT YARD =	10.0'
PROPOSED NORTH FRONT YARD =	10.0'
PROPOSED EAST FRONT YARD =	10.0'
MIN. SIDE YARD CORNER LOT =	0.0'
PROPOSED SIDE YARD =	74.0'
MIN. REAR YARD =	20.0'
PROPOSED REAR YARD =	N.A.
MAX. BUILDING HEIGHT =	2 STORIES / 30.00'
PROPOSED BUILDING HEIGHT =	1 STORY / 21'

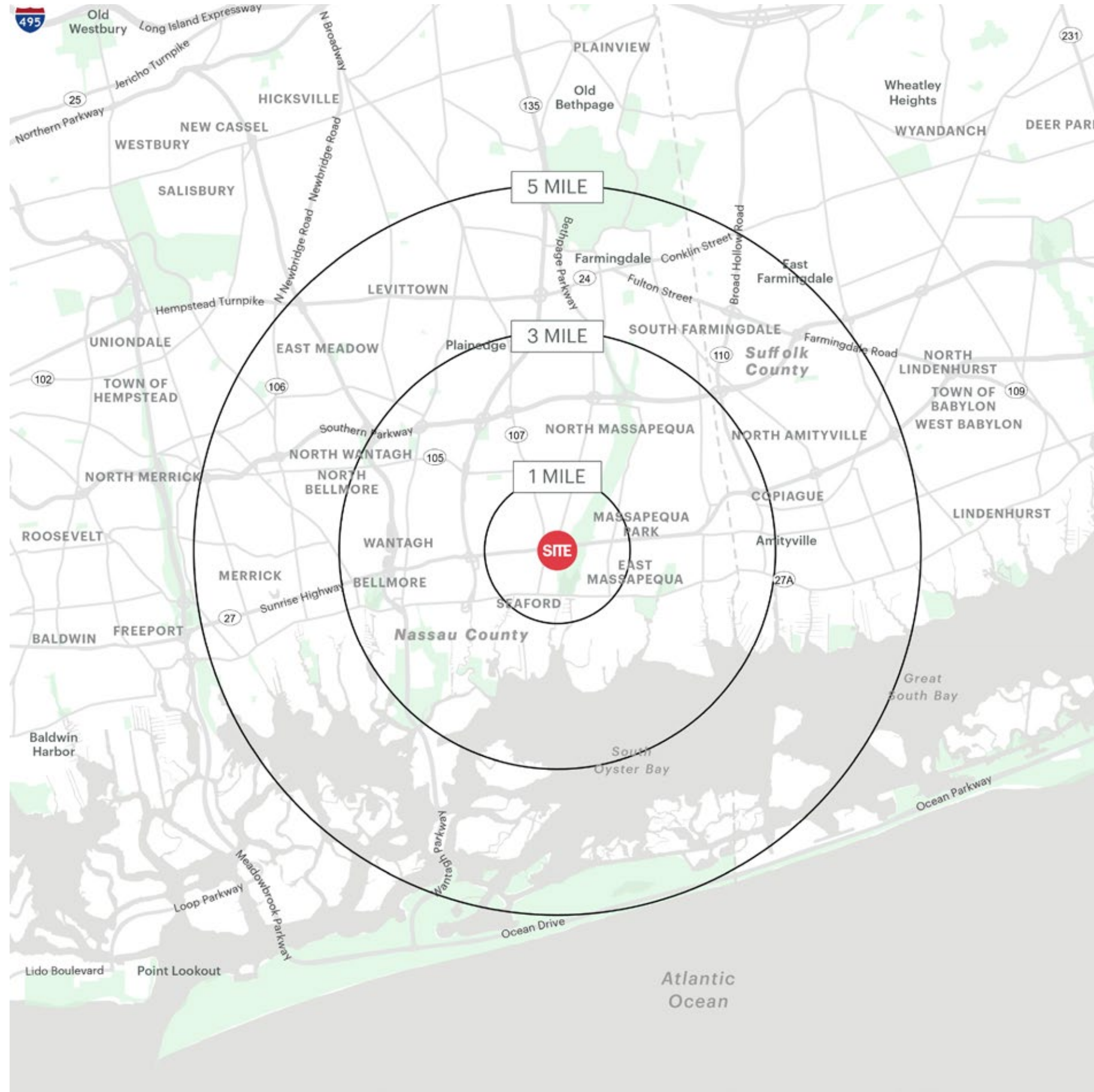
## PARKING CALCULATIONS

RETAIL = 6,088.4 / 200 S.F. / SPACE =	31 SPACES
TOTAL PARKING REQUIRED =	31 SPACES
TOTAL PARKING PROVIDED =	32 SPACES

## LOADING CALCULATIONS

RETAIL = 6,088.4 / 10,000 S.F. / SPACE =	1 SPACE
TOTAL PARKING REQUIRED =	1 SPACE
TOTAL PARKING PROVIDED =	1 SPACE

# AREA DEMOGRAPHICS



4440 SUNRISE HIGHWAY MASSAPEQUA, NEW YORK

## 1 MILE RADIUS

### POPULATION

16,520

### HOUSEHOLDS

5,582

### AVERAGE HOUSEHOLD INCOME

\$176,324

### MEDIAN HOUSEHOLD INCOME

\$141,564

### COLLEGE GRADUATES (BACHELOR'S +)

6,098 - 51.0%

### TOTAL BUSINESSES

804

### TOTAL EMPLOYEES

5,843

### DAYTIME POPULATION (W/ 16 YR +)

13,619

## 3 MILE RADIUS

### POPULATION

144,235

### HOUSEHOLDS

49,376

### AVERAGE HOUSEHOLD INCOME

\$176,866

### MEDIAN HOUSEHOLD INCOME

\$139,701

### COLLEGE GRADUATES (BACHELOR'S +)

50,534 - 48.0%

### TOTAL BUSINESSES

4,505

### TOTAL EMPLOYEES

39,175

### DAYTIME POPULATION (W/ 16 YR +)

109,468

## 5 MILE RADIUS

### POPULATION

350,203

### HOUSEHOLDS

117,773

### AVERAGE HOUSEHOLD INCOME

\$169,574

### MEDIAN HOUSEHOLD INCOME

\$131,626

### COLLEGE GRADUATES (BACHELOR'S +)

114,375 - 45.0%

### TOTAL BUSINESSES

11,985

### TOTAL EMPLOYEES

106,088

### DAYTIME POPULATION (W/ 16 YR +)

274,042

# AREA DEMOGRAPHICS

