Rockville Centre, NY

RIPCO
RETAIL LEASING

239-253 Sunrise Highway
Nassau County, Long Island



1,338 SF - 3,875 SF

Newly renovated façade! Tremendous visibility on Sunrise Highway





Space Details

Size	239A Sunrise Hwy	±1,338 SF
	241 Sunrise Hwy	±2,537 SF
	TOTAL	±3,875 SF plus basement
	253 Sunrise Hwy	±2,595 SF end cap
Asking Rent	Upon Request	
Neighbors	Dirty Taco, Organic Krush, Starbucks, Chase Bank, Mattress Firm, F45, Mad for Chicken, Dollar Tree, Tap Room, P.C. Richard & Son, Ace Hardware, Press 195, SUP Vietnamese, Kashi, Insomnia Cookies (Coming Soon)	
Comments	Site is located at the signalized intersection of Sunrise Highway and N Park Avenue. Tremendous visibility on Sunrise Highway. Abundant municipal parking located nearby. Over 40,000 vehicles passing this site daily on Sunrise Highway.	

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Contact Exclusive Agents

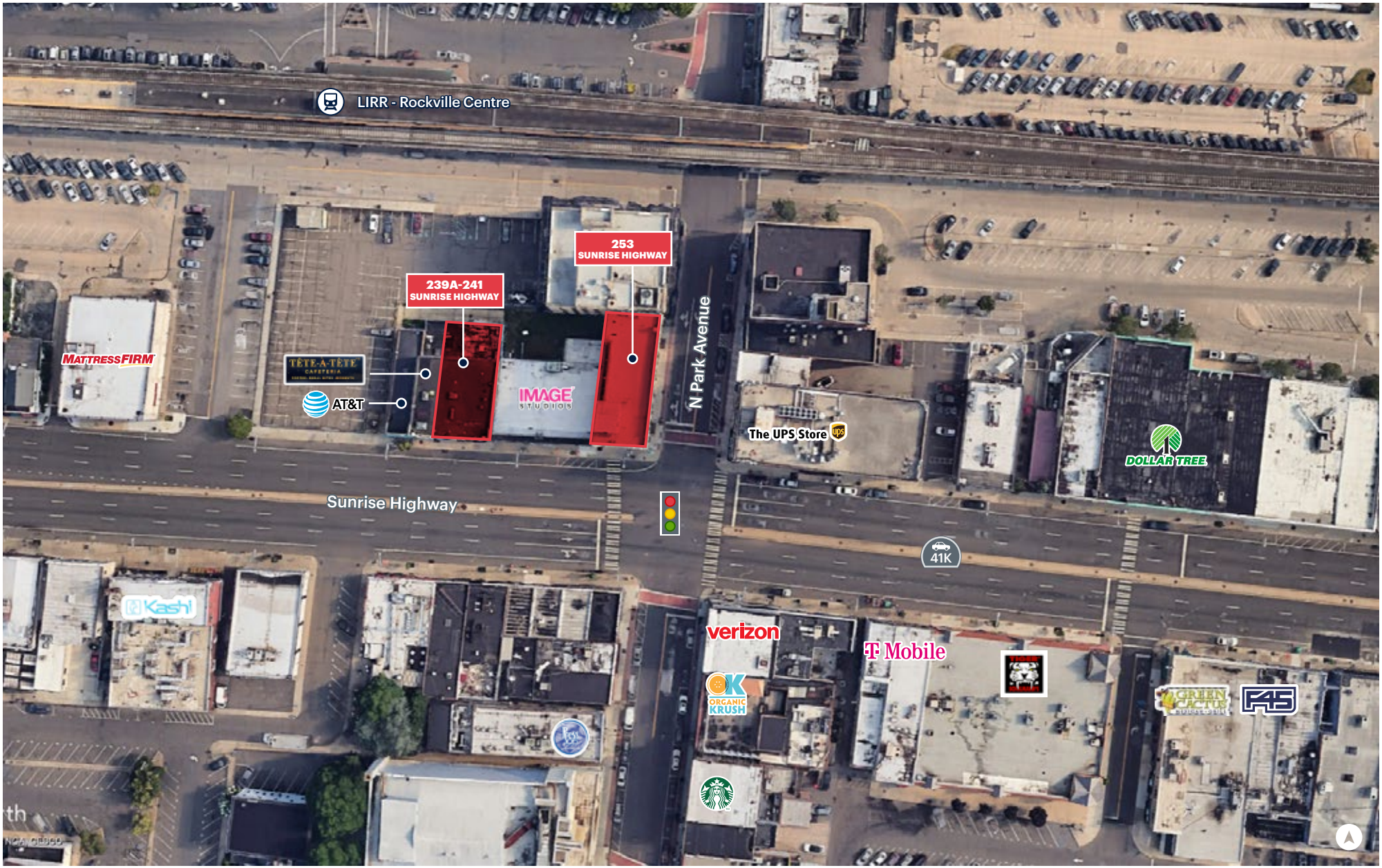
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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant or Buyer must independently verify and assumes risk for inaccuracies.

Area Retail



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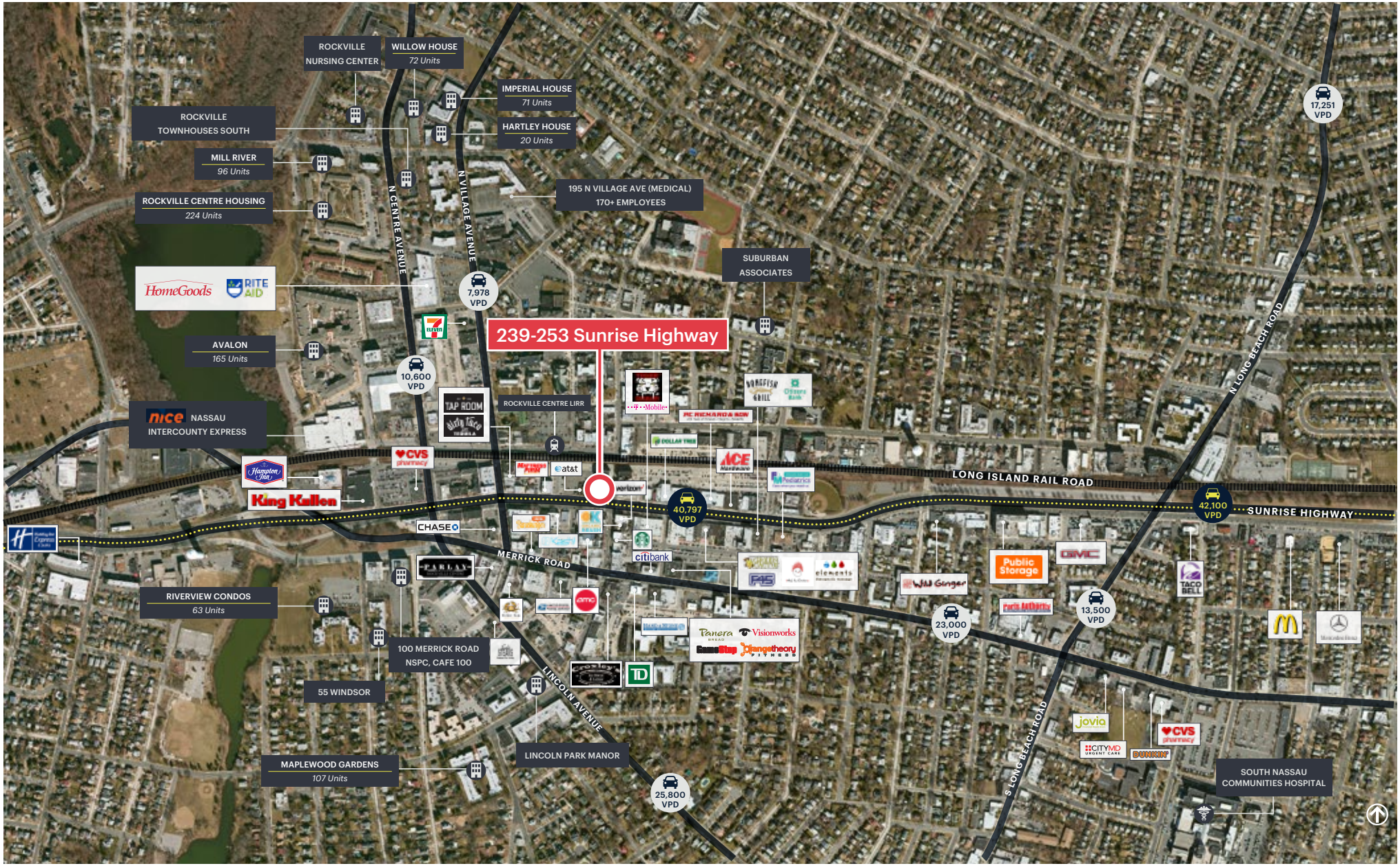
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Market Aerial



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Market Aerial with Parking

- Ideally situated in Downtown Rockville Centre
- One block from Rockville Centre LIRR Station
- Excellent visibility on the corner of Sunrise Highway and N Park Avenue
- Located on a signalized intersection with over 40,000 vehicles passing this site daily



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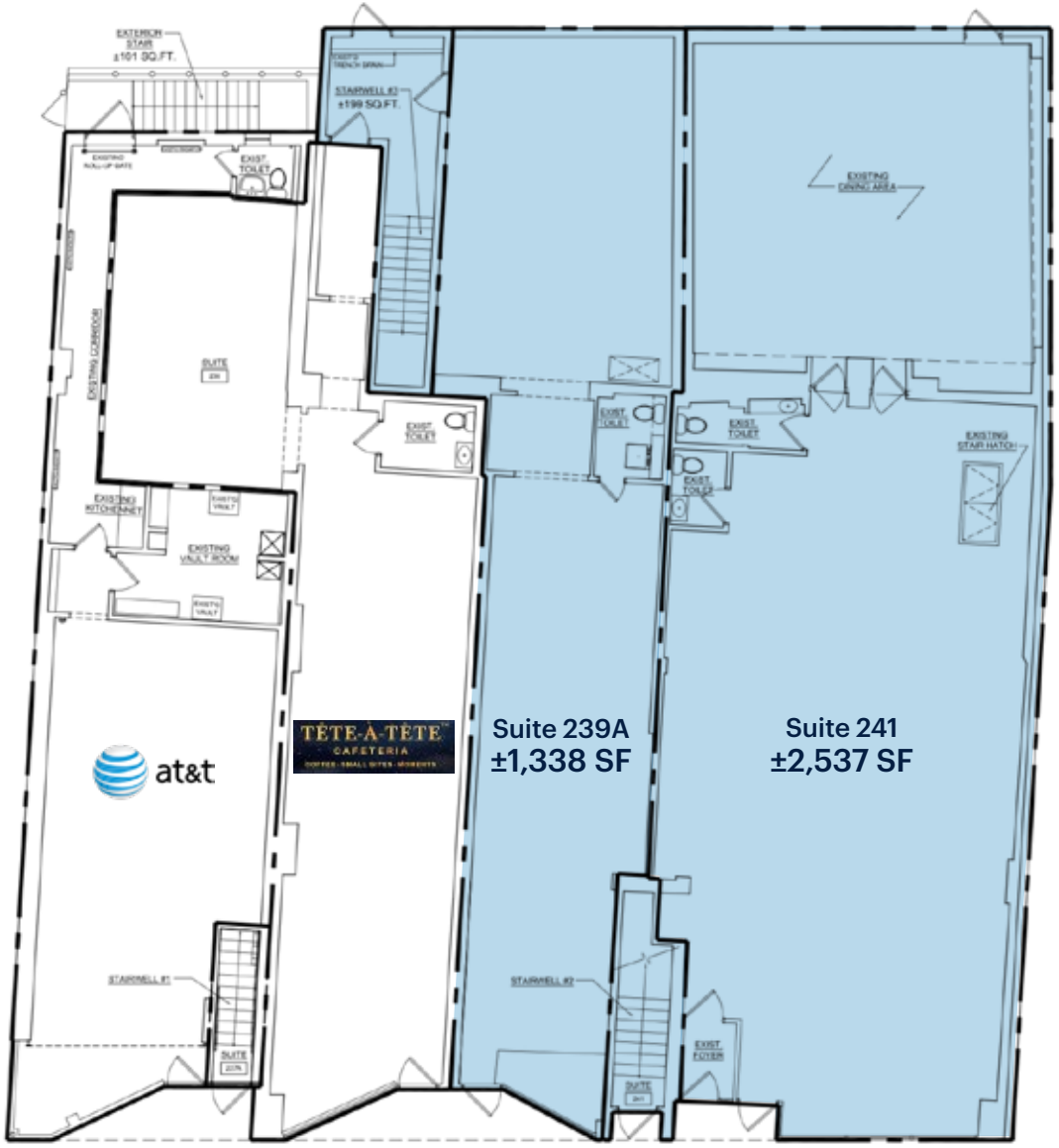
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Site Plan

239-241 Sunrise Highway



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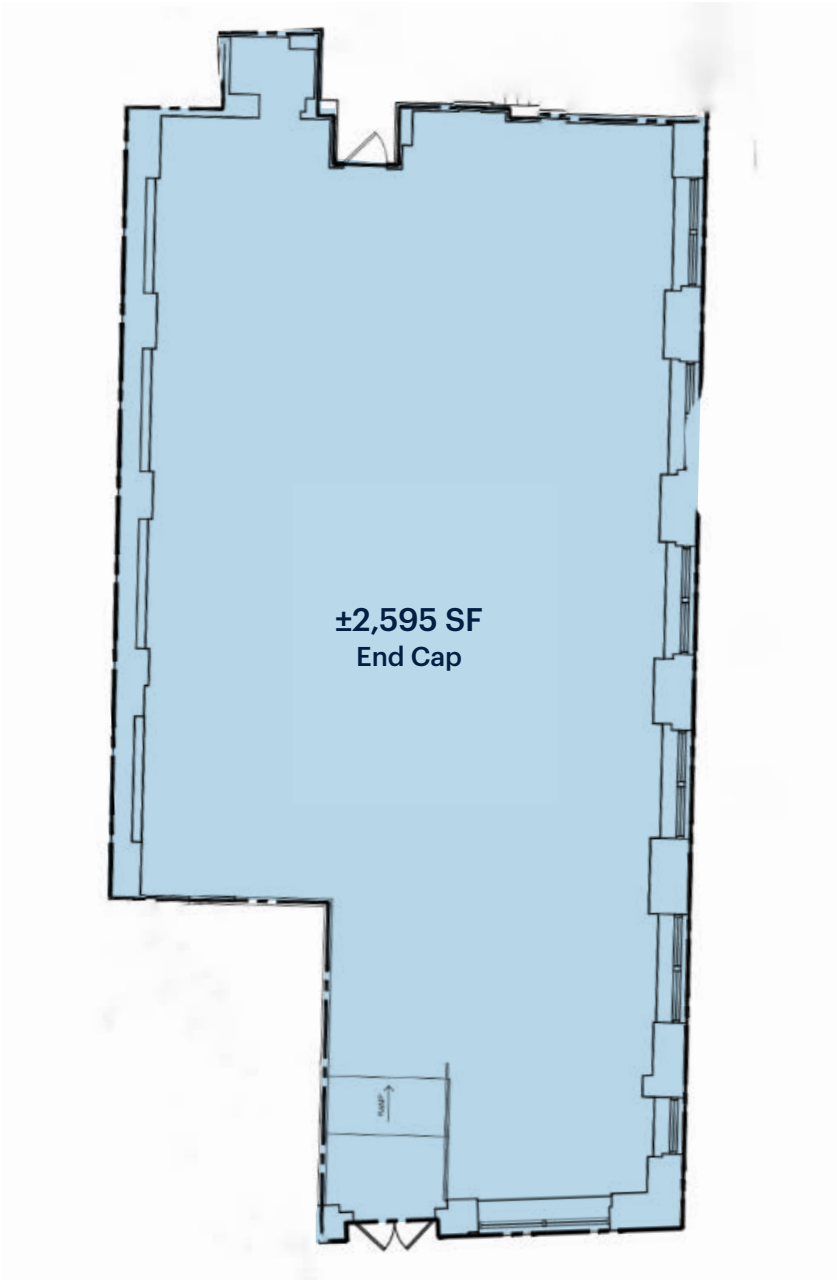
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Site Plan

253 Sunrise Highway



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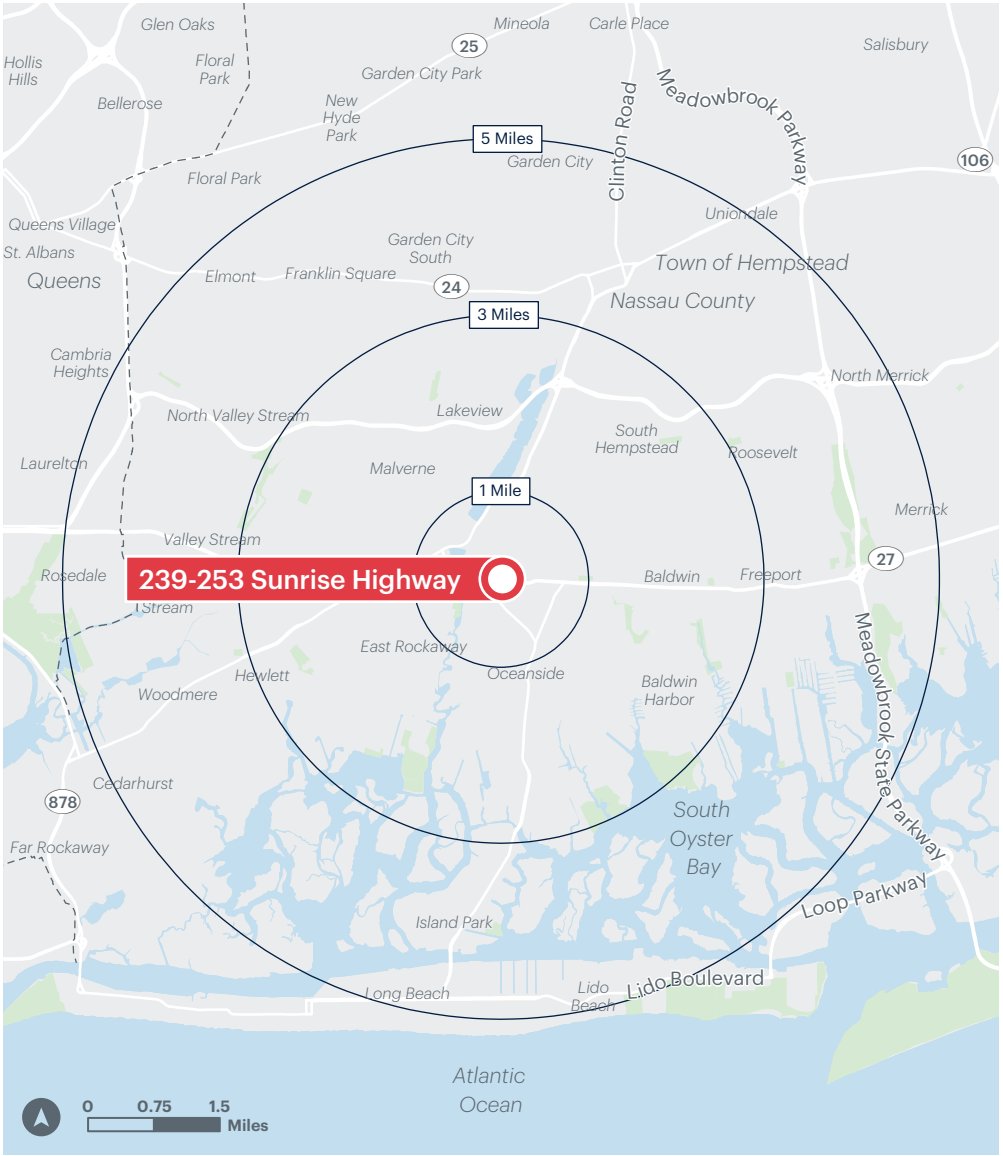
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Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	26,091	208,571	571,565
Total Households	10,066	71,022	180,454
Average Household Income	$177,630	$186,753	$178,061
Median Household Income	$133,813	$146,123	$136,495
% Population with Bachelors +	52.86%	48.60%	43.58%
Daytime Population	30,287	175,963	469,756
Total Daytime Employees	16,893	75,718	190,126
Total Businesses	1,620	7,462	18,953

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