

FOR SALE

1179-1183 Sunrise Highway

Copiapue, NY



Vacant
Free-Standing
Retail Opportunity



PROPERTY HIGHLIGHTS



Three separate lots located along a high-traffic corridor, offering excellent visibility and accessibility. The property is commercially zoned, allowing for a wide range of potential uses.

Size:	± 19,344 SF Vacant Freestanding Retail Building
Office Area:	± 3,800 SF
Site Area:	1.09 AC
Loading:	One (1) Dock
Clear Height:	16'
Frontage:	160' on Sunrise Hwy 126' on Bethpage Rd
Parking:	70 on-site spaces
Year Built:	1965
Loading:	1 Dock
Zoning:	G-Light Industrial wide range of permitted uses
Section, Block & Lot:	200 - 1 - 2.1
Real Estate Taxes:	\$63,265
Asking Price:	\$4,500,000

PROPERTY AERIAL MAP



Demos

1 MILE

3 MILE

5 MILES

Population

24,407

151,724

300,382

Daytime Population

19,493

125,063

258,118

Median HHI

\$121,825

\$125,692

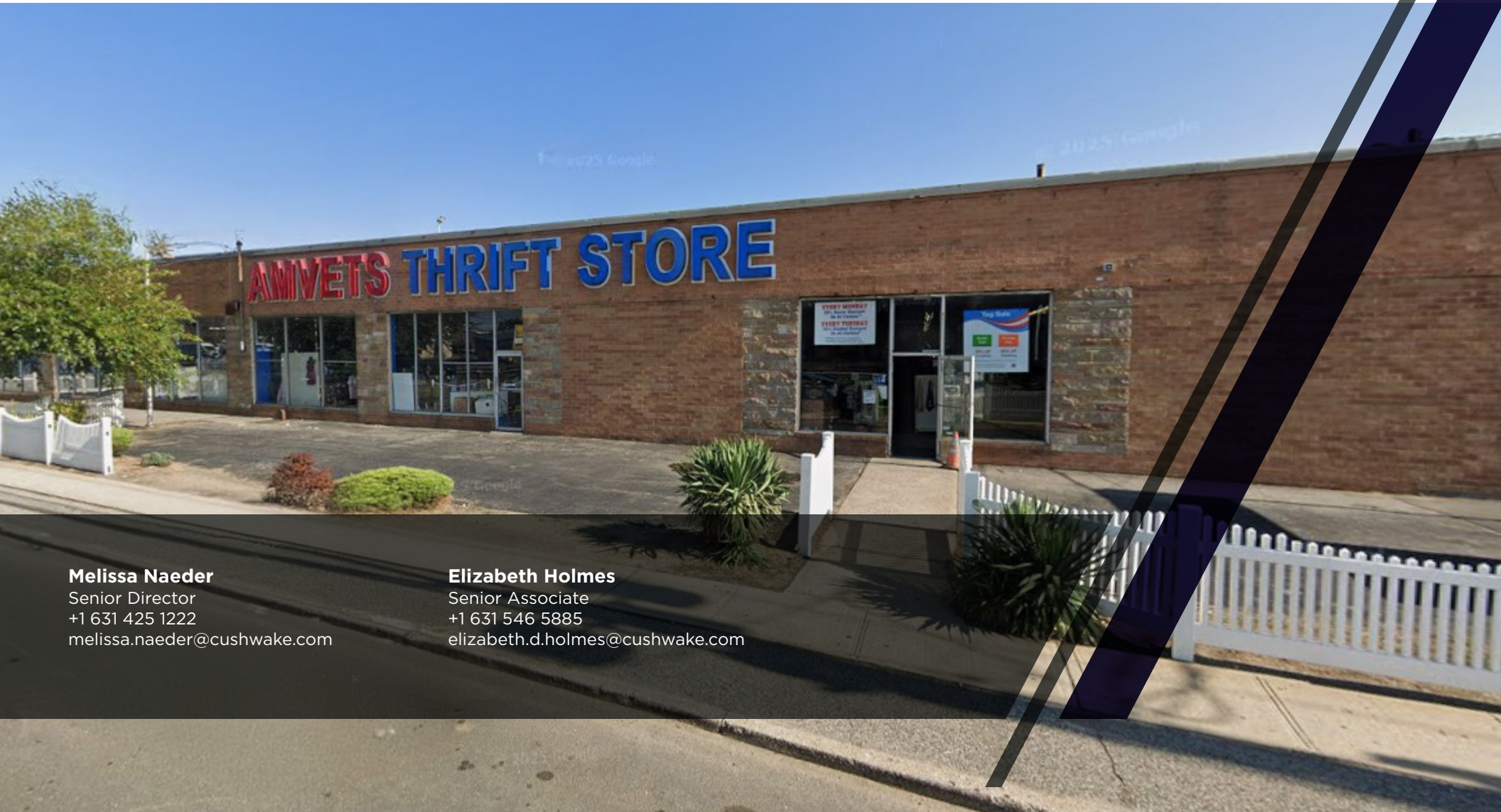
\$135,503

Average HHI

\$155,678

\$165,655

\$178,531



Melissa Naeder
Senior Director
+1 631 425 1222
melissa.naeder@cushwake.com

Elizabeth Holmes
Senior Associate
+1 631 546 5885
elizabeth.d.holmes@cushwake.com