

375-379 SUNRISE HIGHWAY

Lynbrook, NY 11563 | Nassau County

FOR SALE
ASKING PRICE \$4,500,000
PRICE PER SF \$295
PROFORMA CAP RATE 7.4%



MULTI-STORY COMMERCIAL BUILDING ON SUNRISE
HIGHWAY WITH MARK-TO-MARKET RENT UPSIDE

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

First Sale in Over 40 Years

Owned by the same family for more than four decades, the property represents a rare opportunity to acquire a highly sought-after asset that has virtually never been available to the market. The sale provides an incoming owner with the rare opportunity to acquire the property at a compelling basis.

#2

High-Traffic Sunrise Highway Corridor | ~45,000 AADT | ~275 FT of Frontage

Located along one of Long Island's busiest commercial corridors, the property features approximately 275 feet of frontage along Sunrise Highway and about 530 feet of total wrap-around frontage, benefiting from around 45,000 vehicles passing daily.

#3

Mark-to-Market Rental Upside

With rents currently below market, the property presents a compelling opportunity for an investor to capture meaningful upside through lease rollover and repositioning the rent roll to market.

#4

Direct Access to Lynbrook LIRR Station

The property is situated steps from the Lynbrook LIRR station, served by both the Long Beach Branch and Babylon Branch, and further supported by several NICE bus routes, providing convenient connectivity throughout Nassau County and into Manhattan.

#5

Untapped Value Through Professional Management

Owned and managed by the same family for more than 40 years, the property presents a rare opportunity for an incoming owner to unlock significant value and upside through the implementation of professional real estate management practices.



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **375-379 SUNRISE HIGHWAY** — in Lynbrook, NY 11563 (the “Property”) - a two-story commercial building encompassing both retail and office spaces, with on-site parking in the rear.

The Property comprises ~15,241 square feet across 17 commercial units (10 office, 7 retail) and is occupied by a diverse mix of professional, medical, home care, retail, food and beverage, and government tenants, providing immediate in-place income while the asset is repositioned to market. A significant portion of the tenant roster has operated at the property for many years, providing a strong testament to the quality of the location, the functionality of the building, and the property’s enduring appeal to its occupants. The long-term tenancy also provides a stable foundation for an incoming owner while presenting additional opportunity to further enhance the tenant mix over time.

Positioned along one of Long Island’s most heavily trafficked commercial corridors, the Property boasts approximately 275 FT of frontage on Sunrise Highway and roughly 530 FT of total wraparound frontage, benefiting from an estimated 45,000 vehicles passing daily. The immediate trade area is anchored by a strong roster of national credit tenants, including Bank of America, Citibank, and Webster Bank, along with Verizon, AT&T, and Dunkin’ Donuts, reinforcing the corridor’s position as one of Nassau County’s most established commercial destinations. The site sits steps from the Lynbrook LIRR Station, served by both the Long Beach and Babylon Branches, and is further supported by NICE bus routes N4, N4X, N25, N25/58, N31, and N32, providing direct connectivity throughout Nassau County and into Manhattan.

With in-place office rents averaging approximately \$27/SF against a projected market average of roughly \$30/SF, and in-place retail rents averaging approximately \$33/SF against a projected market average of roughly \$40/SF, the Property offers an incoming owner meaningful upside through lease rollover and repositioning of the rent roll to market rates.

Lynbrook continues to benefit from its status as a Long Island Rail Road commuter hub along the Sunrise Highway retail corridor, supporting sustained tenant demand and long-term rent growth in one of Nassau County’s most accessible submarkets.

For information or to schedule a property tour, please reach out to the exclusive brokers.

PROPERTY SUMMARY

THE OFFERING

Property Address	375-379 Sunrise Highway, Lynbrook, NY 11563
County	Nassau
Location	Located on the southwest corner of Atlantic Avenue and Sunrise Highway.
Section / Block / Lot	42 / 122 / 3
Property Type	Commercial

PROPERTY INFORMATION

Lot Dimensions	150.95’ x 44.37’ (Irr.)
Lot SF	13,133 SF (approx.)
Stories	2
Year Built / Last Altered	1929
Total SF	15,241 SF (approx.)
Office Units	10
Retail Units	7
Total Commercial Units	17

ZONING INFORMATION

Zoning	Commercial (X)
--------	----------------

TAX INFORMATION

School Taxes (26)	\$69,796
General Taxes (26)	\$7,223
Village Taxes (26)	\$26,787
Annual Property Taxes (26)	\$103,806
Property Class	4

FINANCIAL SUMMARY

									VACANT	PROJECTED
USE	ADDRESS	TENANT	SF	LSD	LXP	BASE RENT / SF	ANNUAL RENT	IN-PLACE MONTHLY RENT	PROFORMA BASE RENT / SF	PROFORMA MONTHLY RENT
Office	375 Sunrise - Suite 1	Vacant	630	-	-	\$-	\$-	\$-	\$33	\$1,733
Office	375 Sunrise - Suite 2	Healing Supplies of Sunrise	210	MTM		\$43	\$8,940	\$745	\$43	\$745
Office	375 Sunrise - Suite 3	Marlborough Law Firm	811	Feb-25	Jan-28	\$24	\$19,714	\$1,643	\$24	\$1,643
Office	375 Sunrise - Suite 4	Jenefer Joseph	225	Feb-25	Jan-27	\$35	\$7,884	\$657	\$35	\$657
Office	375 Sunrise - Suite 5	Tucker Clinical	1,385	Jun-26	May-32	\$23	\$31,200	\$2,600	\$23	\$2,600
Office	375 Sunrise - Suite 6	Tri-State Property	523	Jan-25	Dec-27	\$32	\$16,661	\$1,388	\$32	\$1,388
Office	*375 Sunrise - Suite 7	OWNER-OCCUPIED	1,040	-	-	\$-	\$-	\$-	\$33	\$2,860
Office	**375 Sunrise - Suite 9	OWNER-OCCUPIED	450	-	-	\$-	\$-	\$-	\$33	\$1,238
Office	375 Sunrise - Suite 8/10	Brookside Home Care	790	Jul-26	Jun-28	\$29	\$22,716	\$1,893	\$33	\$2,173
Office	375 Sunrise - Suite 11	Brook Window	174	MTM		\$26	\$4,500	\$375	\$33	\$479
Retail	377 Sunrise - Suite 12	European Custom Tailor	767	Jun-25	May-28	\$37	\$28,080	\$2,340	\$40	\$2,557
Retail	379 Sunrise - Suite 13	Cuzco 41 LLC	770	Aug-22	Jul-27	\$40	\$30,816	\$2,568	\$40	\$2,568
Retail	65 Atlantic - Suite 14	US Army	2,353	May-02	Apr-27	\$29	\$68,670	\$5,723	\$40	\$7,843
Retail	67 Atlantic - Suite 15	Beauty 2018 Enterprises	1,033	Dec-23	Nov-28	\$28	\$28,644	\$2,387	\$40	\$3,443
Retail	71 Atlantic - Suite 16	Kung Fu Tea	1,010	Dec-25	Nov-30	\$30	\$30,144	\$2,512	\$40	\$3,367
Retail	73 Atlantic - Suite 17	Needle & Groove	780	Nov-21	Oct-26	\$35	\$27,331	\$2,278	\$40	\$2,600
Retail	75 Atlantic - Suite 18	Hot Spot	2,003	Jun-25	May-30	\$35	\$70,105	\$4,892	\$40	\$6,677
TOTAL SF			14,954	GROSS MONTHLY COMMERCIAL REVENUE				\$32,000		\$44,569
				GROSS ANNUAL COMMERCIAL REVENUE				\$384,005		\$534,828
				AVERAGE RENT PER SF (GROSS)				\$26		\$36

*Owner occupied unit that will be delivered vacant at closing

**Used as a shared conference room, new owner can reposition as a new office space

INCOME & EXPENSES

COMMERCIAL REVENUE	GSF	\$ / SF	IN-PLACE ANNUAL INCOME	PROFORMA ANNUAL INCOME
Gross Annual Commercial Income	15,241	\$25.20	\$384,005	\$534,828
Less General Vacancy / Credit Loss (3.0%)		\$(0.76)	\$(11,520)	\$(16,045)
Effective Gross Annual Commercial Income		\$24.44	\$372,485	\$518,783

EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	CURRENT	PROJECTED
Property Taxes	25/26 Actual	29.43%	\$7.19	\$109,629	\$109,629
Common Utilities	Per Ownership	5.47%	\$1.34	\$20,379	\$20,379
Insurance	Per Ownership	6.37%	\$1.56	\$23,715	\$23,715
Repairs	Projected	2.15%	\$0.52	\$8,000	\$8,000
Building Cleaning/Maintenance	Per Ownership	0.95%	\$0.23	\$3,541	\$3,541
Rubbish Removal	Per Ownership	0.55%	\$0.13	\$2,035	\$2,035
Snow Removal	Per Ownership	1.10%	\$0.27	\$4,087	\$4,087
Management	3% of EGI:	3.00%	\$0.73	\$11,175	\$15,563
TOTAL EXPENSES		49.01%	\$11.98	\$182,561	\$186,949
NET OPERATING INCOME				\$189,924	\$331,833

**375 SUNRISE HIGHWAY
FOR SALE**

RETAIL MAP



**375 SUNRISE HIGHWAY
FOR SALE**



EXTERIOR PHOTOS



375 SUNRISE HIGHWAY
FOR SALE

INTERIOR PHOTOS



MARKET OVERVIEW

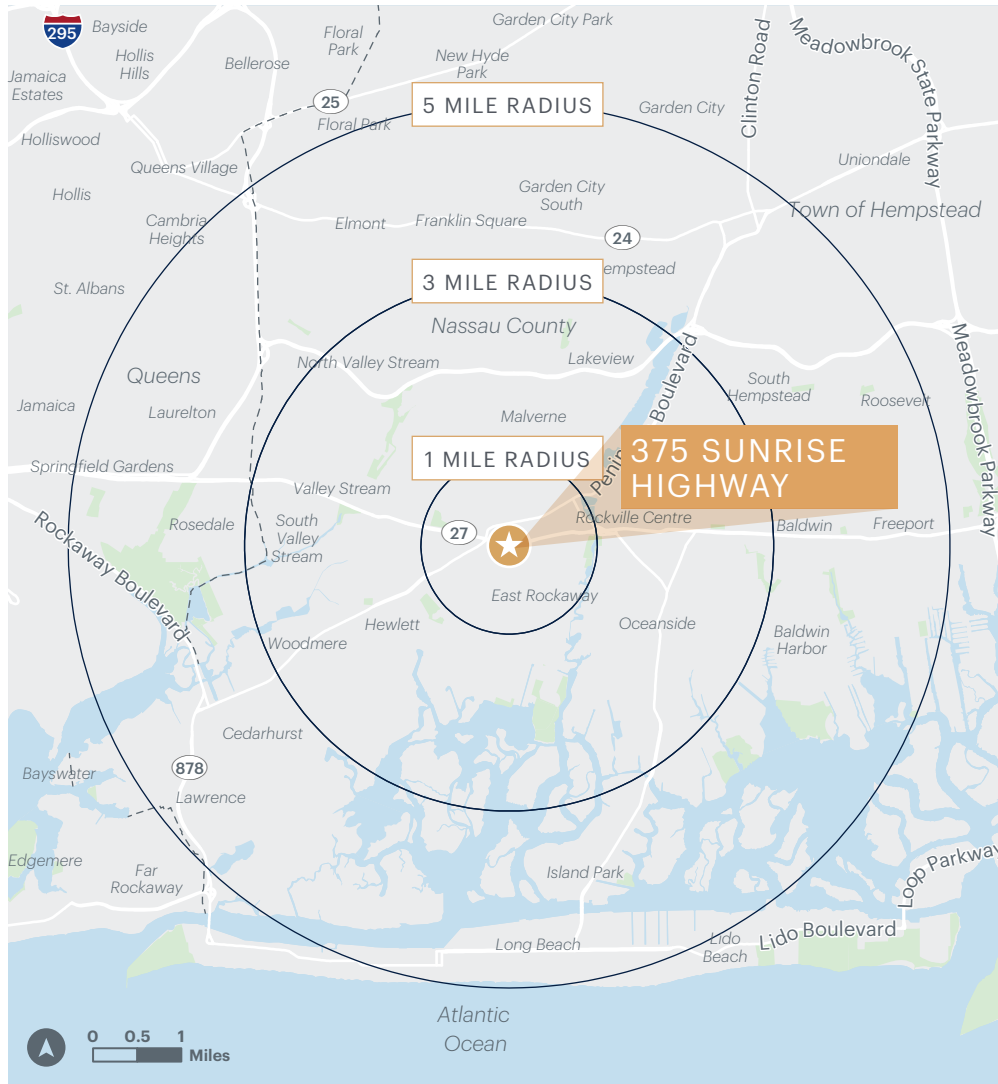
LYNBROOK is a village on the South Shore of Long Island in Nassau County, New York, within the Town of Hempstead. With a population of just over 20,000 residents, it offers a suburban feel while remaining close to New York City. The village is known for its convenient location, strong sense of community, and easy access to transportation, especially through the Long Island Rail Road (LIRR).

One of Lynbrook's most interesting features is its name, which was created by rearranging the syllables of "Brooklyn." Many of the village's early residents moved from Brooklyn in the late 1800s and early 1900s, and the name was chosen as a tribute to their former home. Incorporated in 1911, Lynbrook grew from a rural crossroads into a thriving commuter community with a rich local history and several historic properties listed on the National Register of Historic Places.

Today, Lynbrook is known for its attractive residential neighborhoods, walkable downtown area, local restaurants, shops, and community events. Greis Park serves as a major recreational hub, offering sports fields, playgrounds, and open space for residents. The village combines small-town charm with the amenities of a larger suburban community, making it a popular place for families, professionals, and long-time Long Island residents.



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	29,378	208,486	619,344
NUMBER OF HOUSEHOLDS	11,001	70,787	200,017
AVERAGE HOUSEHOLD INCOME	\$174,338	\$191,603	\$173,224
MEDIAN HOUSEHOLD INCOME	\$138,086	\$148,734	\$132,954
COLLEGE GRADUATES	10,528 49.0%	77,046 51.0%	193,313 44.0%
TOTAL BUSINESSES	1,393	7,908	19,205
TOTAL EMPLOYEES	12,849	79,053	189,435
DAYTIME POPULATION	26,807	181,329	493,184

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.
srp@ripcony.com
718.663.2639

CHRISTIAN ALLIMONOS
callimonos@ripcony.com
718.663.2651

ANDREAS EFTHYMIU
andreas@ripcony.com
718.663.2643

JACK ROVNER
jrovner@ripcony.com
718.704.1451

FOR FINANCING INQUIRIES:

ADAM HAKIM
ahakim@ripcony.com
646.290.2011

JAMES MURAD
jmurad@ripcony.com
646.290.2012