

SUNRISE PLAZA ON WELLWOOD

646 NORTH WELLWOOD AVENUE, LINDENHURST, NY 11757

PROPERTY INFORMATION

SPACES AVAILABLE: ±1,254 SF & ±1,254 SF
(CAN BE COMBINED FOR ±2,508 SF)
AN ADDITIONAL 1,909 SF IS ALSO AVAILABLE.
ALL 3 SPACES CAN ALL BE COMBINED FOR 4,417 SF

SECOND FLOOR: OFFICE/MEDICAL SPACE ALSO AVAILABLE

RENT: UPON REQUEST

AVAILABILITY: ARRANGED

COMMENTS:

- STRONG NEIGHBORHOOD CENTER, ON-GOING CAPITAL IMPROVEMENT PROGRAM WITH STABLE HANDS-ON OWNERSHIP
- EXCELLENT CO-TENANCY.
- STRATEGICALLY LOCATED ON WELLWOOD AVENUE AT SUNRISE HIGHWAY
- APPROXIMATELY 26K VEHICLES PER DAY ON WELLWOOD AVE.

NEIGHBORING TENANTS:



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	22,200	149,890	310,408
HOUSEHOLDS	7,239	49,734	103,560
AVG. HOUSEHOLD INCOME	\$97,146	\$98,997	\$110,298

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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VIEWS OF SUNRISE PLAZA ON WELLWOOD



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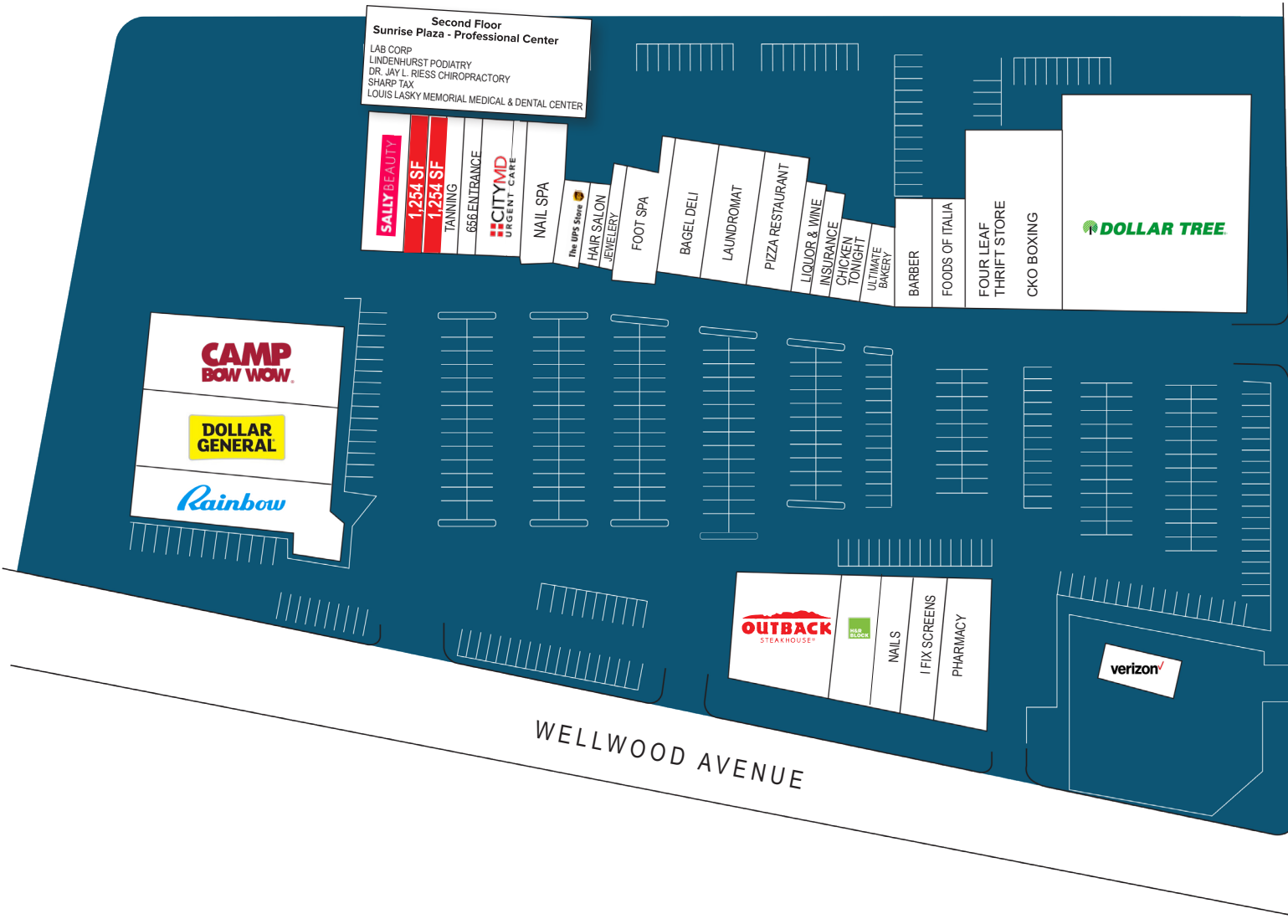
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LEASING PLAN



660 A	Rainbow Shops
660 B	Dollar General
660 C	Camp Bow Wow
656 A&B	Sally Beauty
656 C	1,254 SF AVAILABLE
656 D	1,254 SF AVAILABLE
656 E	Tanning
656	City M D
656	FOOT SPA
654 D	UPS Store
654 C	Hair Salon
654 B	Jewelry & Watch
654 A	Nail Spa
654	Bagel Store
652	Laundromat
650	Imperial Pizza
648	Discount Wine and Liquors
654	Insurance
646	Chicken Tonight
646 A	Ultimate Bakery
656 2ND FL	SUNRISE PLAZA PROFESSIONAL CENTER
	Lab Corp
	Lindenhurst Podiatry
	Dr. Jay L. Riess Chiropractory
	Sharp Tax
	Louis Lasky Memorial Dental Center

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