

Rockville Centre, NY 11570

278 Sunrise Highway - Sun Rock Center

Rare Retail Opportunity
1,350 Square Feet
PLUS, LOWER LEVEL



Property Highlights

- Entire Center Completely Renovated
- Located within the Prime Retail Hub of Rockville Centre
- Direct access to Multiple Municipal Parking
- Lot & Street Parking
- Proximity to Multiple ZAGAT Rated Restaurants
- Heavy Pedestrian Traffic
- Excellent Area Demographics (see slide 2)
- Excellent Landlord and Management
- Two Blocks from LIRR Station 35 min. to NYC

Exclusive Broker:

Richard A. Diller



rad6785@gmail.com



516.639.0021(c)

RE Associate Broker | Director of Commercial Division

Investment Sales,
Leasing and
Advisory Services

 **CHARLES
RUTENBERG**

COMMERCIAL

Charles Rutenberg Realty, Inc. | 255 Executive Dr. Suite 208 | Plainview, NY | 11803

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals. All parties of interest should do their own verifications.

ROCKVILLE CENTRE DEMOGRAPHIC PROFILE

AFFLUENT COMMUNITY • STRONG CONSUMER BASE • EXCEPTIONAL MARKET POTENTIAL



**AVERAGE
HOUSEHOLD INCOME
EXCEEDS \$200,000**

Well above the
Nassau County average



**MEDIAN
HOUSEHOLD INCOME
APPROXIMATELY
\$152,000**

Strong household
spending power



**MEDIAN
HOME VALUE
EXCEEDS
\$800,000**

Reflects exceptional
community affluence



**MEDIAN AGE
APPROXIMATELY
43 YEARS**

Ideal mix of established
professionals and families



**63.9%
BACHELOR'S DEGREE
OR HIGHER**

Highly educated
consumer base



**STRONG
FAMILY-ORIENTED
DEMOGRAPHICS**

Supports a wide range of
retail and service businesses



**200,000+
RESIDENTS WITHIN
3 MILES**

Robust immediate
trade area



**500,000+
RESIDENTS WITHIN
5 MILES**

Extensive customer base
and market reach



ROCKVILLE CENTRE, NY – A premier South Shore destination with exceptional income levels,

Main Floor

An Open Space with Huge Potential



 **CHARLES
RUTENBERG**
COMMERCIAL

Office

Provides an Open View into the goings on of your Business

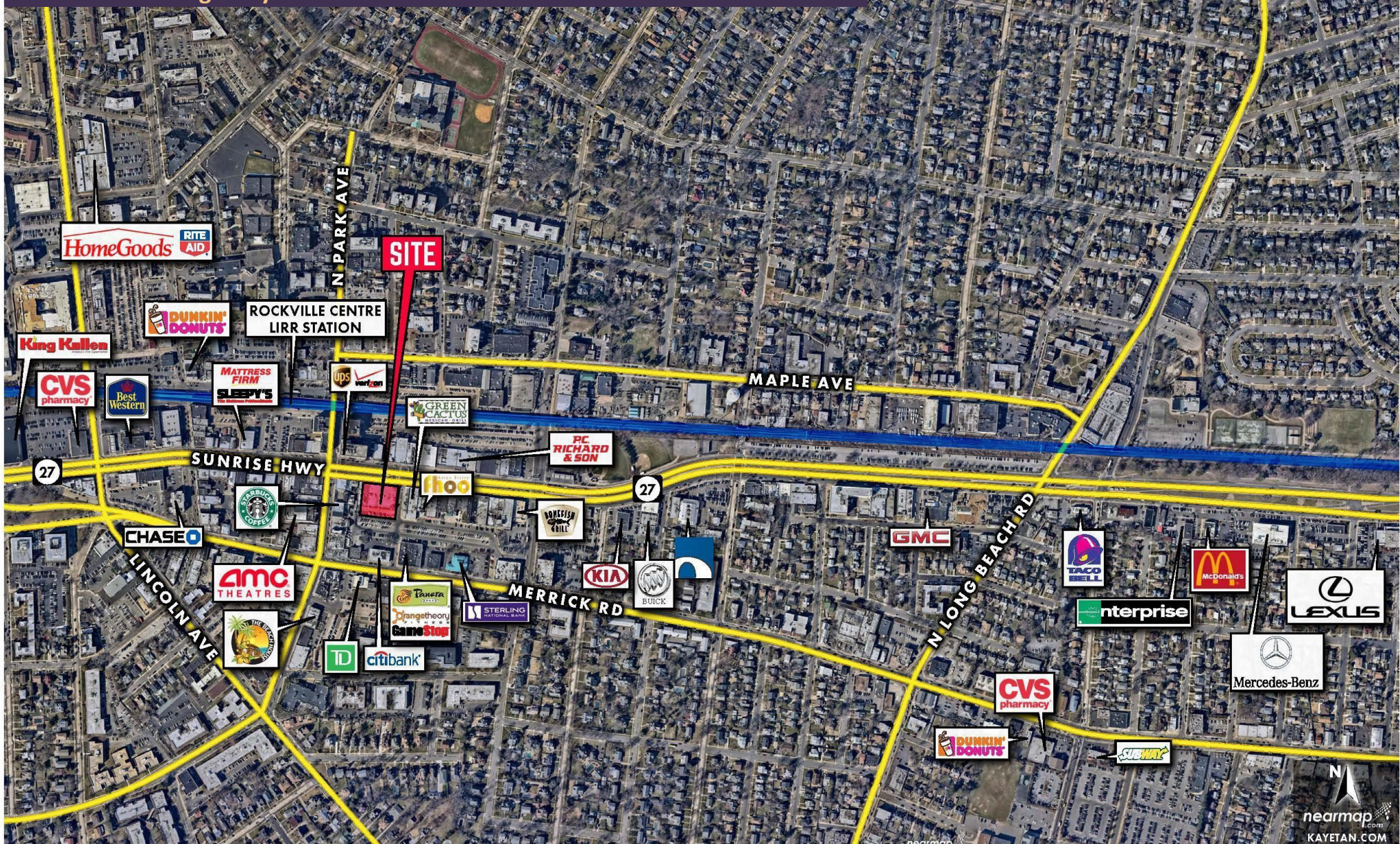


 **CHARLES
RUTENBERG**
COMMERCIAL

Rockville Centre, NY 11570

278 Sunrise Highway

Last Available Retail Space
UNIT 278 1,350 SF
PLUS LOWER LEVEL

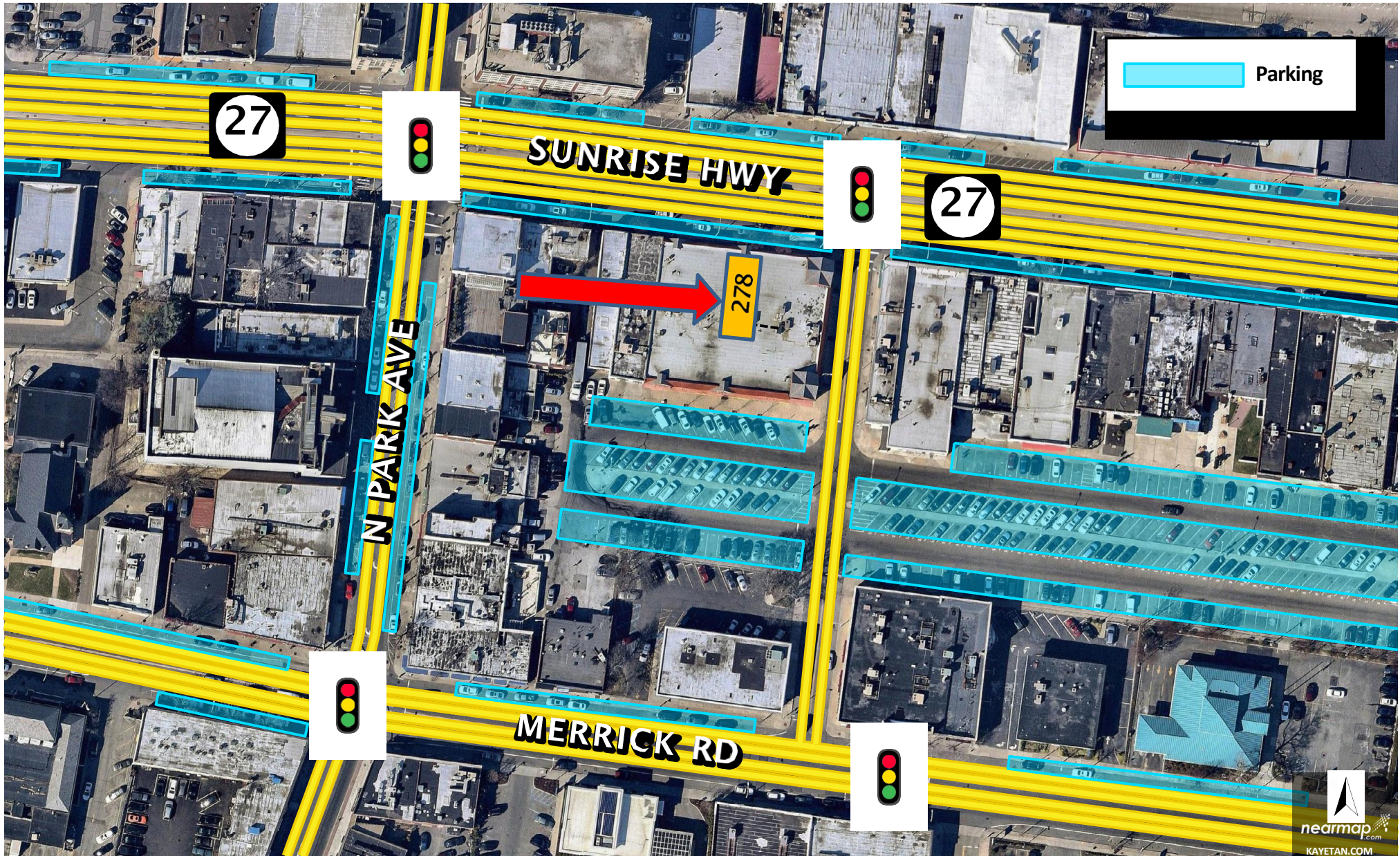


All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals. All parties of interest should do their own verifications

Rockville Centre, NY 11570

278 Sunrise Highway

Closeup Aerial

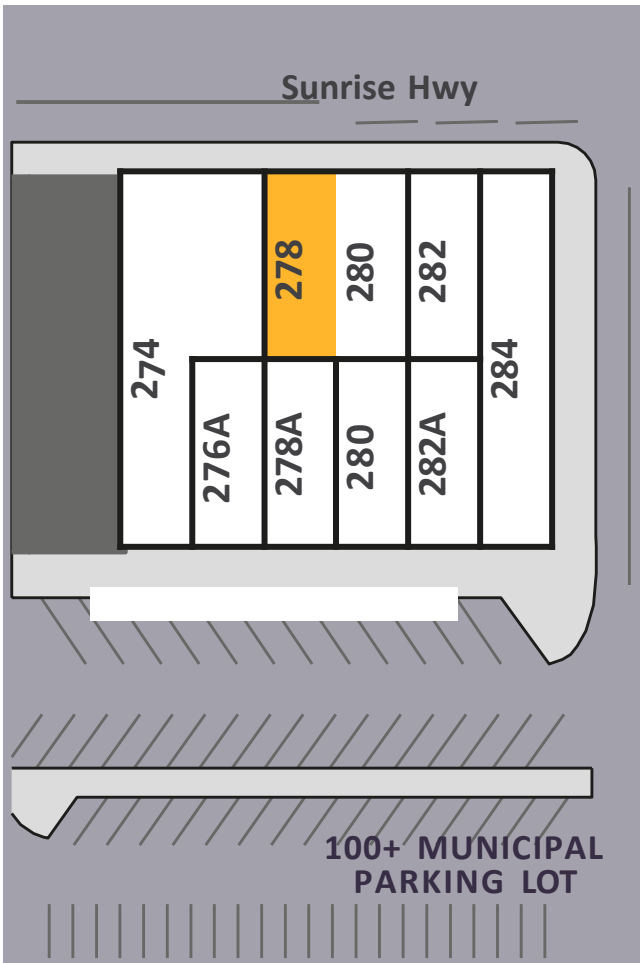


Rockville Centre, NY 11570

278 Sunrise Highway

Last Available Unit
UNIT 278 1,350 SF
PLUS, LOWER LEVEL

Site Plan



TenantKey

Unit #	Tenant
274	Tiger Schulmann's
276A, 278A	Icon Nails & Spa
278	Available
280	Children's Playground
282	Optometrist
282A	Dentist
284	Matty's Toy Shop

Retail Sales Volume

- 1 Mile – \$57,875,535
- 3 Mile – \$4,219,662,043
- 5 Mile – \$9,780,806,782

Asking Price

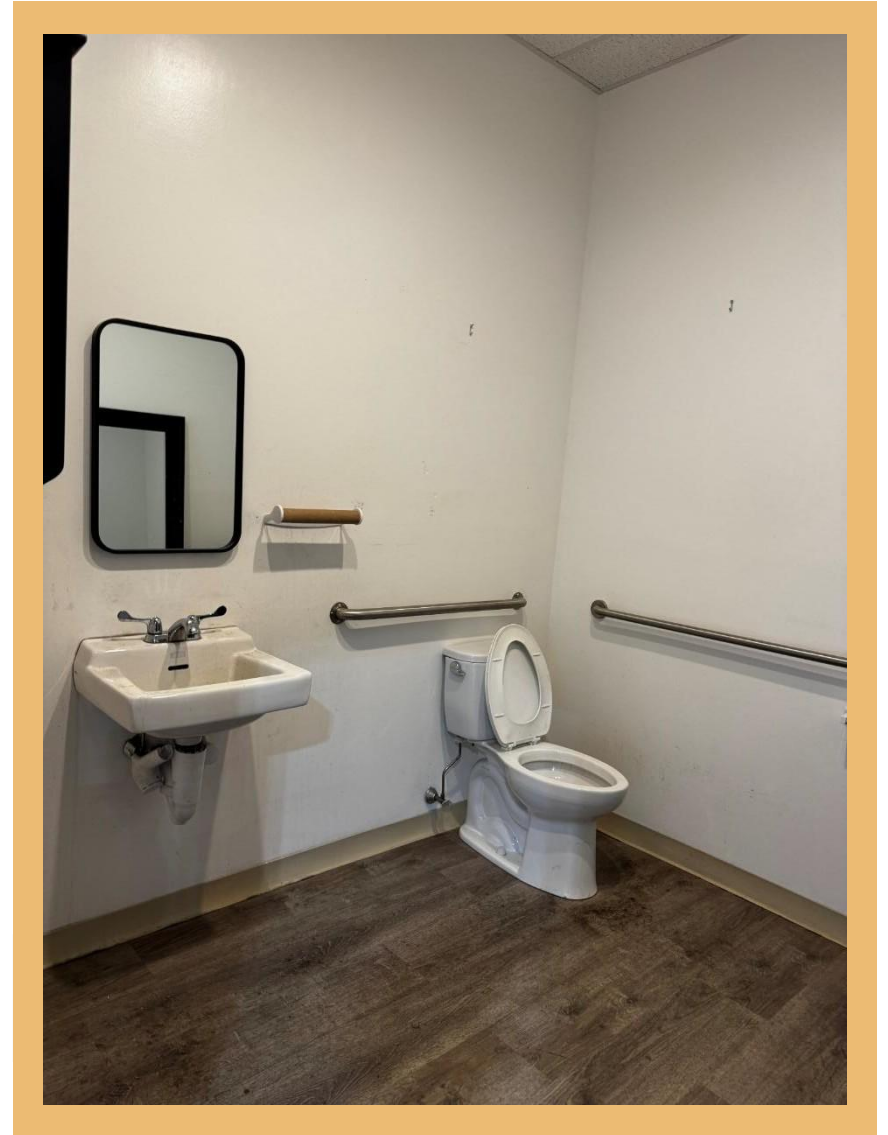
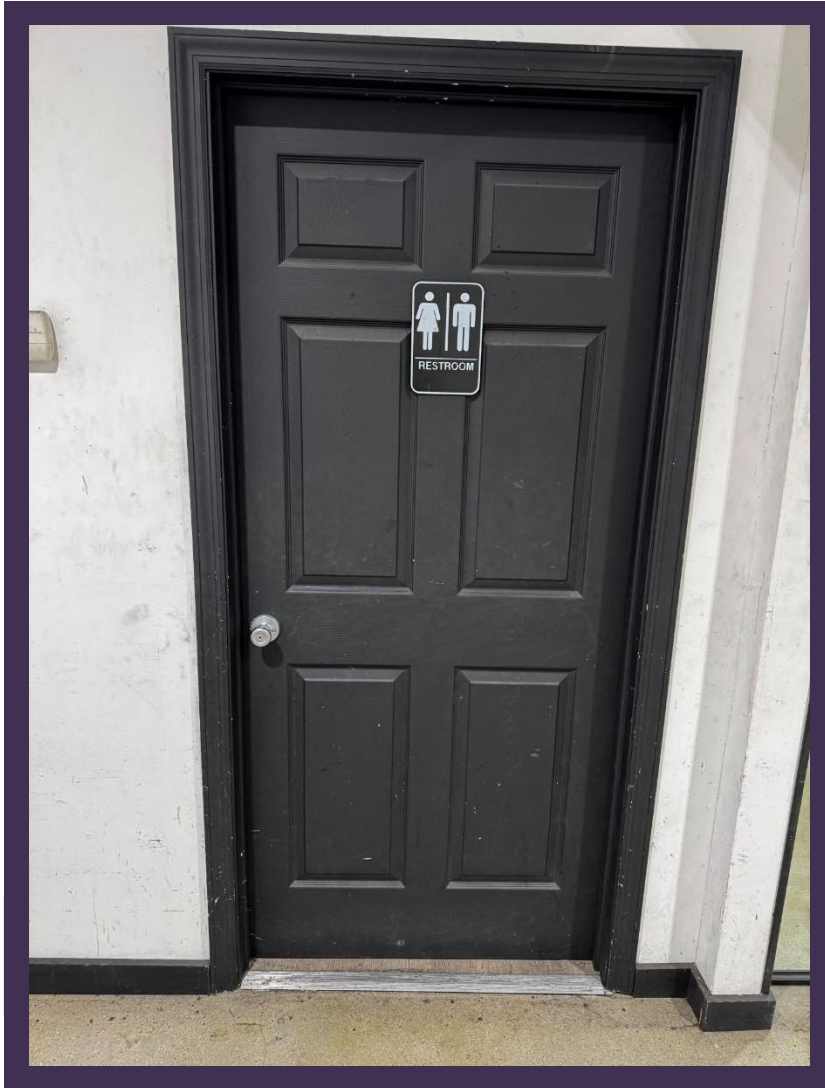
\$45.00 per Sq. Ft.
Modified Net - No
CAM Charges

Neighbors

- Citi Bank
- J.P Morgan Chase
- Astoria Bank
- TD Bank
- Sterling National
- Nissan of Rockville Center
- Mercedes Benz of Rockville Centre
- Volvo
- GMC
- Buick
- KIA
- High-Tech AMC Fantasy Theater
- Multiple ZAGAT Rated Restaurants & Cabarets
- Best Western
- Holiday Inn Express
- Ramada Inn
- Multiple High End & Local Retailors
- New York Blood Bank
- Fitness Gyms
- Rockville Centre LIRR Station
- South Nassau Hospital
- Mercy Hospital
- Malloy College
- Single Family Homes Condominiums, Co Op's and Multifamily
- Professional Office Buildings

Bathroom

Gender Neutral, with Handicap Access



Lower Level

A Large Room with Plenty of Storage Space



PARKING

Both Street and Municipal Parking Spaces



**ABUNDANT & CONVENIENT
PARKING OPTIONS**
for Tenants and Customers



**Municipal
Parking Lot**

Directly Behind
the Property



**On-Street
Parking**

Along Sunrise Hwy
and Side Streets



**Convenient for
Customers**

Easy Access for
Shopping and Dining



**Prime Location
with Easy Access**

High Visibility
and Accessibility



EASY ACCESS. EXCELLENT CONVENIENCE.

Abundant parking options make every visit simple and stress-free.

Security System

Installed with Security Camera Coverage





C O M M E R C I A L

Investment Sales,
Leasing and
Advisory Services

Charles Rutenberg Realty, Inc. | 255 Executive Dr. Suite 208 | Plainview, NY | 11803

Exclusive Broker:

Richard A. Diller



rad6785@gmail.com



516.639.0021(c)

RE Associate Broker | Director of Commercial Division