

FOR SALE/LEASE > RETAIL SPACE

500 & 490 Sunrise Highway



ROCKVILLE CENTRE, NY

TWO PROPERTY PORTFOLIO ASSEMBLAGE



BUILDING DETAILS

Building Size: +/- 15,000 SF
Lot Size: +/- 20,000 SF
Ceiling Height: 12'

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	27,778	212,241	528,304
Households	10,461	70,286	166,326
Avg. Household Income	\$109,199	\$104,493	\$105,483

HIGHLIGHTS

- > Daily traffic count: 45,000 cars.
- > Prime Sunrise Highway location; delivered vacant.
- > Pre-approved expansion: 3,000 SF or possible parking area for principles.
- > Close proximity to the Southern State Parkway & Meadowbrook Parkway.

Asking Sale Price: **\$3,995,000**
Asking Leaseing Price: **\$35.00 PSF NNN**

EXCLUSIVE AGENTS:

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NEIGHBORS INCLUDE:

Verizon, Starbucks, 7-Eleven, P.C. Richards & Son, Bonefish Grill, U-Haul, Gulf, Kia, Taco Bell, McDonald's, Speedway, Mavis Discount Tire, GMC, T.G.I. Friday's, Buick, Ace Hardware and UPS.



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