

Sunrise Plaza

36-84 East Sunrise Highway, Lindenhurst, NY 11757

PROPERTY INFORMATION

SECOND GENERATION RESTAURANT AVAILABLE

SIZE AVAILABLE: ±3,000 SF RESTAURANT SPACE

RENT: UPON REQUEST

SEATING: APPROVED FOR 80 SEATS

OCCUPANCY: TOTAL OCCUPANCY 92 PERSONS

AVAILABILITY: ARRANGED

COMMENTS:

- STRONG NEIGHBORHOOD CENTER, ONGOING CAPITAL IMPROVEMENT PROGRAM WITH STABLE HANDS-ON OWNERSHIP
- EXCELLENT CO-TENANCY
- STRATEGICALLY LOCATED ON SUNRISE HIGHWAY AT WELLWOOD AVE. WITH OVER 59K VEHICLES PER DAY ON SUNRISE HIGHWAY



NEIGHBORING RETAIL:

King Kullen
America's First Supermarket

Wonder
(COMING SOON)

Applebee's

GEICO
(COMING SOON)

DOLLAR TREE

SUPERCUTS

FedEx

SUBWAY

Pizza Hut

T-Mobile

smashburger

LONG ISLAND
PHYSICAL THERAPY

Great Expressions
DENTAL CENTERS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	23,252	81,898	147,553
HOUSEHOLDS	7,558	26,181	48,974
AVG. HOUSEHOLD INCOME	\$104,516	\$100,169	\$102,382

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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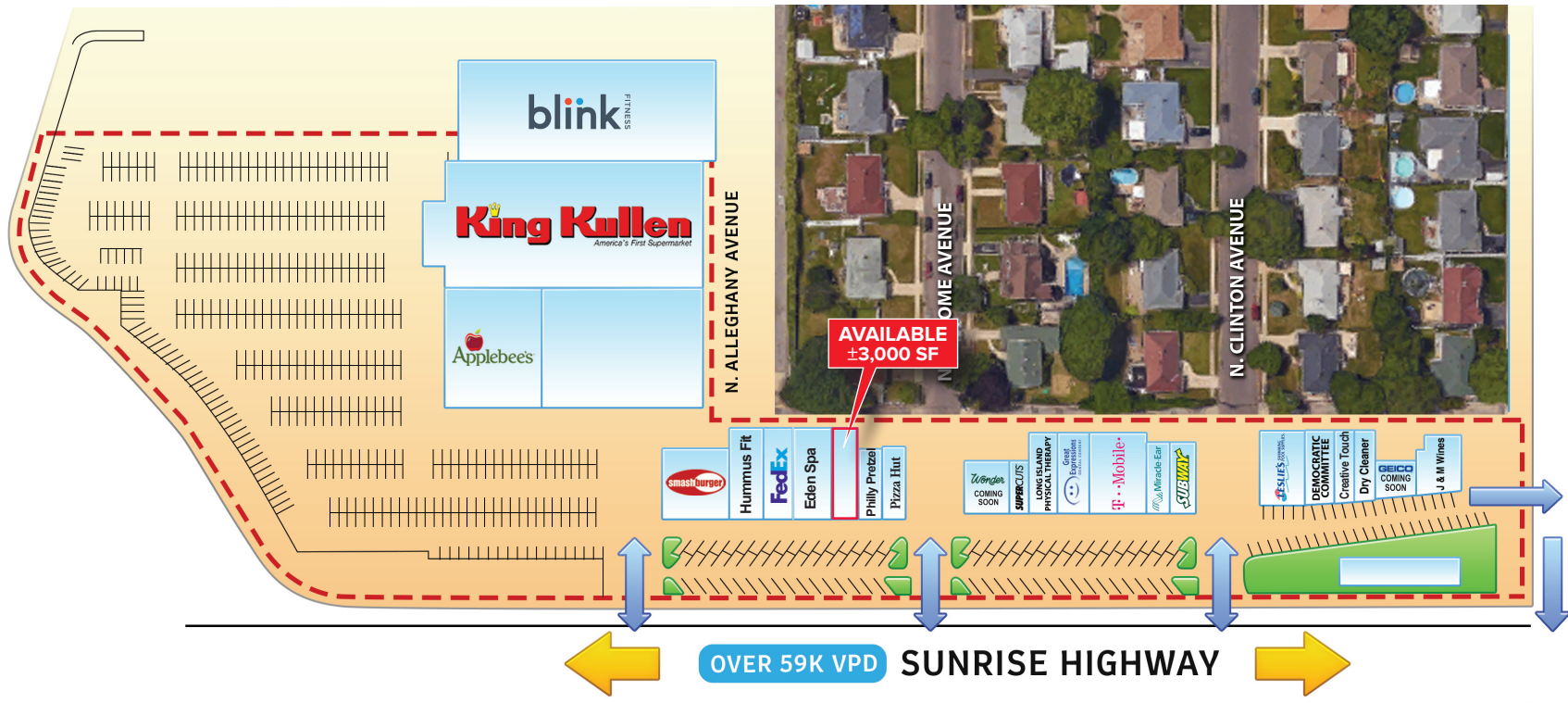
SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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36	SMASHBURGER		48	PHILLY PRETZEL		60	GREAT EXPRESSIONS	
40	HUMMUS FIT		50	PIZZA HUT		62	T-MOBILE	
42	FED EX		52-54	WONDER (COMING SOON)		64	MIRACLE EAR	
44	EDEN SPA		56	SUPER-CUTS		66	SUBWAY	
46	AVAILABLE	3,000 SF	58	L.I. PHYSICAL THERAPY		70-72	LESLIE'S POOL	
						74	DEMOCRATIC COMMITTEE	
						76	CREATIVE TOUCH	
						78	DRY CLEANER	
						80-82	GEICO (COMING SOON)	
						84	J&M WINES	

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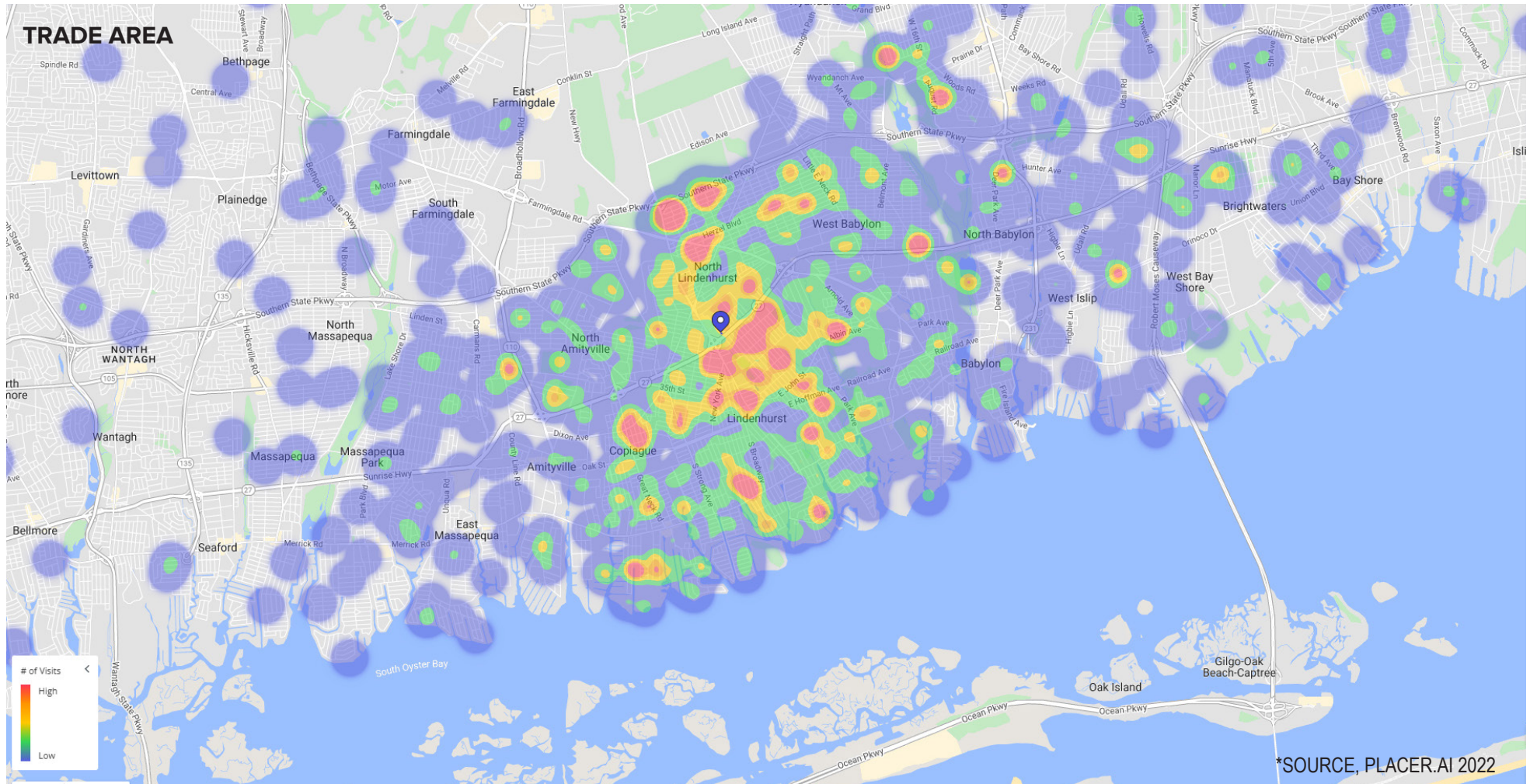
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