

Property For Lease

4828 Sunrise Highway

4828 Sunrise Highway Massapequa Park, NY 11762



For More Information:



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Prime Retail Property For Lease

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Offering Summary

Lease Rate:	Price Upon Request
Building Size:	±4,400 SF
Available SF:	±2,200 SF
Lot Size:	0.13 Acres
Zoning:	Business G - Village of Massapequa Park
Traffic Count:	60,000 VPD

Property Overview

±2,200 SF ground-floor retail plus a matching ±2,200 SF of 2nd-floor storage with an in-place conveyor belt system — ±4,400 SF of functional space at a single-floor rate. The two-story building height creates a billboard-grade signage band that towers above surrounding single-story retail, delivering maximum exposure to eastbound and westbound traffic on one of Long Island's busiest corridors. The property sits directly at the signaled Park Boulevard intersection, capturing stopped and decelerating drivers, and is one block from the Massapequa Park LIRR station. Direct front parking, strong national co-tenancy, and flexible Business "G" zoning make this a rare turnkey opportunity in an affluent, supply-constrained Nassau South Shore submarket. Available 10/1/2026.

Property Highlights

- Trophy Signage — 60,000+ vehicles/day, signal dwell, and LIRR exposure.
- Prime Co-Tenancy — Friendly's, Dunkin', INFINITI, T.J. Maxx, Walgreens.
- Flexible Zoning — Business "G" as-of-right retail, restaurant, office, storage.

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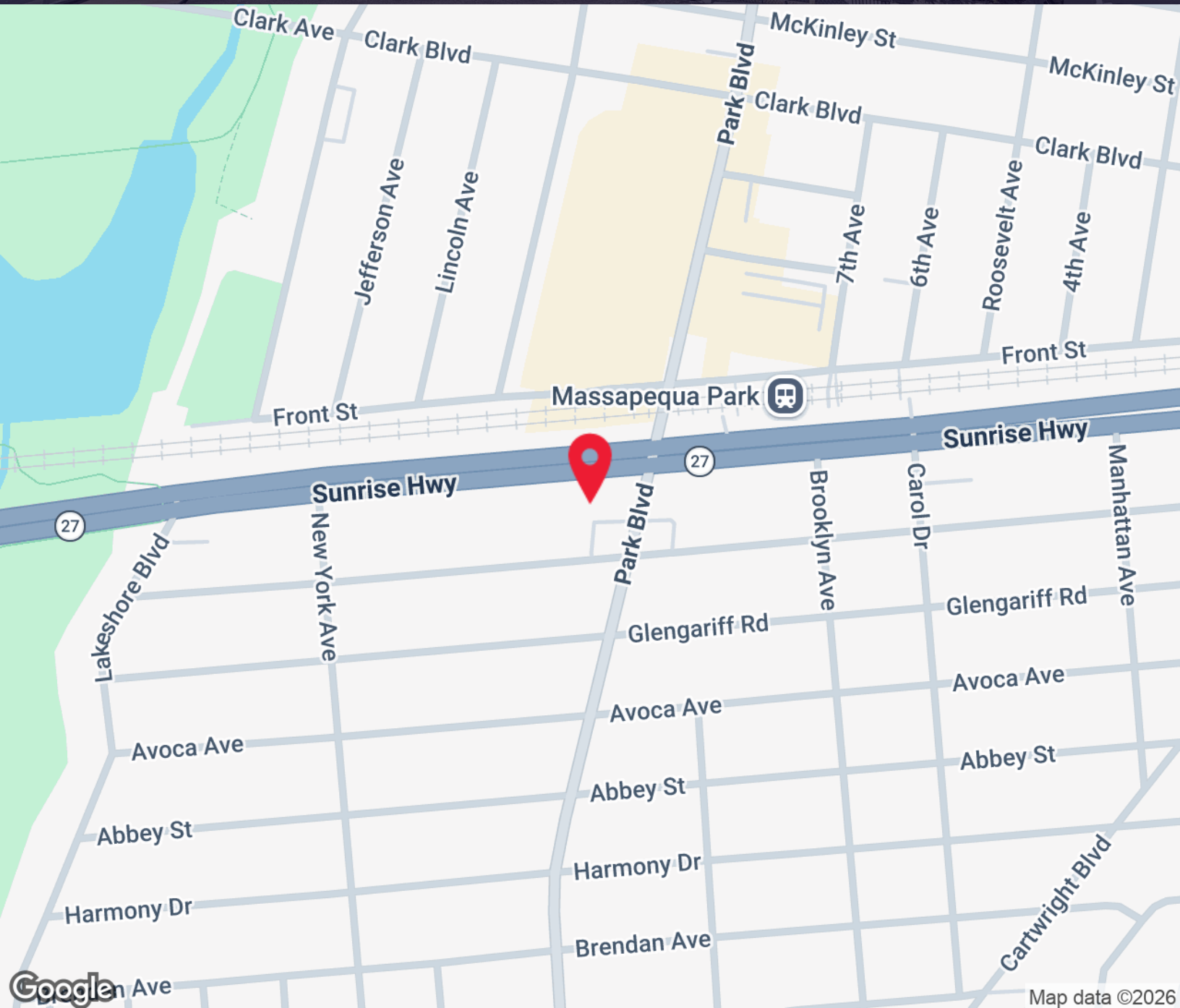
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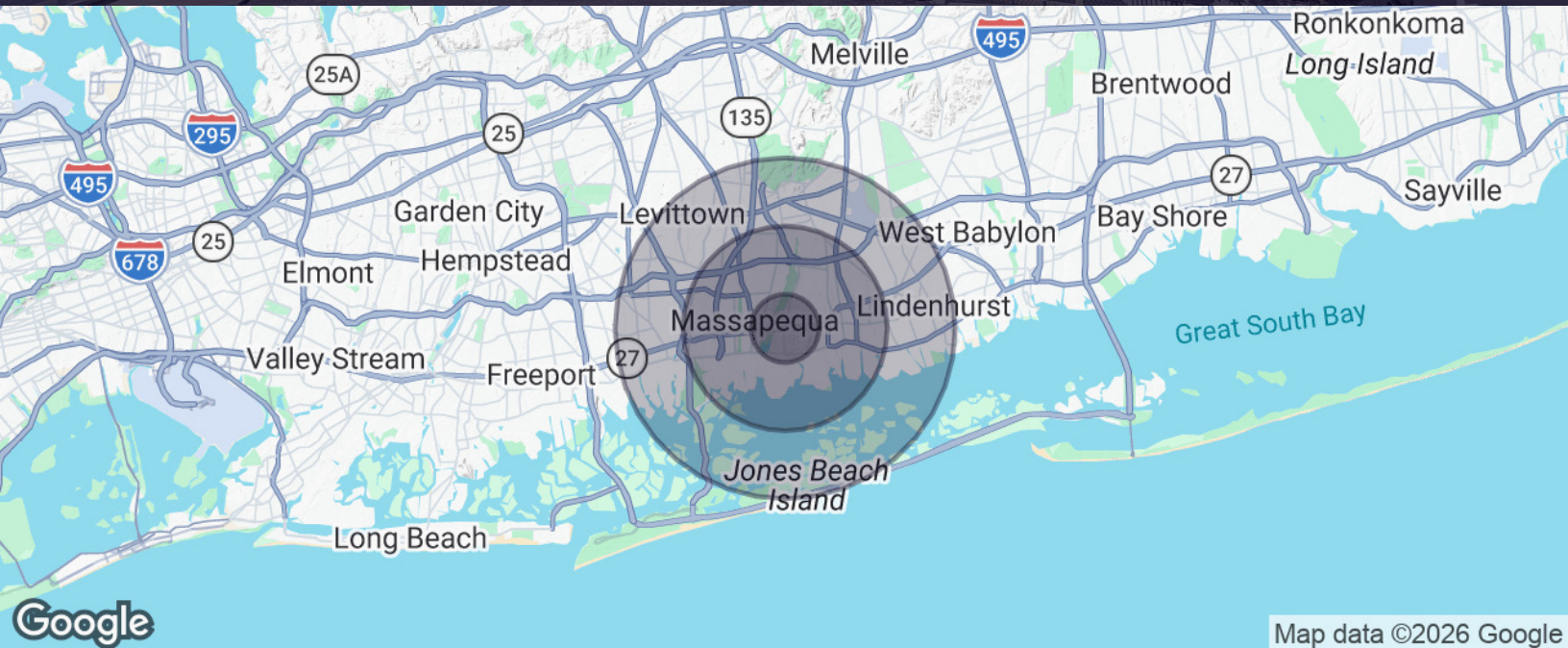
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Population	1 Mile	3 Miles	5 Miles
Total Population	19,189	143,494	336,520
Average Age	42.2	42.9	42.2
Average Age (Male)	42.9	41.6	40.9
Average Age (Female)	41.2	44.1	43.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,301	48,126	110,404
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$196,886	\$179,445	\$173,688
Average House Value	\$636,683	\$631,438	\$608,710

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