

141 SUNRISE HIGHWAY

LYNBROOK, NY 11563

Corner of Sunrise Highway & Rocklyn Avenue



AUTOMOTIVE BUILDING FOR LEASE

ASKING RENT: UPON REQUEST



Building
2,750 SF



With lifts
6 Bays



Zoning
Automotive



Sunrise Hwy
60,000 VPD



Visibility
LIRR

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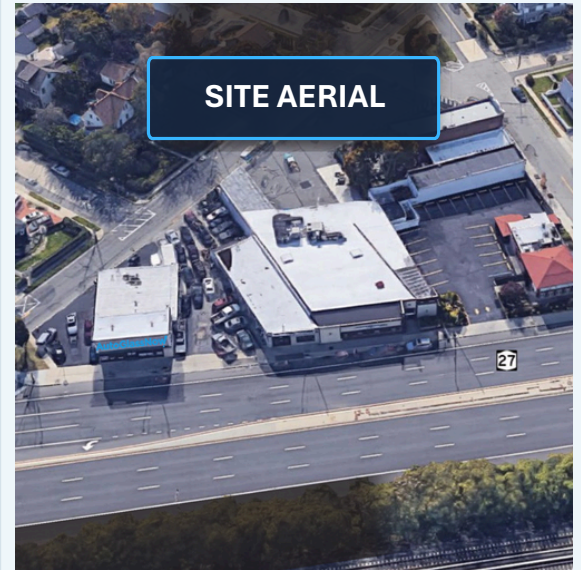
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PROPERTY & NEIGHBORHOOD OVERVIEW

141 Sunrise Highway | Lynbrook, NY 11563

141 Sunrise Highway is a rare automotive-zoned leasing opportunity on one of Lynbrook's most visible commercial corridors. The 2,750 SF building combines six drive-in bays with lifts, on-site parking and a customer-facing showroom / waiting area.

The site benefits from approximately 60,000 vehicles per day on Sunrise Highway, a four-way intersection, strong visibility to Long Island Rail Road commuters and close proximity to the LIRR. This combination creates a practical, highly visible platform for automotive service, specialty vehicle appearance and customer-focused automotive operators.



IDEAL FOR



Automotive Mechanic

Repair, maintenance and service operations



Window Tinting

Film, tint and accessory installation



Car Wraps

Vehicle wraps, branding and customization



Detailing

Detailing, prep and finish services

BEST FIT

Operators that need automotive zoning, physical bays, customer visibility, and fast access to Lynbrook, Rockville Centre, Malverne Oceanside, Valley Stream Freeport and the entire South Shore border.

Information deemed reliable but not guaranteed. Dimensions, zoning, traffic counts, demographics, permitted uses and availability should be independently verified.

PROPERTY FEATURES

Built for automotive use and visibility



Automotive Zoning

Use category supports automotive operators.



6 Drive-In Bays

Six service bays support efficient throughput.



Bays with Lifts

Existing lift infrastructure for service work.



On-site Parking

Parking supports customers and vehicle staging.



Showroom / Waiting

Customer-facing showroom or waiting area.



60,000 VPD

High Sunrise Highway traffic count.



4-Way Intersection

Corner exposure and clear access points.



LIRR Proximity

Visible to commuters and close to rail access.

PROPERTY SNAPSHOT

2,750 SF

Building Size

6

Drive-In Bays

AUTO

Zoning

Upon Request

Asking Rent

Positioned for automotive mechanic, window tinting, car wrap and detailing uses where visibility, access and existing bay infrastructure matter.

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AERIAL RETAIL MAP

Surrounded by automotive, food, banking, medical and daily-needs brands



SURROUNDING RETAIL



Automotive

Auto Glass Now!, Audi, Ford, Infiniti, Acura, Volkswagen, Honda, Budget, Enterprise, Hertz



Food + Convenience

Dunkin', McDonald's, KFC, White Castle, Taco Bell, Wendy's, 7-Eleven, Key Food



Banking + Services

Citibank, Bank of America, Sterling National Bank, Bethpage FCU, AT&T, Regal Cinemas



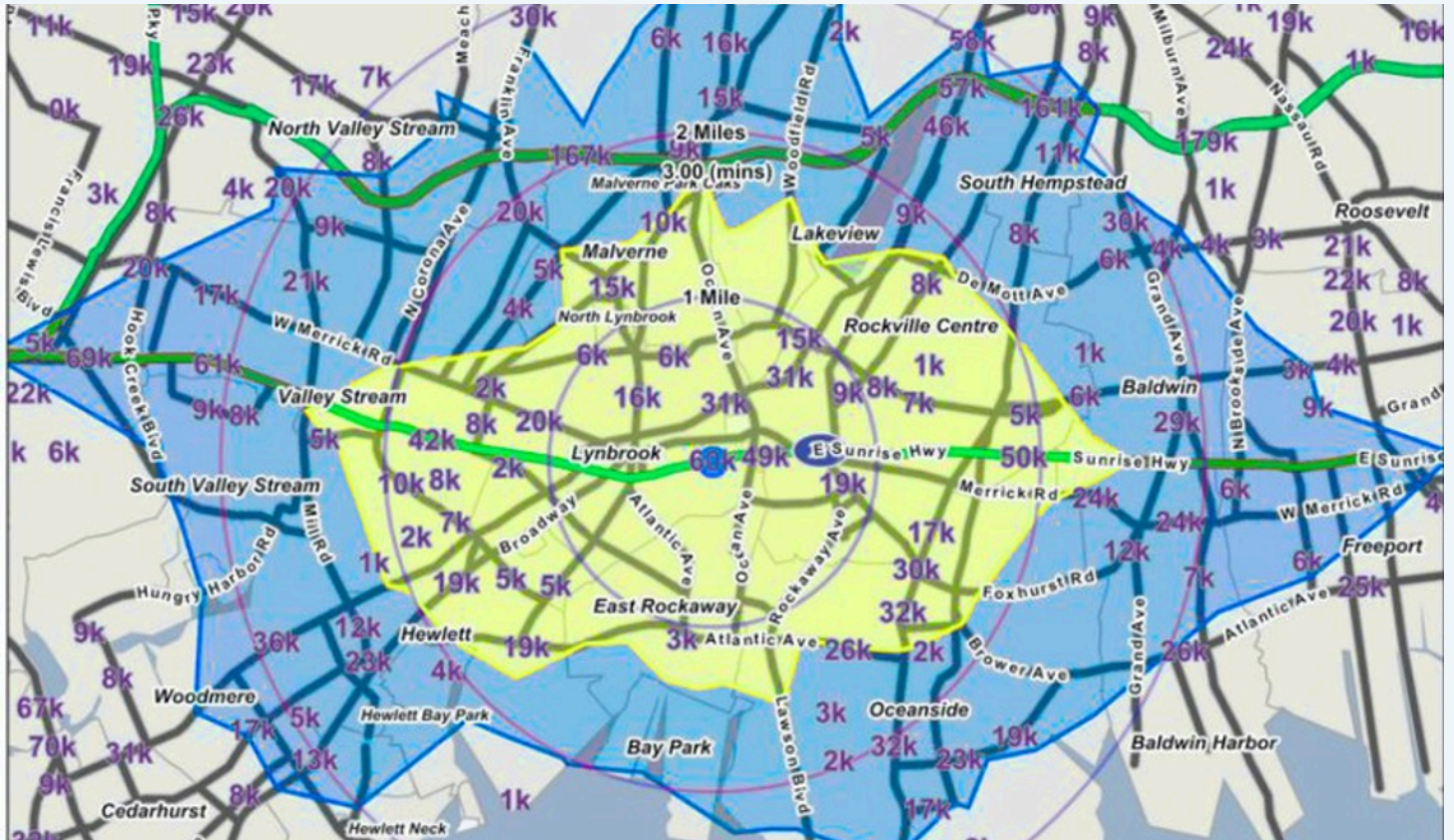
Medical + Daily Needs

Lenox Hill Radiology, Northwell Health, South Nassau Medical Group, Rite Aid, CVS Pharmacy

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POLYGON DRIVE-TIME MAP

South Shore access and customer reach



Drive-time polygons shown as provided. Prospective tenants should independently verify trade-area and travel-time assumptions.

TRADE AREA TAKEAWAYS



Immediate Hwy. Reach
Sunrise Highway supports east-west access.



Automotive Synergy
Surrounded by Automotive Care Dealerships, service and daily-needs uses.



Rail Proximity
Close to the Long Island Rail Road.



South Shore Position
Centrally located near Lynbrook and Rockville Centre.



High Visibility
Traffic and commuter exposure support customer capture.

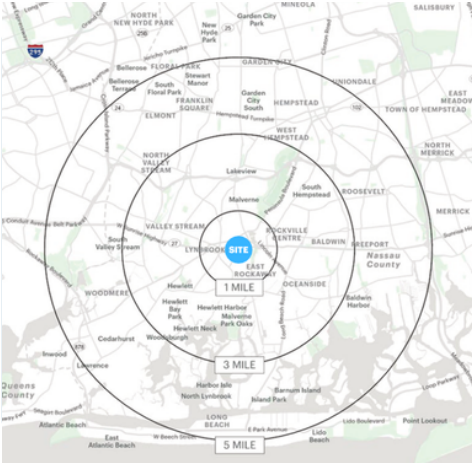


60,000 VPD

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DEMOGRAPHICS & CONTACT

1, 3 and 5 mile market snapshot



CONCLUSION

141 Sunrise Highway offers a highly functional automotive platform with hard-to-find zoning, six drive-in bays with lifts, strong road visibility and proximity to the LIRR. The trade area combines a dense residential base, meaningful daytime population and surrounding national brands.

1 MILE

	Population	27,835
	Households	11,782
	Avg. HH Income	\$126,201
	Median HH Income	\$90,699
	College Grads	9,839 / 47.0%
	Businesses	1,872
	Employees	15,188
	Daytime Pop.	28,022

3 MILE

	Population	199,312
	Households	69,853
	Avg. HH Income	\$151,956
	Median HH Income	\$116,730
	College Grads	69,548 / 49.0%
	Businesses	8,059
	Employees	83,749
	Daytime Pop.	180,644

5 MILE

	Population	588,446
	Households	190,405
	Avg. HH Income	\$136,676
	Median HH Income	\$104,750
	College Grads	167,701 / 40.0%
	Businesses	19,301
	Employees	205,986
	Daytime Pop.	500,899

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