

141 SUNRISE HWY.

LYN B R O O K N Y 1 1 5 6 3

CORNER OF SUNRISE HWY. & ROCKLYN AVENUE

AUTOMOTIVE

ROCKLYN AVENUE

HUNTINGTON AVENUE

**Auto
Glass
Now**

Automotive
Available

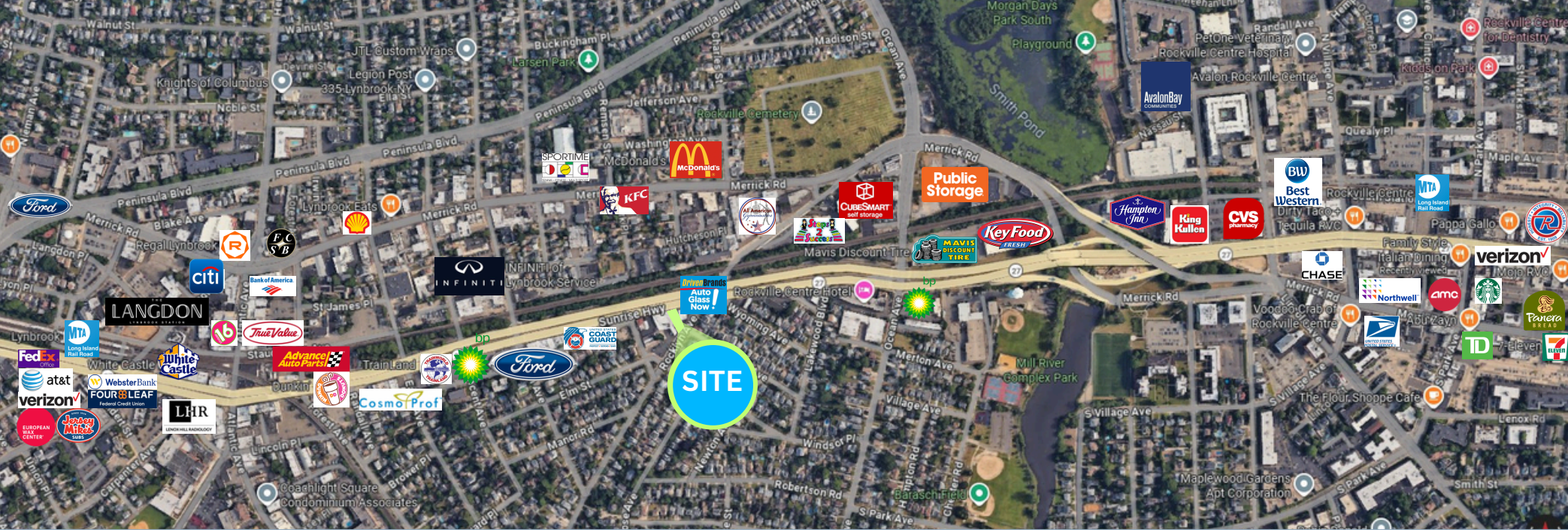
**FOR
RENT**

SUNRISE HIGHWAY 60,000 VPD

27

TIDE
REALTY GROUP

LONG ISLAND RAIL ROAD 64,000 RIDERS DAILY



AUTOMOTIVE ZONING

BUILDING SIZE

+/- 2,500 SF

BEST USE

AUTOMOTIVE

ASKING RENT

UPON REQUEST

HIGHLIGHTS

- Automotive Zoning
- 6 Drive-In Bays
- On-site Parking
- Showroom / Waiting Area
- Traffic count of 60,000 vehicles/day on Sunrise Highway
- 4 way intersection
- Highly visible by commuters on the LIRR
- Close proximity to the Long Island Rail Road

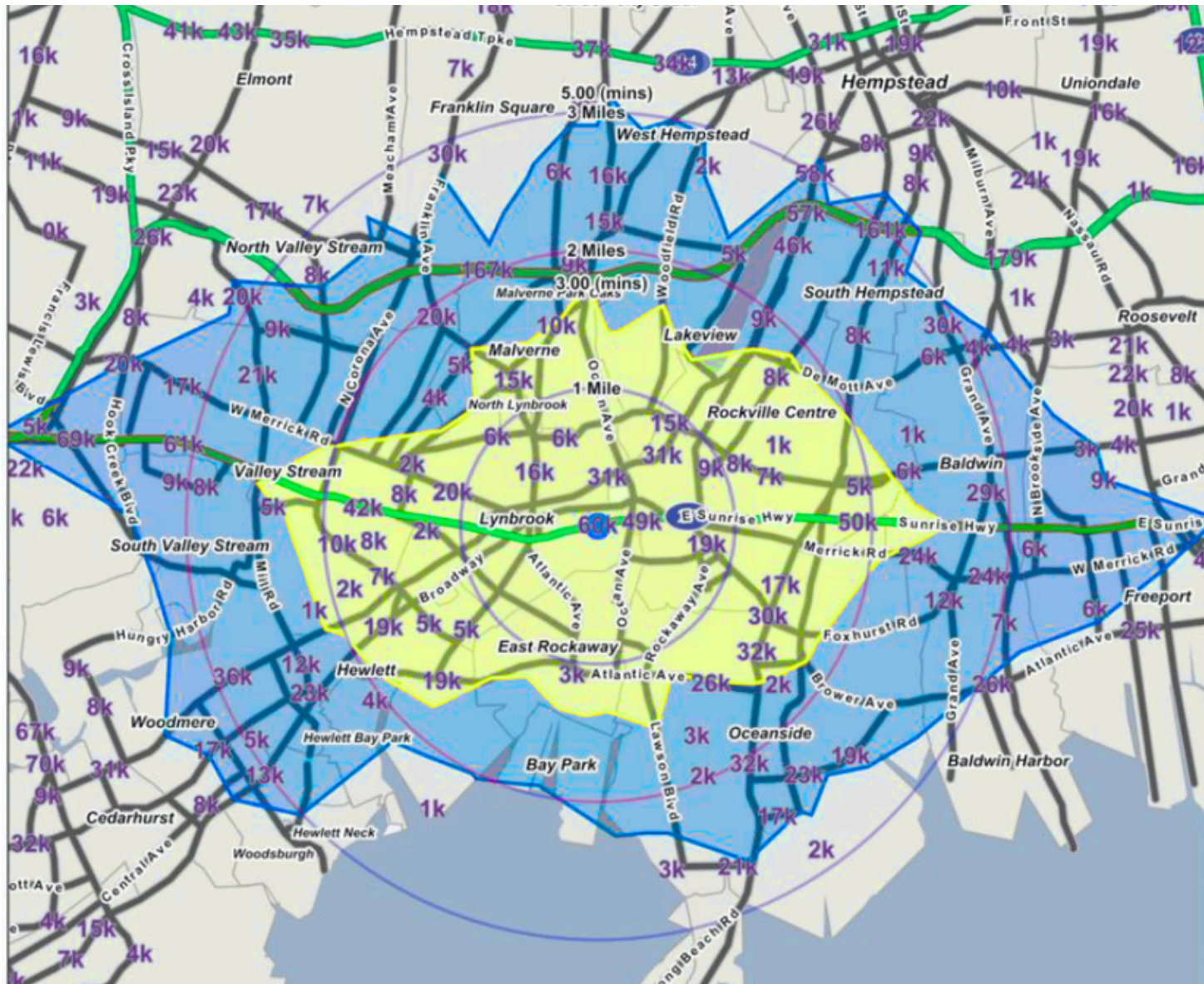
NEIGHBORS

Auto Glass Now!, Audi, Ford, Infiniti, Acura, Volkswagen, Honda, Budget Car Rental, Enterprise Rent-A-Car, Hertz, Dunkin', Rite Aid, CVS Pharmacy, Key Food, Citibank, Bank of America, Sterling National Bank, Bethpage Federal Credit Union, Lenox Hill Radiology, Northwell Health, South Nassau Medical Group, AT&T, McDonald's, KFC, White Castle, Taco Bell, Wendy's, 7-Eleven, Regal Cinemas, and many more...

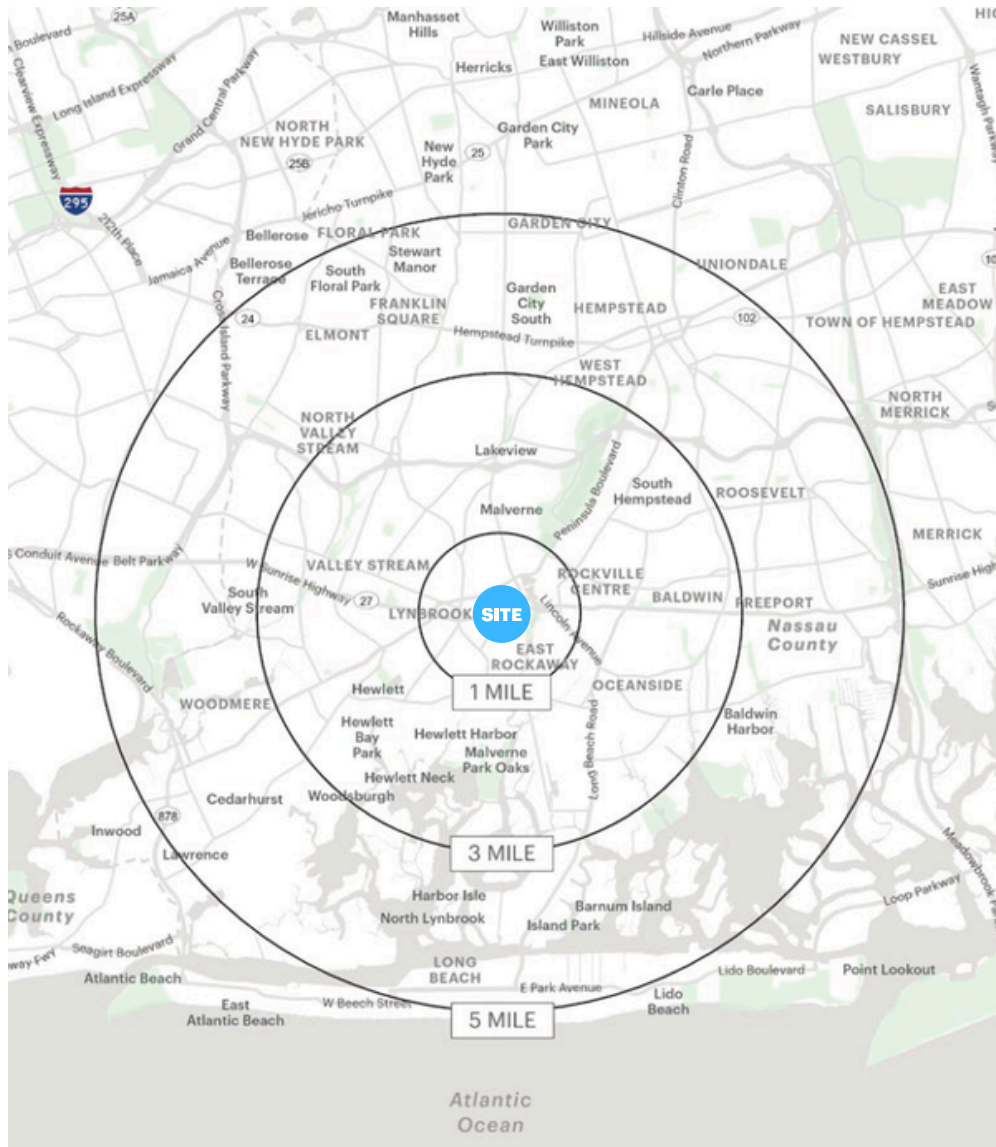


The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein.

AREA DEMOGRAPHICS



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

27,835

HOUSEHOLDS

11,782

AVERAGE HOUSEHOLD

INCOME

\$126,201

MEDIAN HOUSEHOLD INCOME

\$90,699

COLLEGE GRADUATES (Bachelor's +)

9,839 - 47.0%

TOTAL BUSINESSES

1,872

TOTAL EMPLOYEES

15,188

DAYTIME POPULATION (w/ 16 yr +)

28,022

3 MILE RADIUS

POPULATION

199,312

HOUSEHOLDS

69,853

AVERAGE HOUSEHOLD

INCOME

\$151,956

MEDIAN HOUSEHOLD INCOME

\$116,730

COLLEGE GRADUATES (Bachelor's +)

69,548 - 49.0%

TOTAL BUSINESSES

8,059

TOTAL EMPLOYEES

83,749

DAYTIME POPULATION (w/ 16 yr +)

180,644

5 MILE RADIUS

POPULATION

588,446

HOUSEHOLDS

190,405

AVERAGE HOUSEHOLD INCOME

\$136,676

MEDIAN HOUSEHOLD INCOME

\$104,750

COLLEGE GRADUATES (Bachelor's +)

167,701 - 40.0%

TOTAL BUSINESSES

19,301

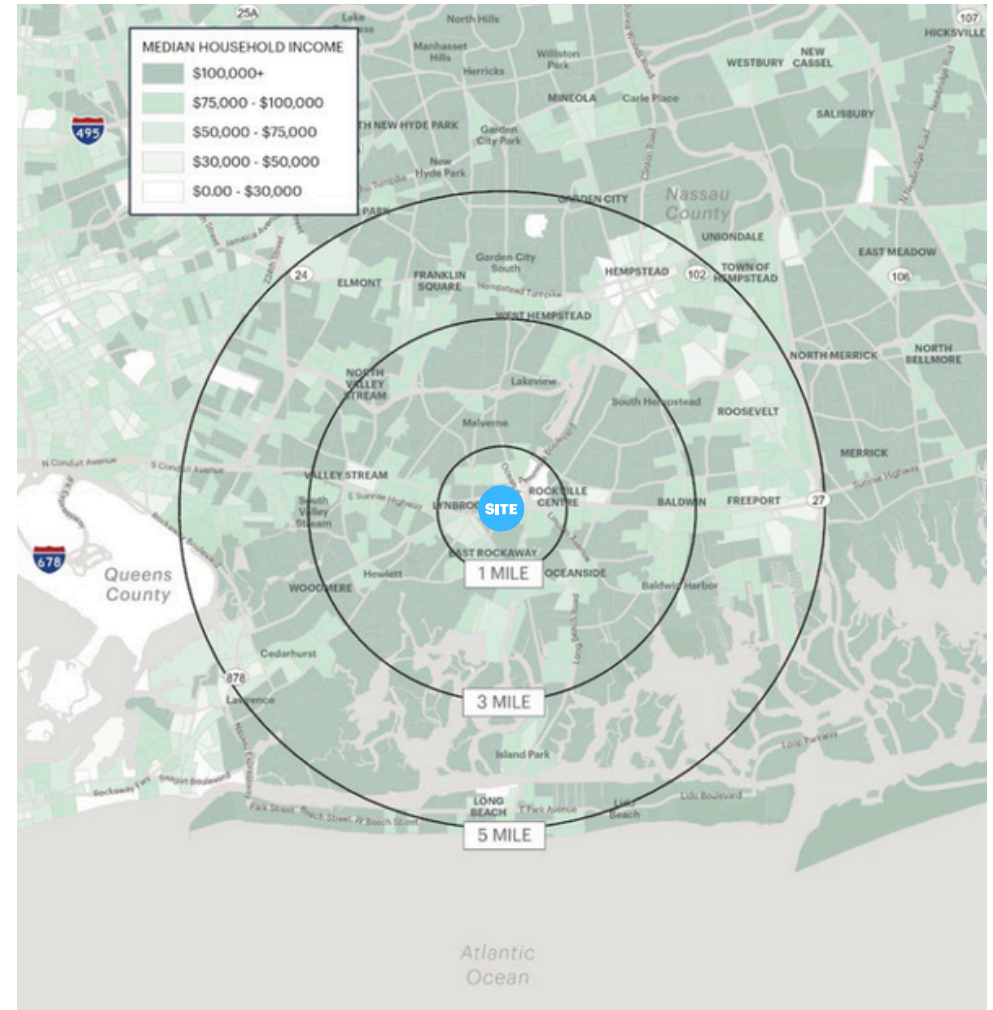
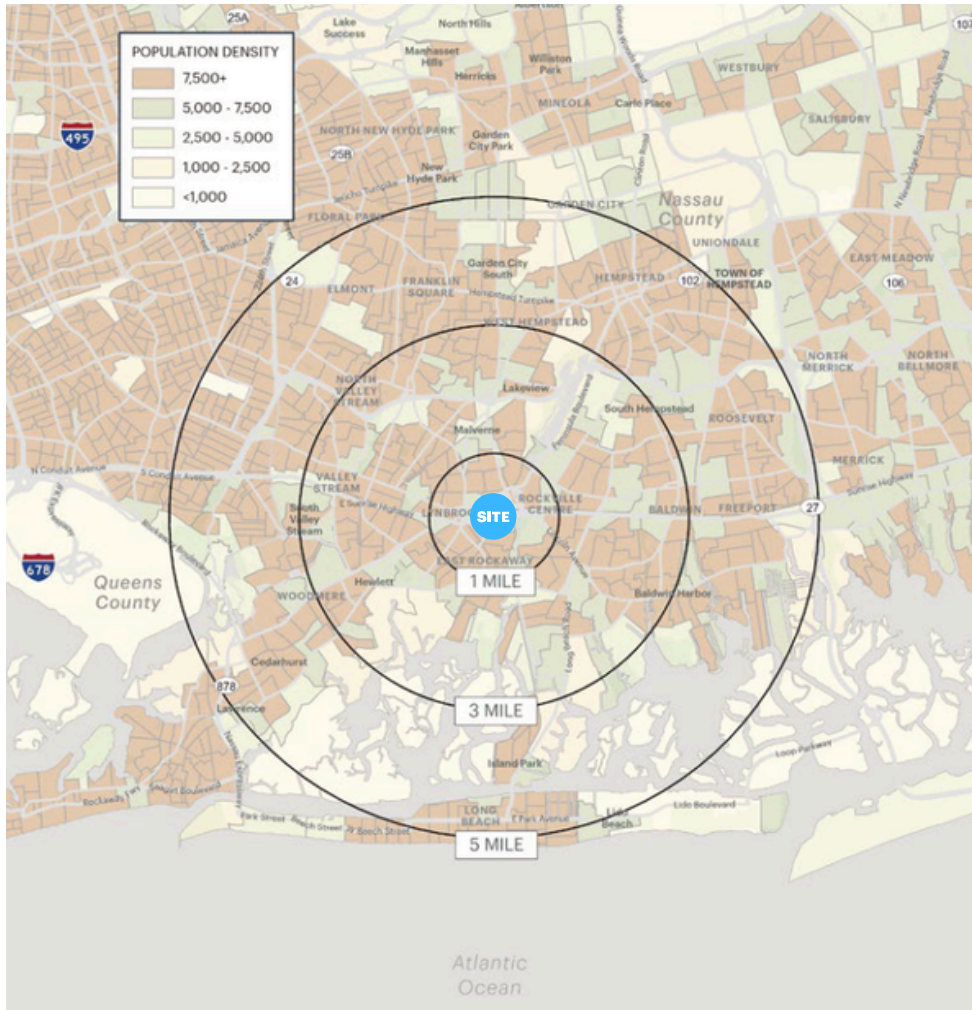
TOTAL EMPLOYEES

205,986

DAYTIME POPULATION (w/ 16 yr +)

500,899

AREA DEMOGRAPHICS



141 SUNRISE HWY.

LYNBROOK NY 11563

For more information, please contact:

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