

RETAIL SPACE

ISLIP, NY

2396 SUNRISE HIGHWAY



SIZE

14,400 SF - Approx. 1.1 acre lot

EXTRAS

\$6.53 PSF

ASKING RENT

Upon Request

FRONTAGE

254 FT corner lot wraparound frontage

COMMENTS

Freestanding corner lot building

Parking stalls: 34

Sunrise Highway Service Road 15,000 VPD

Across from Elementary School

Strong demographics



CONTACT EXCLUSIVE AGENTS

DOUG WEINSTEIN

dweinstein@ripcony.com
516.933.8880

JOHN GENOVESE

jgenovese@ripcony.com
516.933.8880

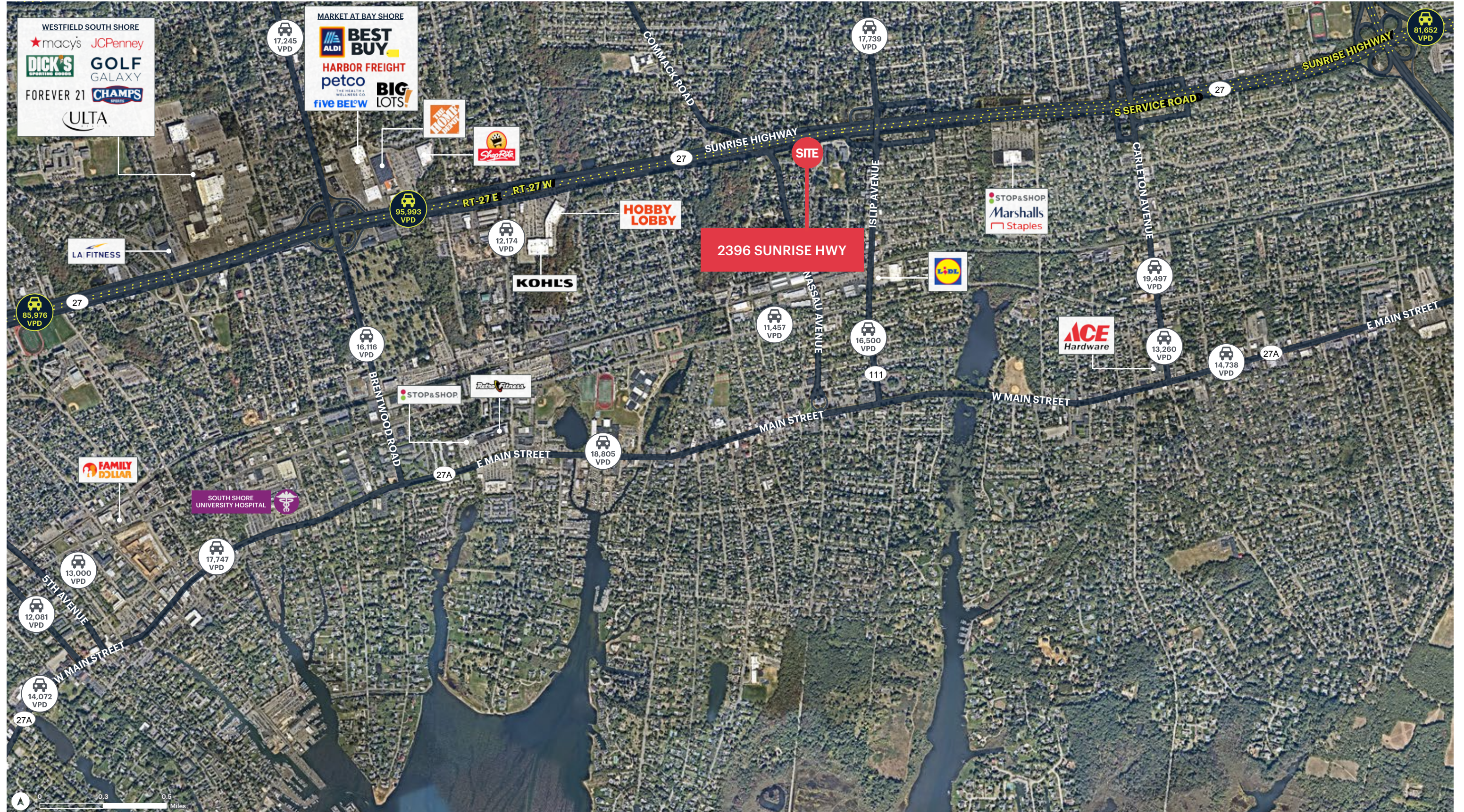


1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

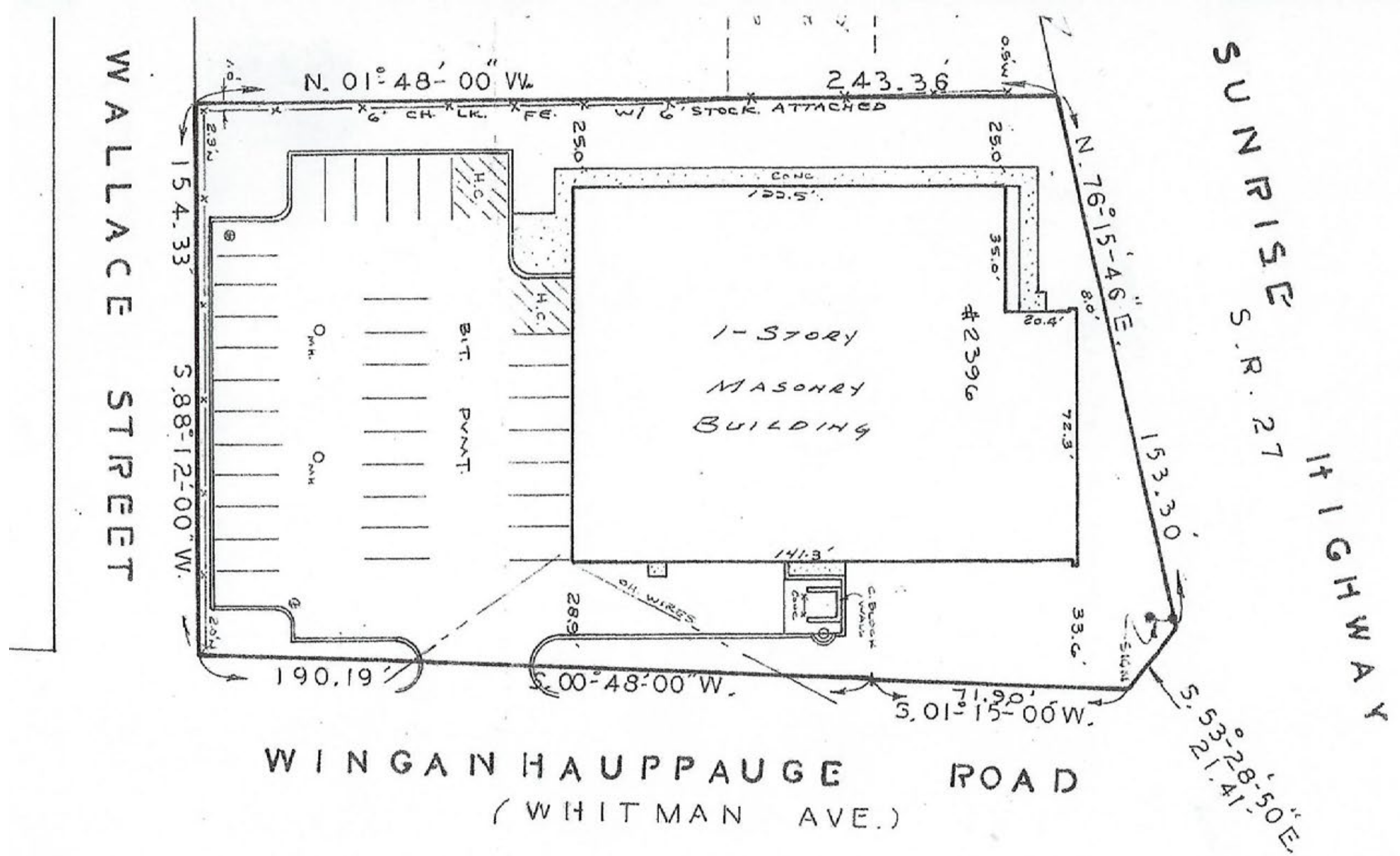
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

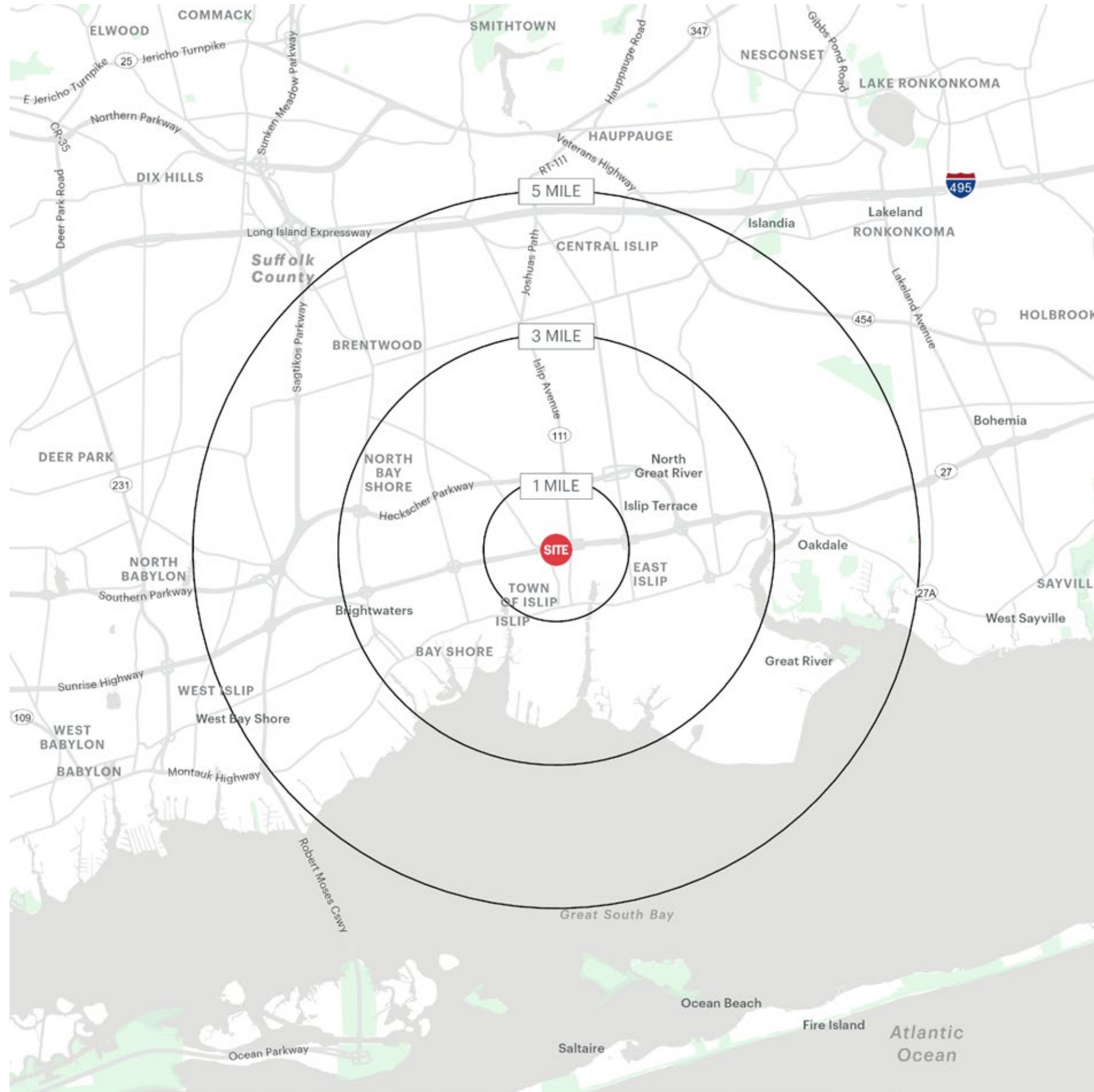


AERIAL





AREA DEMOGRAPHICS



2396 SUNRISE HIGHWAY ISLIP, NEW YORK

1 MILE RADIUS

POPULATION

13,858

HOUSEHOLDS

4,985

AVERAGE HOUSEHOLD INCOME

\$153,590

MEDIAN HOUSEHOLD INCOME

\$119,913

COLLEGE GRADUATES (BACHELOR'S +)

3,335 - 33.0%

TOTAL BUSINESSES

535

TOTAL EMPLOYEES

4,775

DAYTIME POPULATION (W/ 16 YR +)

10,992

3 MILE RADIUS

POPULATION

115,749

HOUSEHOLDS

35,230

AVERAGE HOUSEHOLD INCOME

\$149,242

MEDIAN HOUSEHOLD INCOME

\$114,183

COLLEGE GRADUATES (BACHELOR'S +)

23,223 - 29.0%

TOTAL BUSINESSES

3,133

TOTAL EMPLOYEES

29,179

DAYTIME POPULATION (W/ 16 YR +)

86,009

5 MILE RADIUS

POPULATION

230,825

HOUSEHOLDS

66,903

AVERAGE HOUSEHOLD INCOME

\$153,867

MEDIAN HOUSEHOLD INCOME

\$117,365

COLLEGE GRADUATES (BACHELOR'S +)

46,011 - 29.0%

TOTAL BUSINESSES

6,972

TOTAL EMPLOYEES

68,791

DAYTIME POPULATION (W/ 16 YR +)

181,041

AREA DEMOGRAPHICS

