



PLANNED RENOVATIONS



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RETAIL SPACE

ROCKVILLE CENTRE, NY
239-253 SUNRISE HIGHWAY

SIZE	
239 Sunrise Highway	±1,320 SF
239A Sunrise Highway	±1,338 SF
241 Sunrise Highway	±2,537 SF
TOTAL	±5,195 SF plus basement

245-251 Sunrise Highway ±5,375 SF plus basement

253 Sunrise Highway ±2,595 SF end cap

ASKING RENT
Upon Request

NEIGHBORS
Dirty Taco, Organic Krush, Starbucks, Chase Bank, Mattress Firm, F45, Green Cactus, Mad for Chicken, Dollar Tree, Tap Room, P.C. Richard & Son, Ace Hardware

COMMENTS
Site is located at the signalized intersection of Sunrise Highway and N Park Avenue

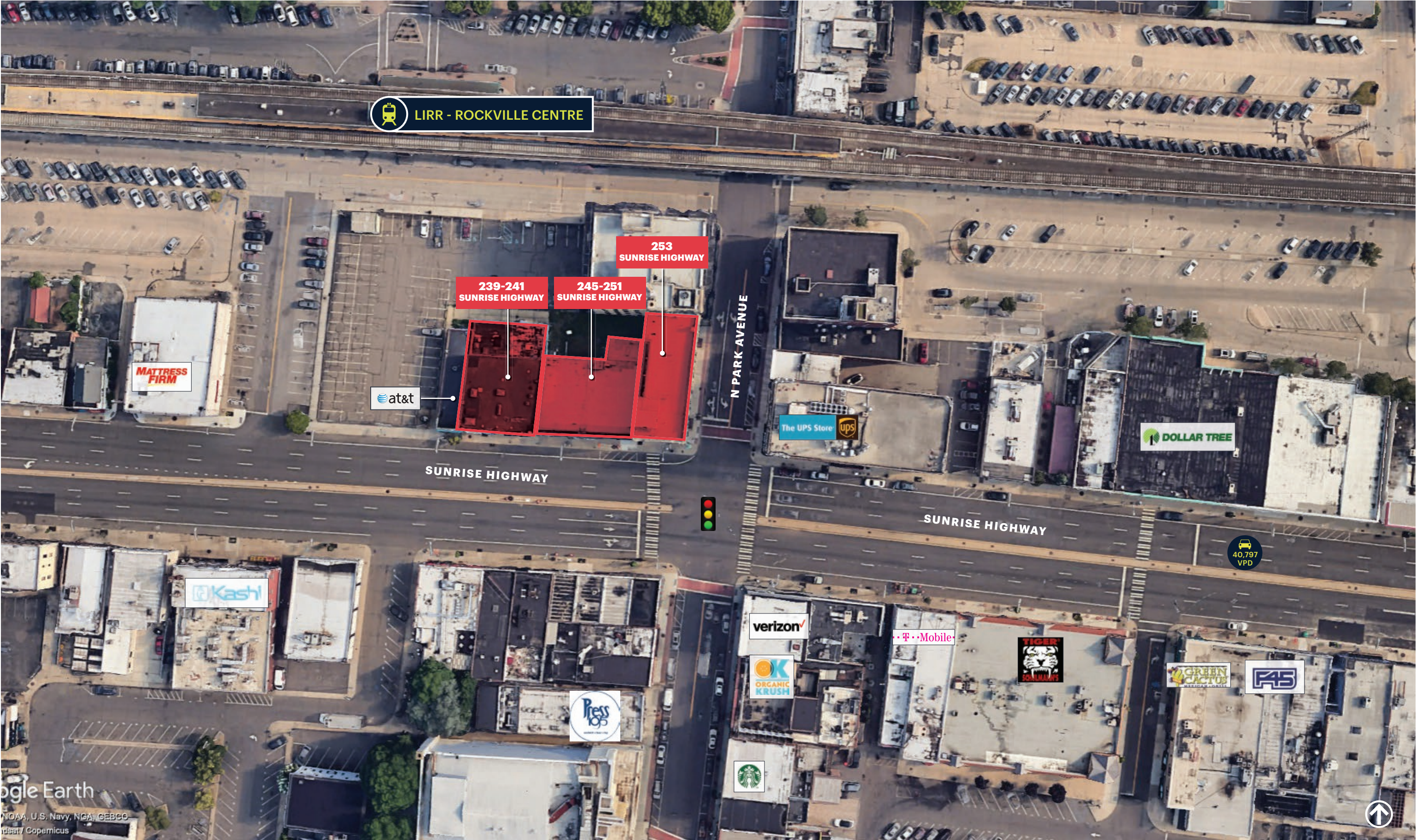
Tremendous visibility on Sunrise Highway

Abundant municipal parking located nearby

Over 40,000 vehicles passing this site daily on Sunrise Highway

PLANNED RENOVATIONS

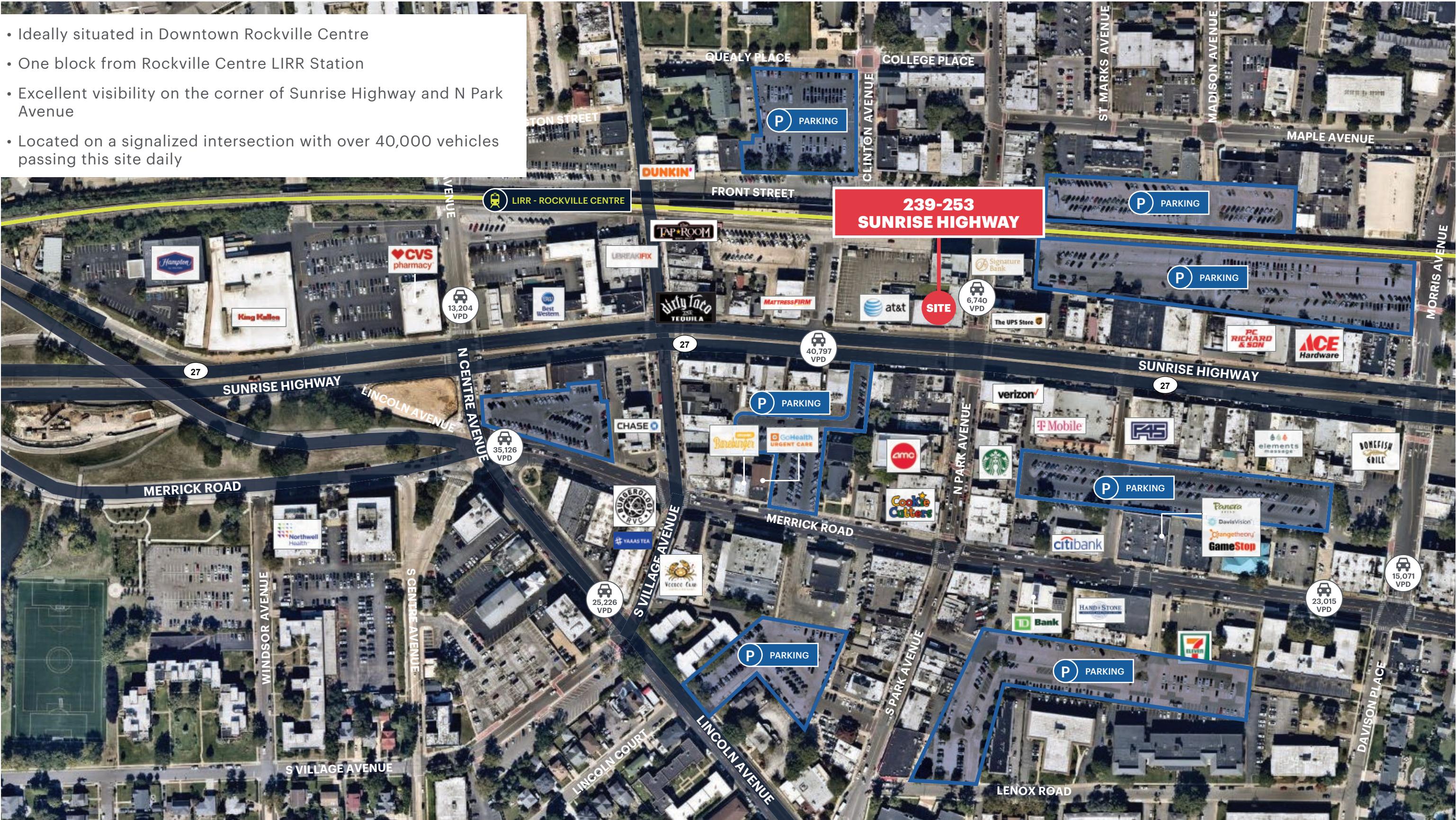




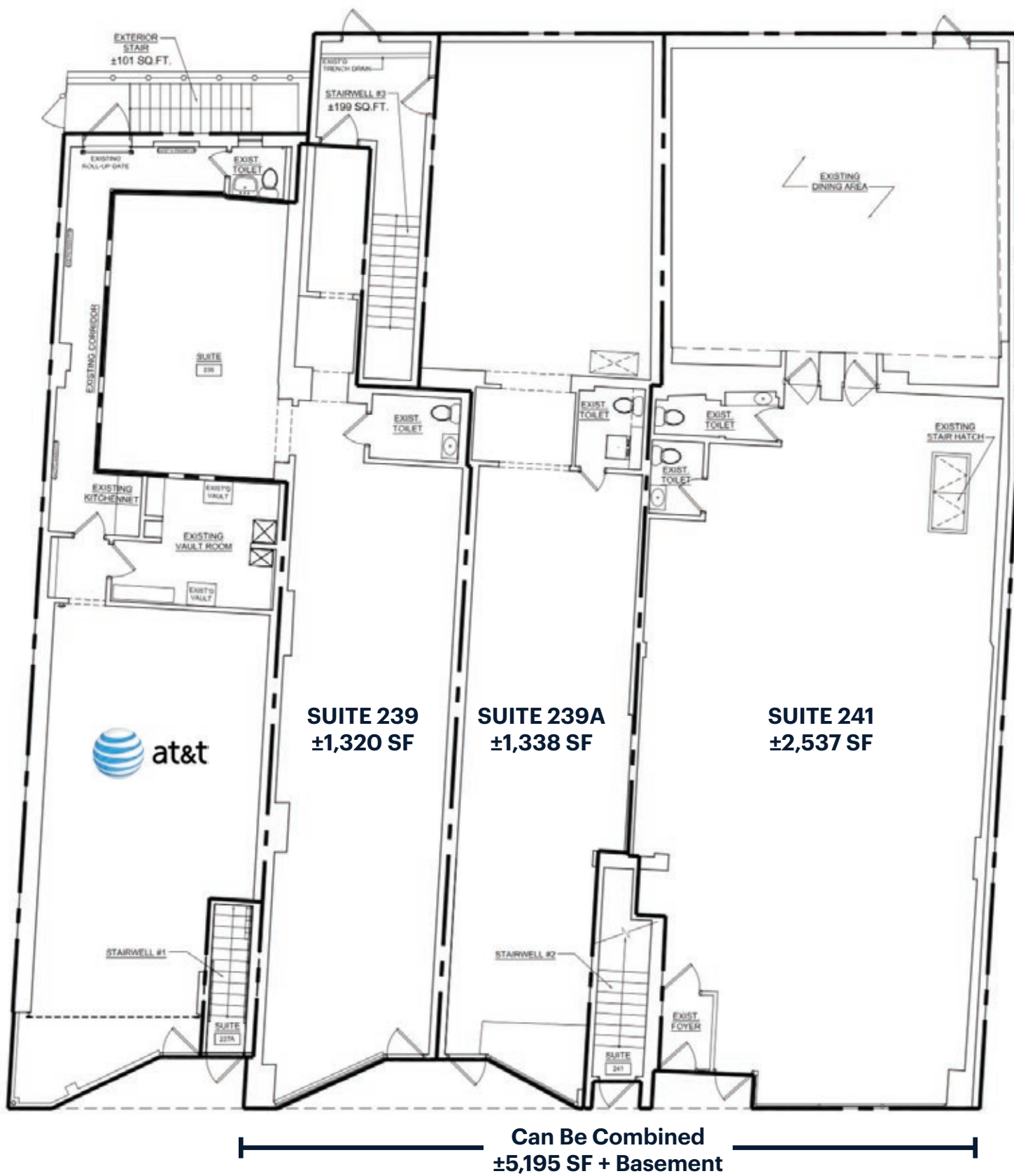
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MARKET AERIAL WITH PARKING

- Ideally situated in Downtown Rockville Centre
- One block from Rockville Centre LIRR Station
- Excellent visibility on the corner of Sunrise Highway and N Park Avenue
- Located on a signalized intersection with over 40,000 vehicles passing this site daily

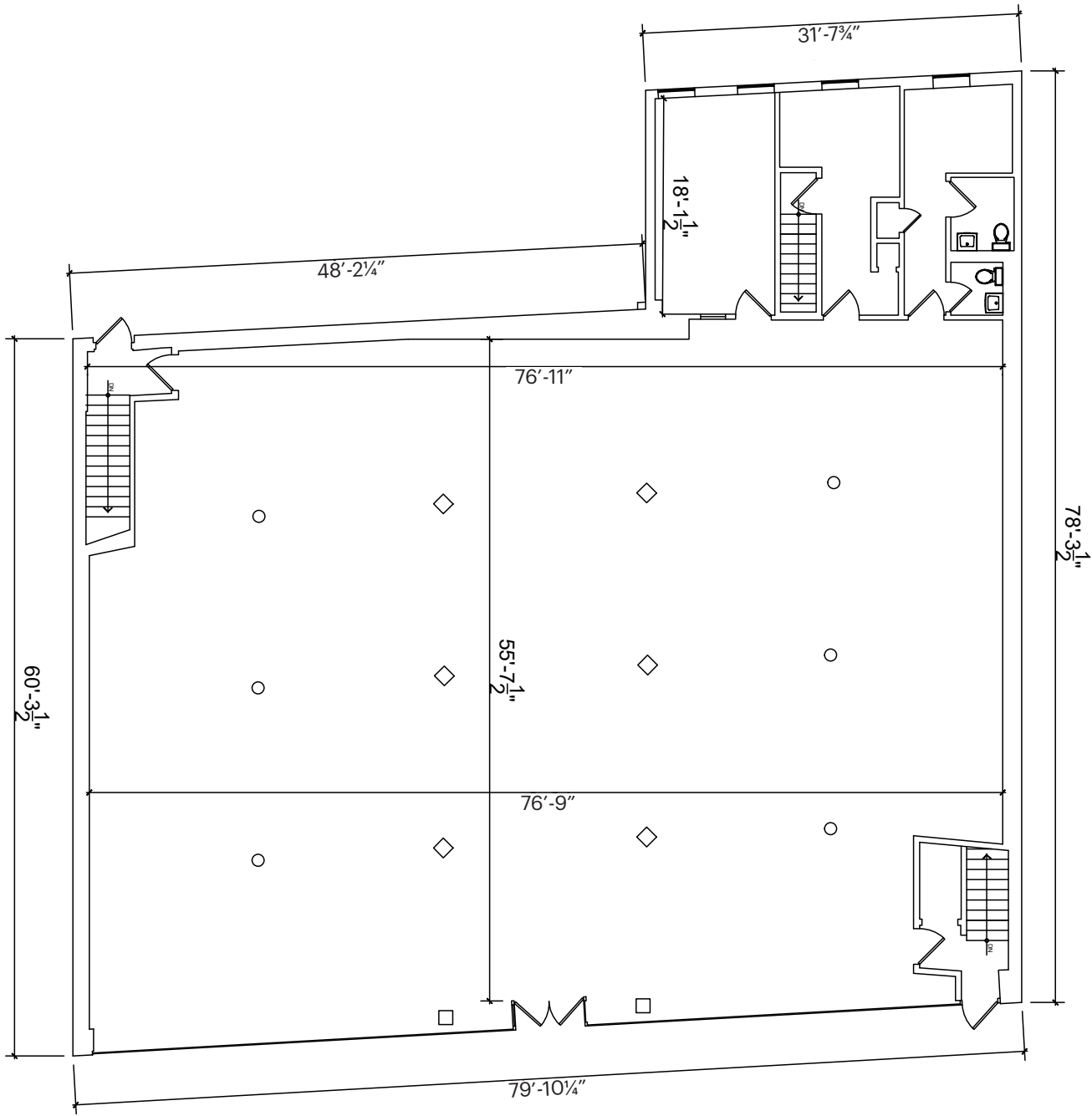


SITE PLAN - 239-241 SUNRISE HIGHWAY

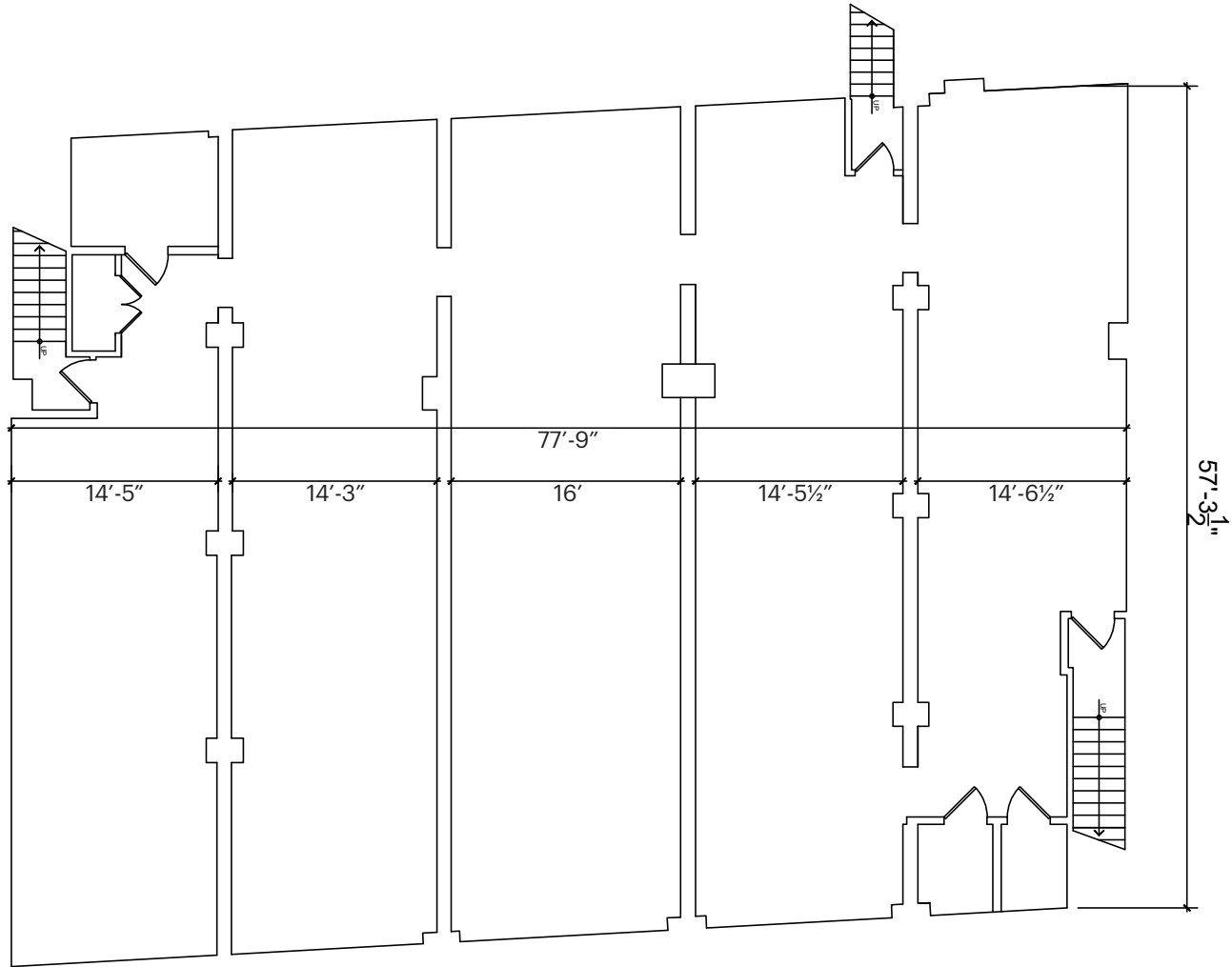


SITE PLAN: 245-251 SUNRISE HIGHWAY

GROUND FLOOR

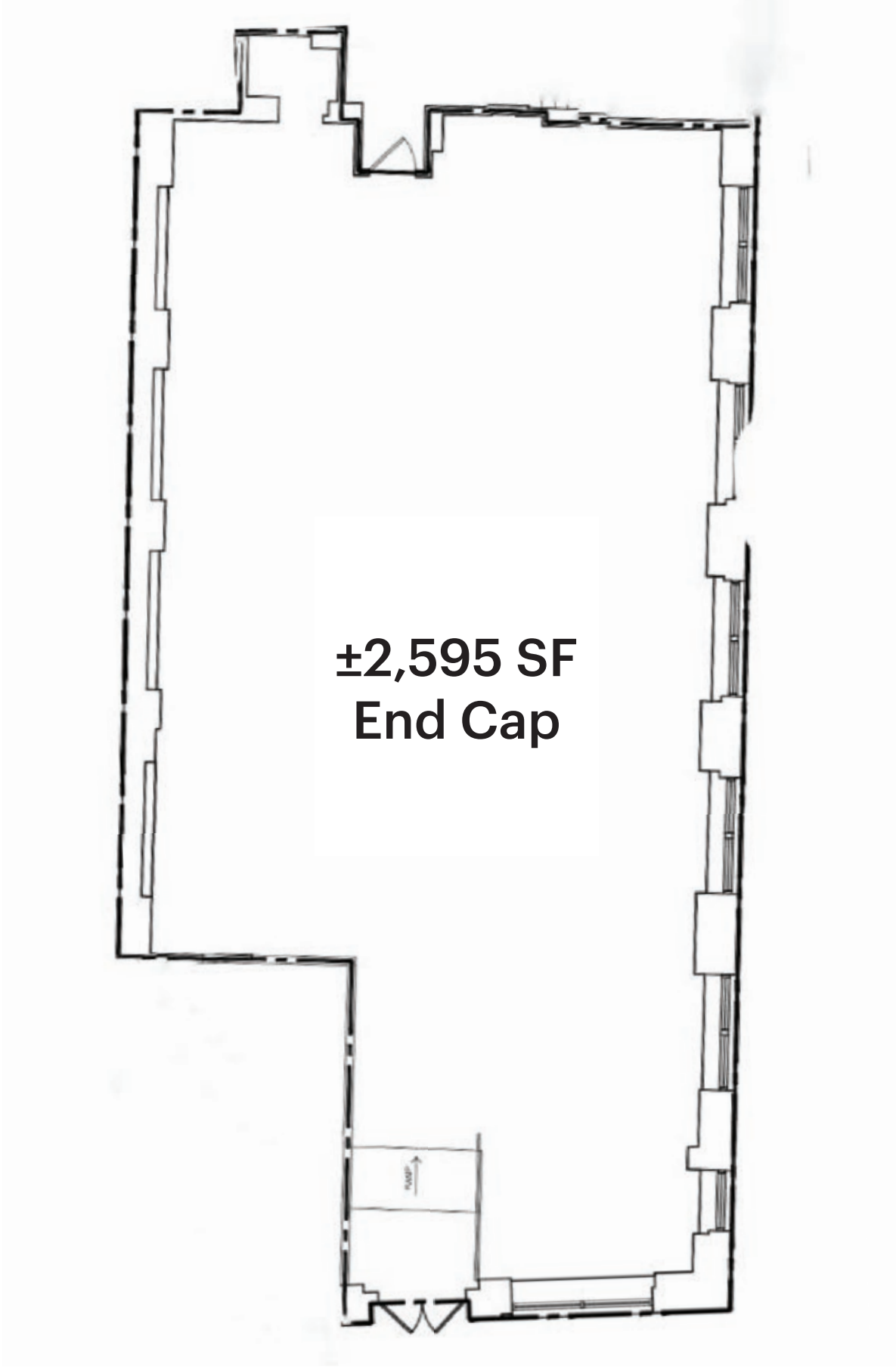


LOWER LEVEL



*ALL DIMENSIONS ARE APPROXIMATE

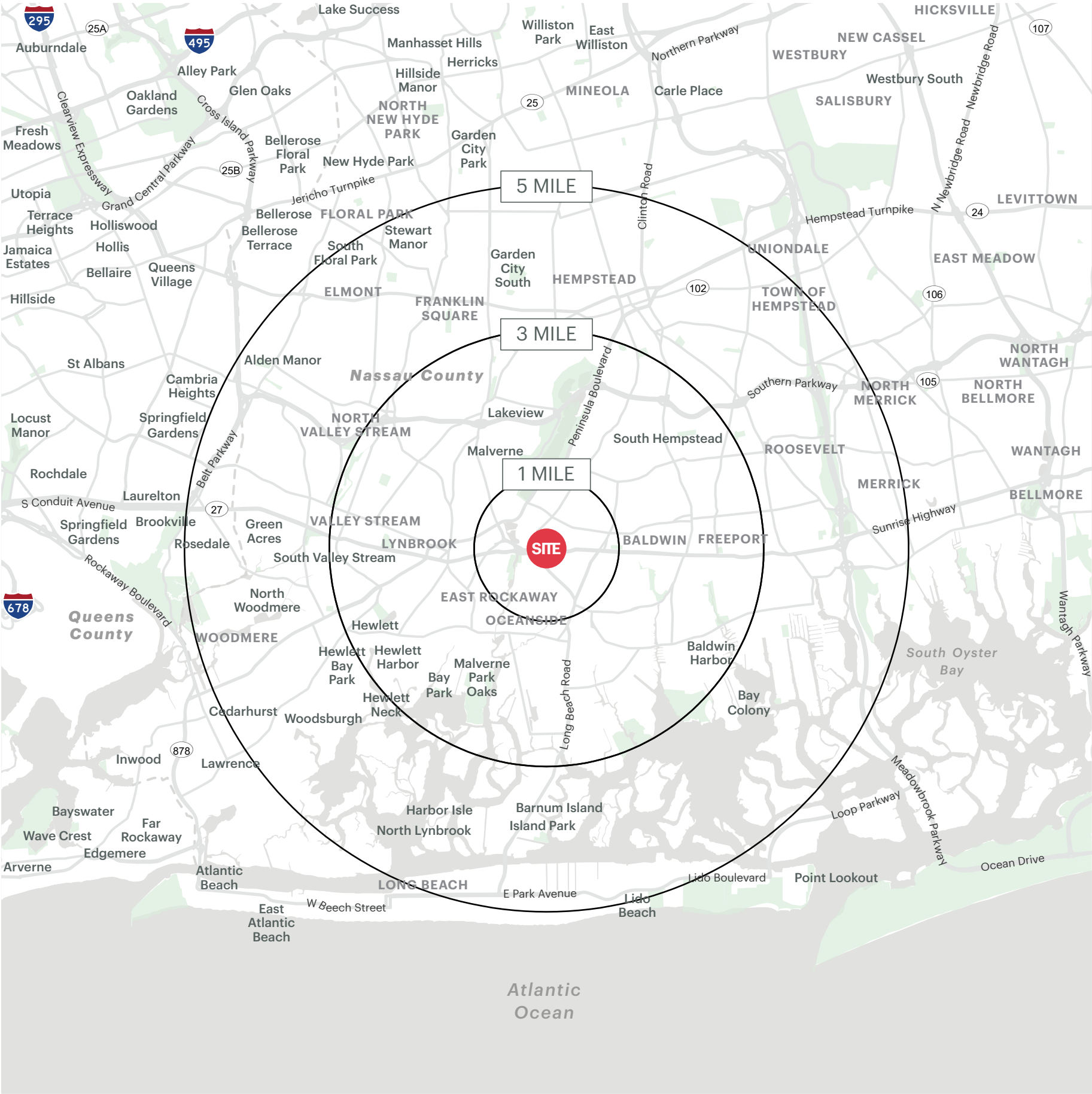
SITE PLAN - 253 SUNRISE HIGHWAY



±2,595 SF
End Cap

SUNRISE HIGHWAY

AREA DEMOGRAPHICS



239-253 SUNRISE HIGHWAY ROCKVILLE CENTRE, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
26,253	10,413 - 54.0%
HOUSEHOLDS	TOTAL BUSINESSES
10,032	1,617
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$164,056	14,969
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$111,040	28,208

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
209,864	73,534 - 48.0%
HOUSEHOLDS	TOTAL BUSINESSES
70,645	7,613
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$168,496	70,186
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$125,365	171,656

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
576,224	173,548 - 42.0%
HOUSEHOLDS	TOTAL BUSINESSES
179,817	19,371
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$157,043	175,570
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$114,762	462,141

AREA DEMOGRAPHICS

