

FOR SALE

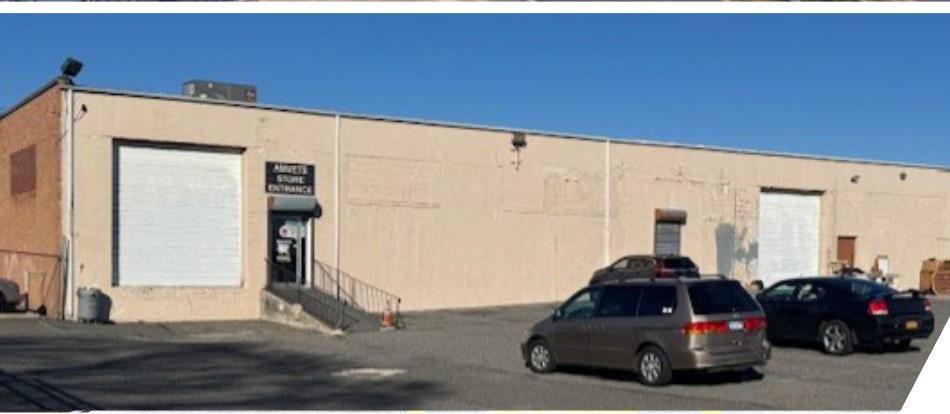
**1179-1183 Sunrise Highway**

Copiaque, NY



**Vacant  
Free-Standing  
Retail Opportunity**

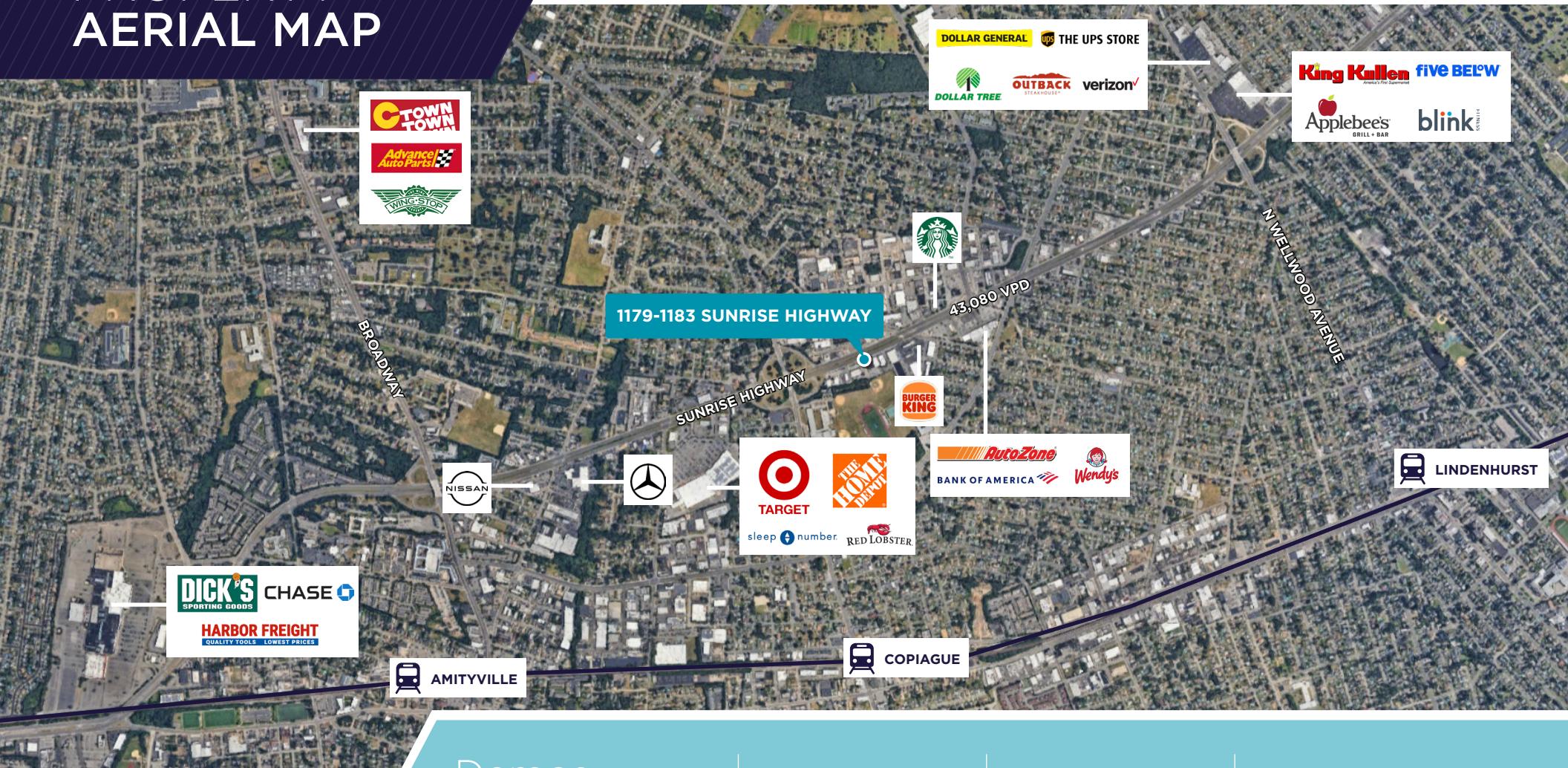
# PROPERTY HIGHLIGHTS



**Three separate lots located along a high-traffic corridor, offering excellent visibility and accessibility. The property is commercially zoned, allowing for a wide range of potential uses.**

<b>Size:</b>	± 19,344 SF Vacant Freestanding Retail Building
<b>Office Area:</b>	± 3,800 SF
<b>Site Area:</b>	1.09 AC
<b>Loading:</b>	One (1) Dock
<b>Clear Height:</b>	16'
<b>Frontage:</b>	160' on Sunrise Hwy 126' on Bethpage Rd
<b>Parking:</b>	70 on-site spaces
<b>Year Built:</b>	1965
<b>Loading:</b>	1 Dock
<b>Zoning:</b>	G-Light Industrial wide range of permitted uses
<b>Section, Block &amp; Lot:</b>	200 - 1 - 2.1
<b>Real Estate Taxes:</b>	\$63,265
<b>Asking Price:</b>	\$3,700,000

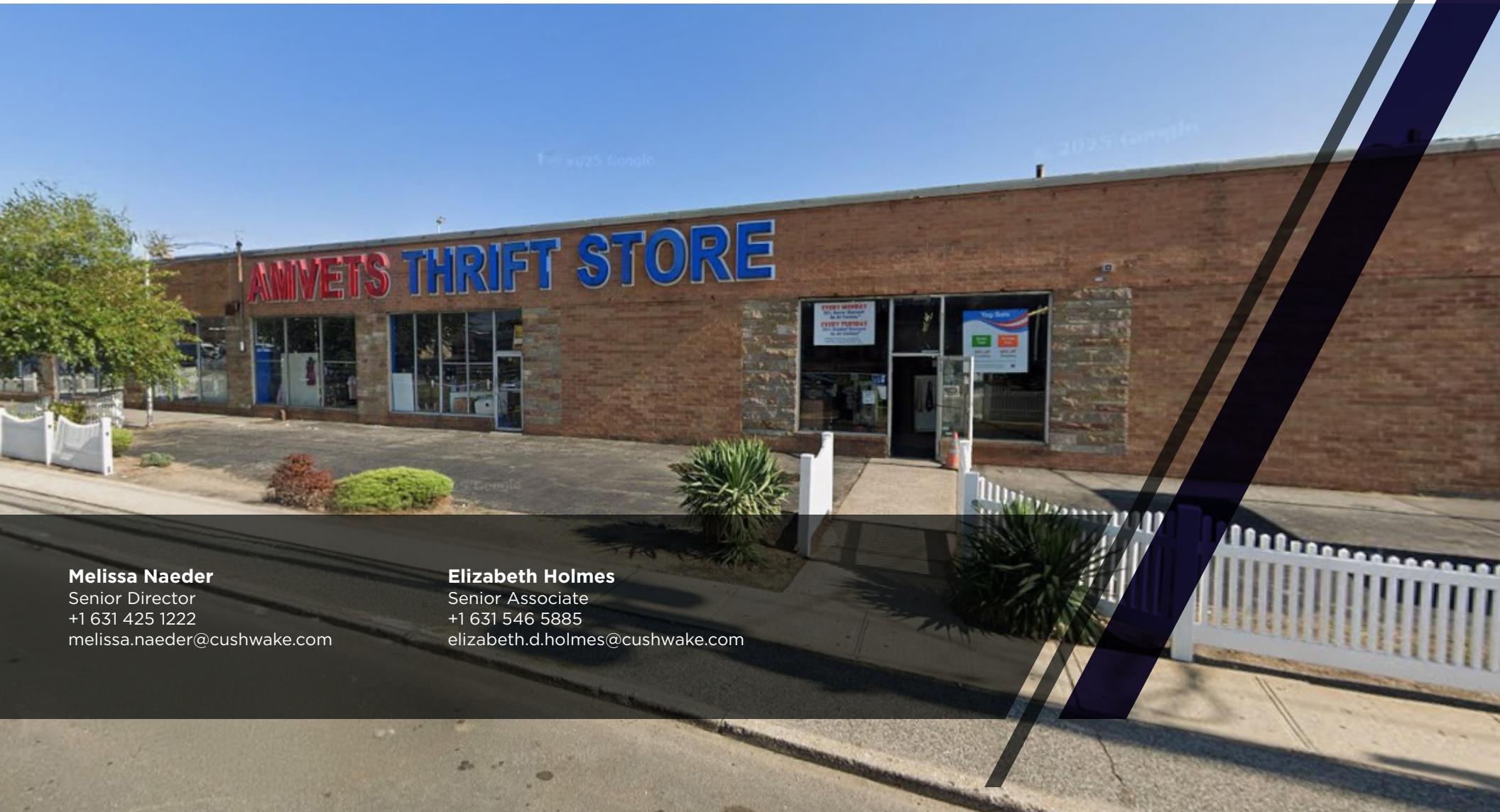
# PROPERTY AERIAL MAP



## Demos

### Population

	1 MILE	3 MILE	5 MILES
<b>Population</b>	24,407	151,724	300,382
<b>Daytime Population</b>	19,493	125,063	258,118
<b>Median HHI</b>	\$121,825	\$125,692	\$135,503
<b>Average HHI</b>	\$155,678	\$165,655	\$178,531



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