

FOR SALE

1179-1183 Sunrise Highway

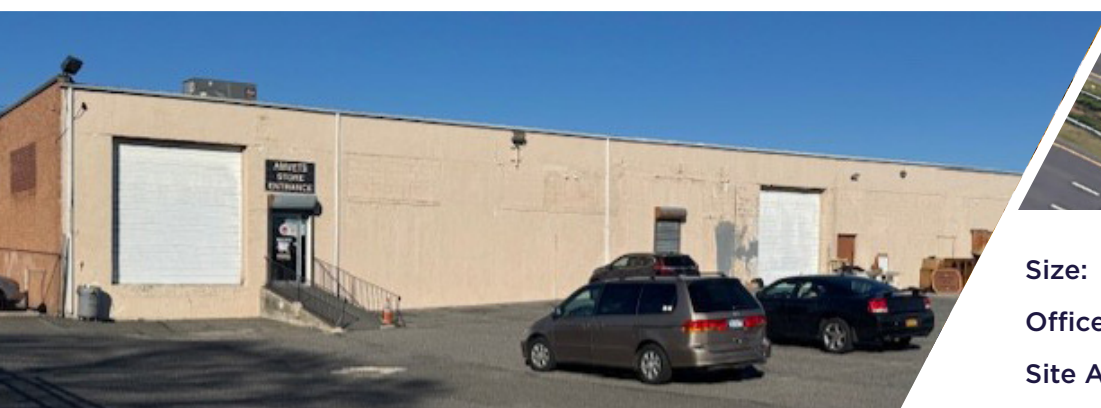
Copiapue, NY



**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.

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

PROPERTY AERIAL MAP



Demos

Population

Daytime Population

Median HHI

Average HHI

1 MILE

24,407

19,493

\$121,825

\$155,678

3 MILE

151,724

125,063

\$125,692

\$165,655

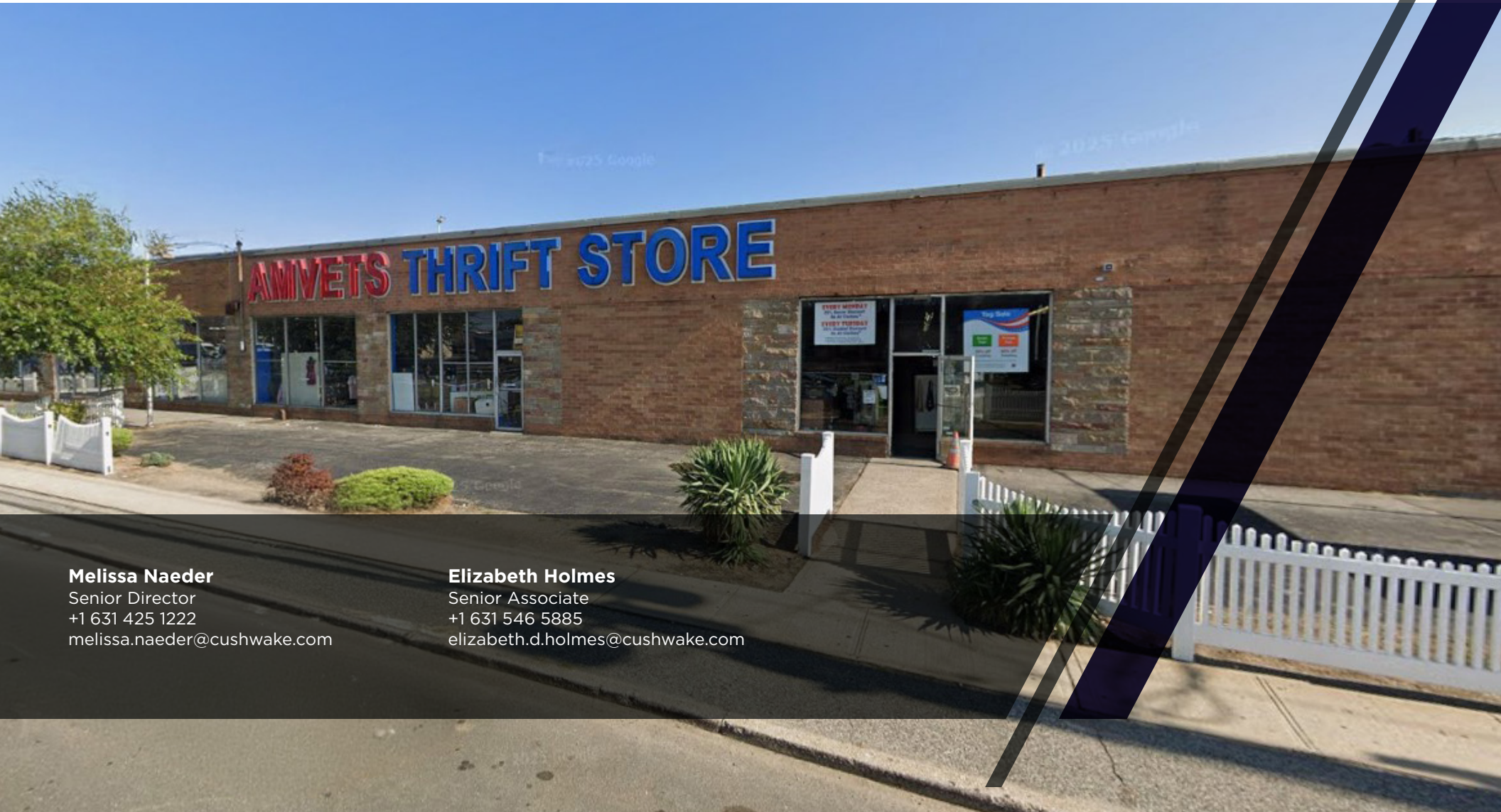
5 MILES

300,382

258,118

\$135,503

\$178,531



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