



RETAIL SPACE

ROCKVILLE CENTRE, NY

239-253 SUNRISE HIGHWAY

SIZE

239A Sunrise Highway	±1,338 SF
241 Sunrise Highway	±2,537 SF
TOTAL	±3,875 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, Mad for Chicken, Dollar Tree, Tap Room, P.C. Richard & Son, Ace Hardware, Press 195, SUP Vietnamese, Kashi, Insomnia Cookies (Coming Soon)

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



CONTACT EXCLUSIVE AGENTS

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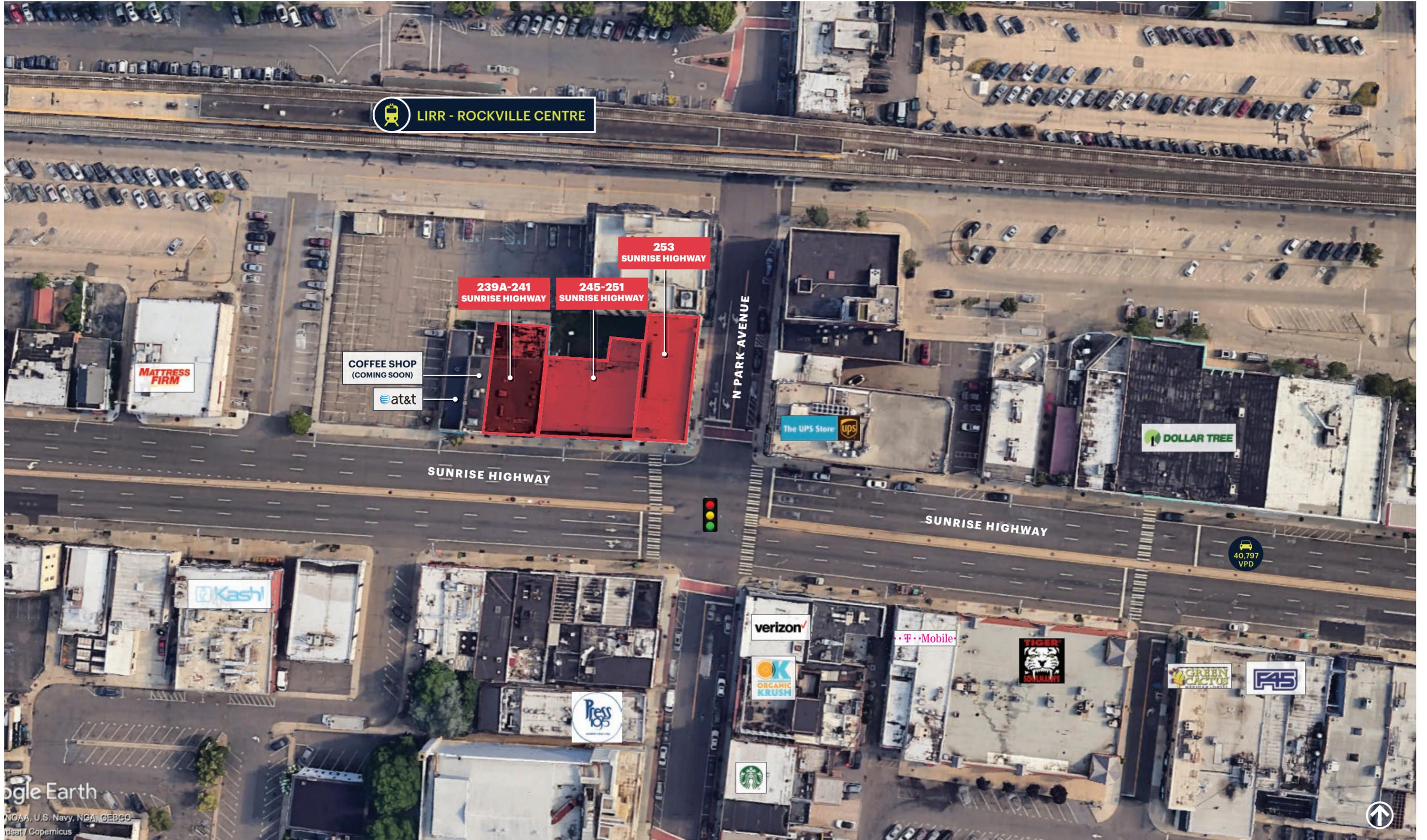
Please visit us at ripcony.com for more information

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.

PLANNED RENOVATIONS

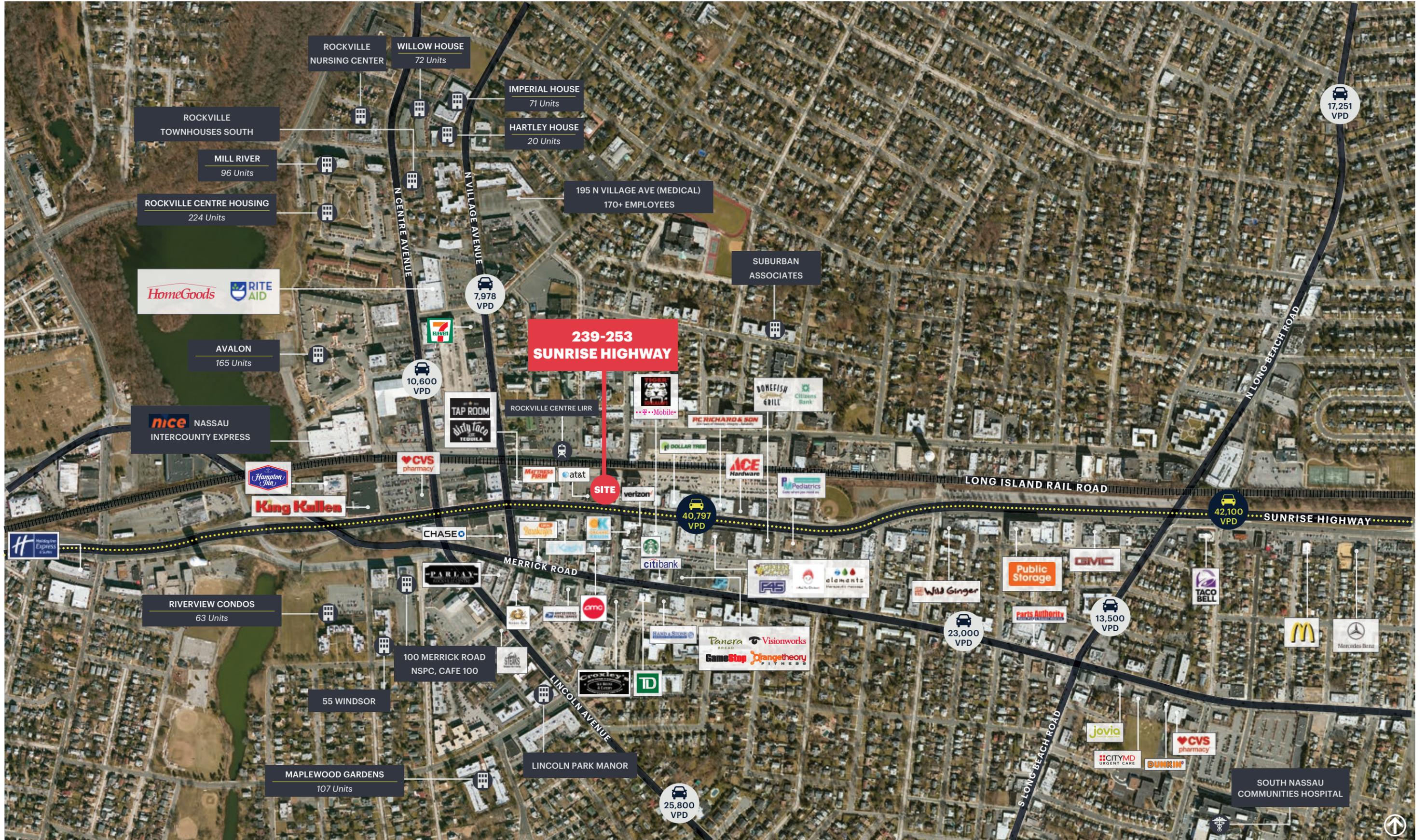


AERIAL



239-253 SUNRISE HIGHWAY ROCKVILLE CENTRE, NEW YORK

MARKET AERIAL

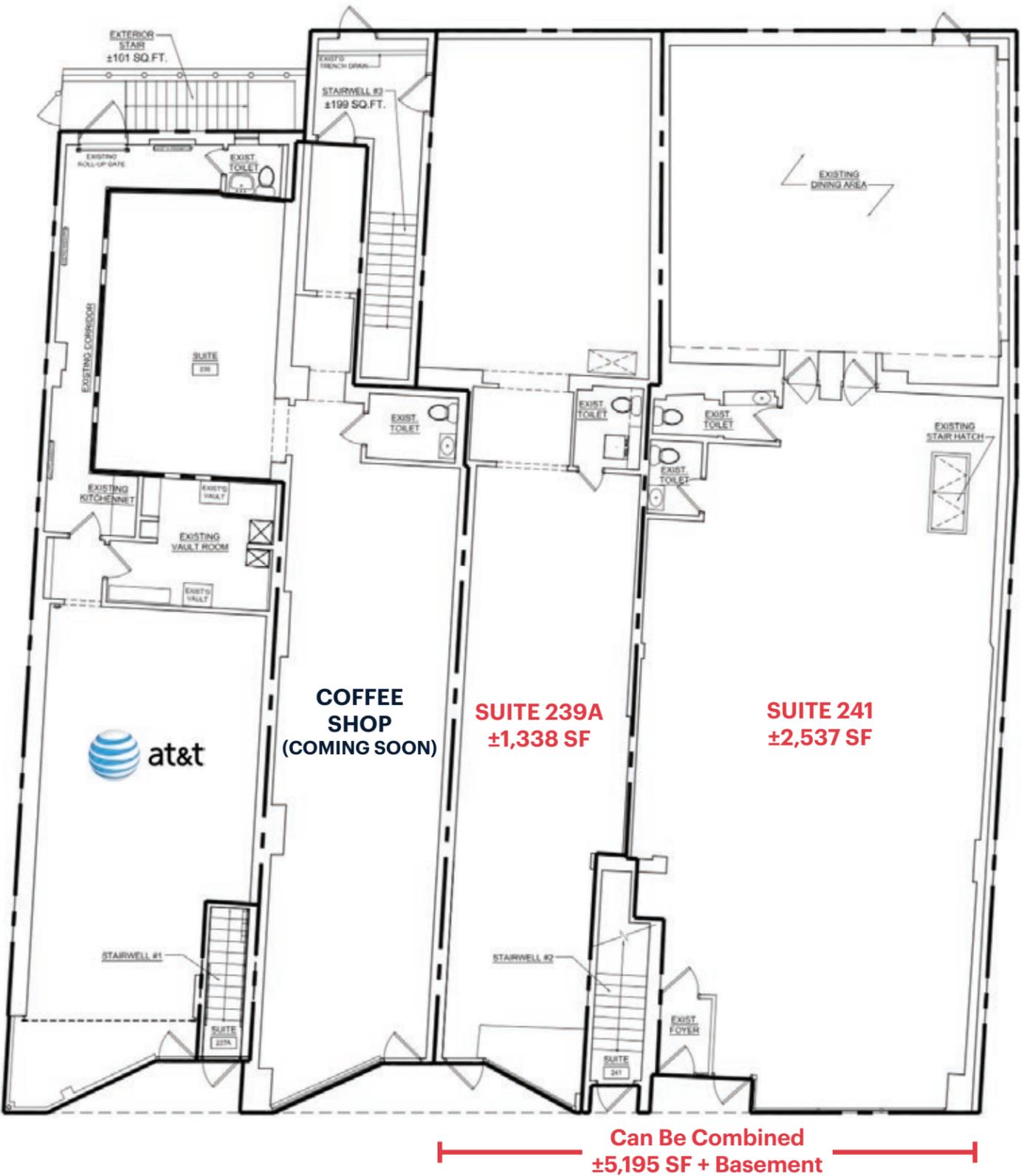


MARKET AERIAL WITH PARKING

- 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

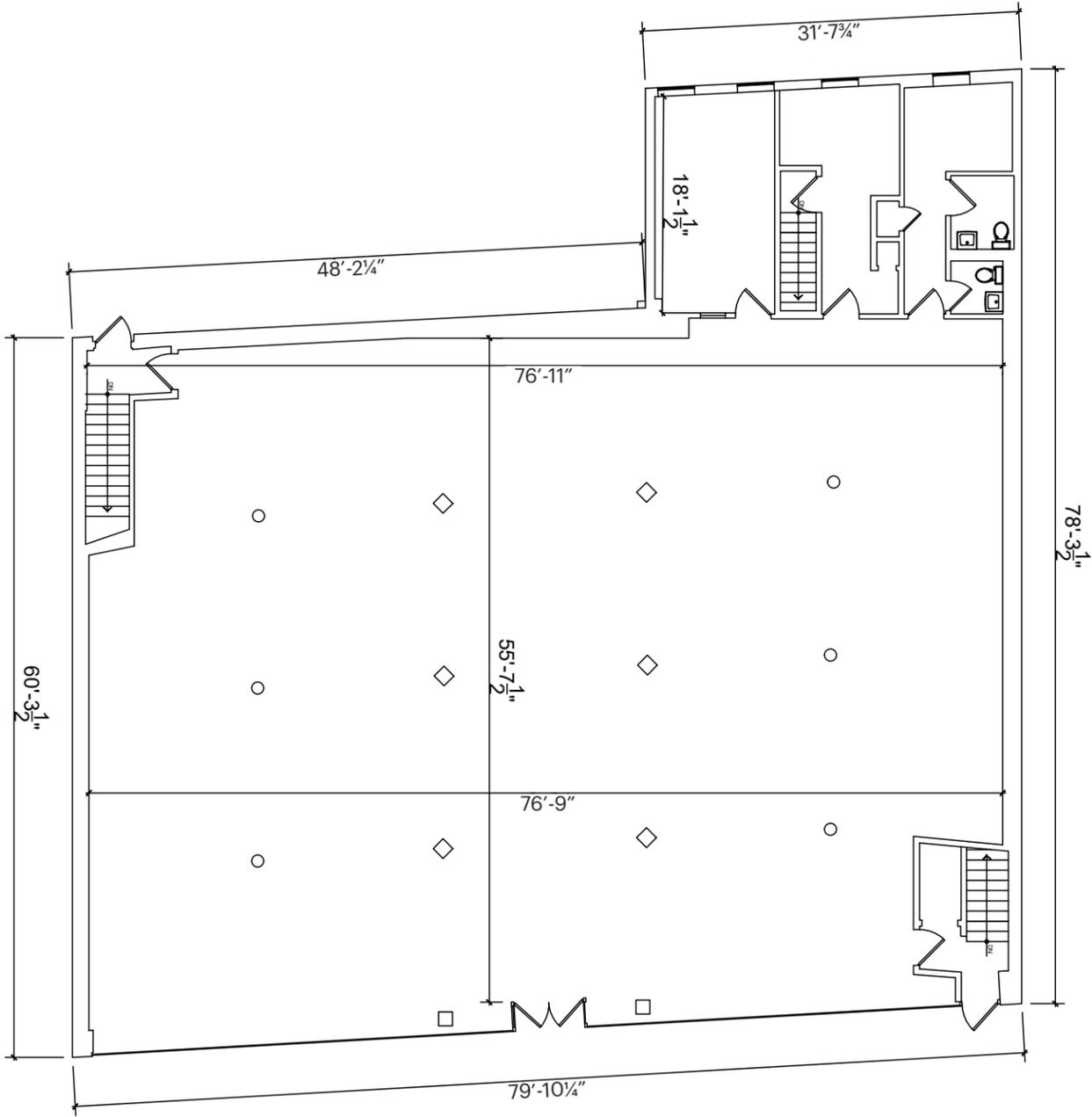


SITE PLAN - 239-241 SUNRISE HIGHWAY

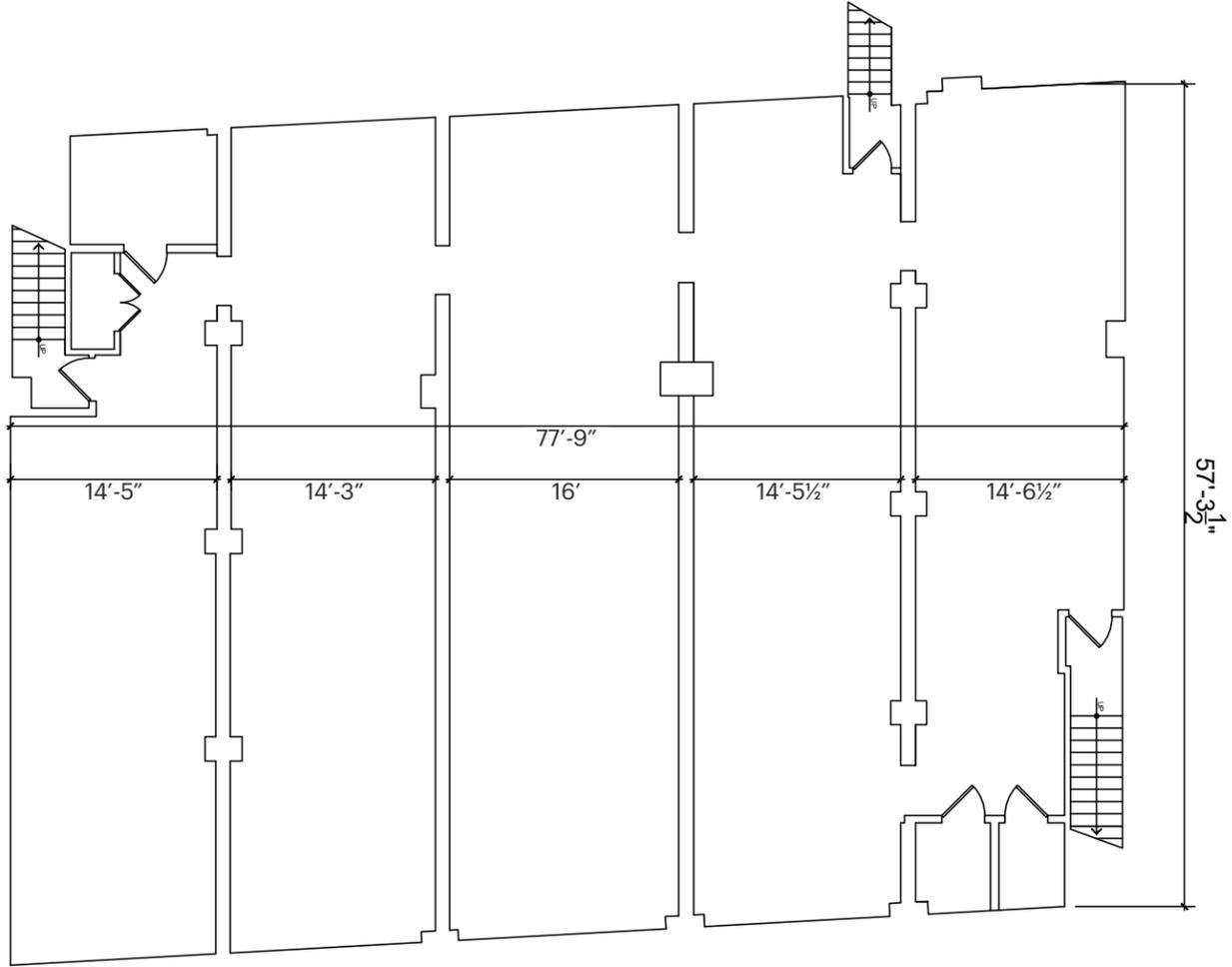


SITE PLAN: 245-251 SUNRISE HIGHWAY

GROUND FLOOR

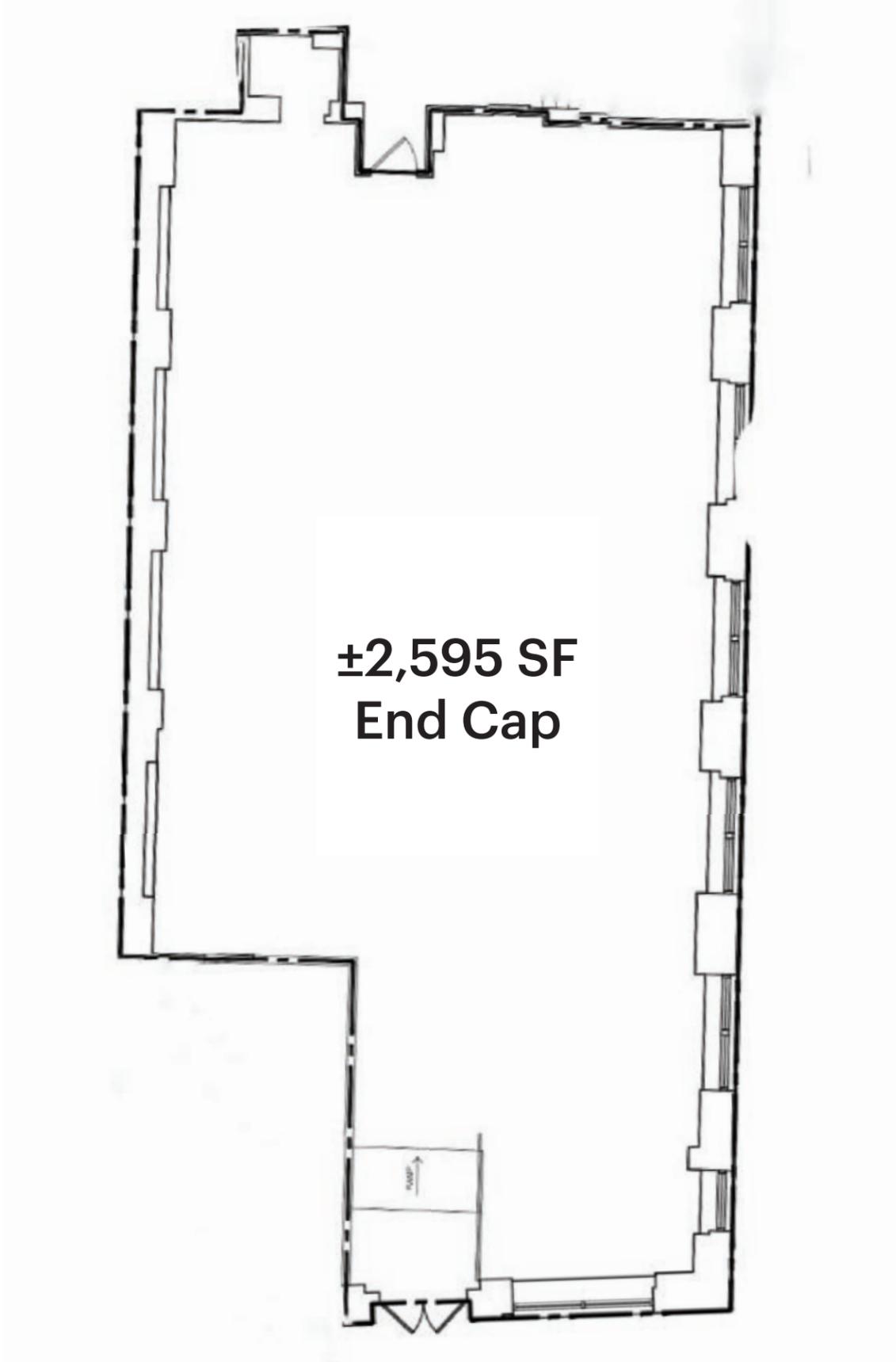


LOWER LEVEL



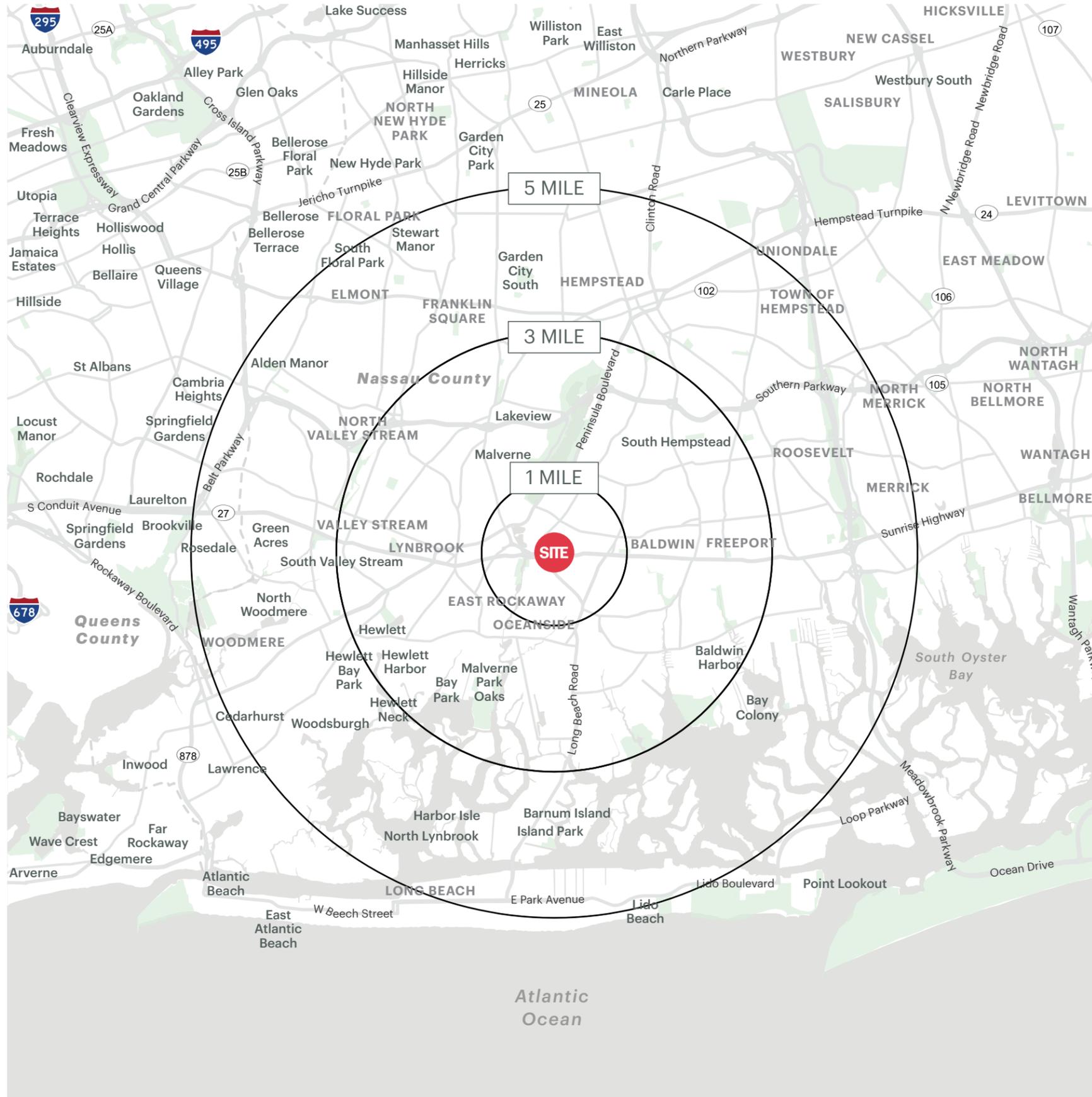
*ALL DIMENSIONS ARE APPROXIMATE

SITE PLAN - 253 SUNRISE HIGHWAY



SUNRISE HIGHWAY

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
26,253

HOUSEHOLDS
10,032

AVERAGE HOUSEHOLD INCOME
\$164,056

MEDIAN HOUSEHOLD INCOME
\$111,040

COLLEGE GRADUATES (BACHELOR'S +)
10,413 - 54.0%

TOTAL BUSINESSES
1,617

TOTAL EMPLOYEES
14,969

DAYTIME POPULATION (W/ 16 YR +)
28,208

3 MILE RADIUS

POPULATION
209,864

HOUSEHOLDS
70,645

AVERAGE HOUSEHOLD INCOME
\$168,496

MEDIAN HOUSEHOLD INCOME
\$125,365

COLLEGE GRADUATES (BACHELOR'S +)
73,534 - 48.0%

TOTAL BUSINESSES
7,613

TOTAL EMPLOYEES
70,186

DAYTIME POPULATION (W/ 16 YR +)
171,656

5 MILE RADIUS

POPULATION
576,224

HOUSEHOLDS
179,817

AVERAGE HOUSEHOLD INCOME
\$157,043

MEDIAN HOUSEHOLD INCOME
\$114,762

COLLEGE GRADUATES (BACHELOR'S +)
173,548 - 42.0%

TOTAL BUSINESSES
19,371

TOTAL EMPLOYEES
175,570

DAYTIME POPULATION (W/ 16 YR +)
462,141

AREA DEMOGRAPHICS

