



RETAIL SPACE

LYNBROOK, NY

PHILIPS PLAZA

617-693 SUNRISE HIGHWAY

SIZE

±400 SF

±1,500 SF

ASKING RENT

Upon Request

CO-TENANTS

Northwell Go Health Urgent Care, AT&T, Verizon Wireless, Taco Joe's, Huntington Learning Center, Sterling Bank, Bethpage Federal Credit Union, Sterling Optical, Jersey Mike's, Coin Galleries of Oyster Bay, European Wax Center (Coming Soon)

COMMENTS

Premier shopping center in market

Located directly across LIRR station

Abundant parking

Dense area with strong daytime population

Great demographics

CONTACT EXCLUSIVE AGENTS

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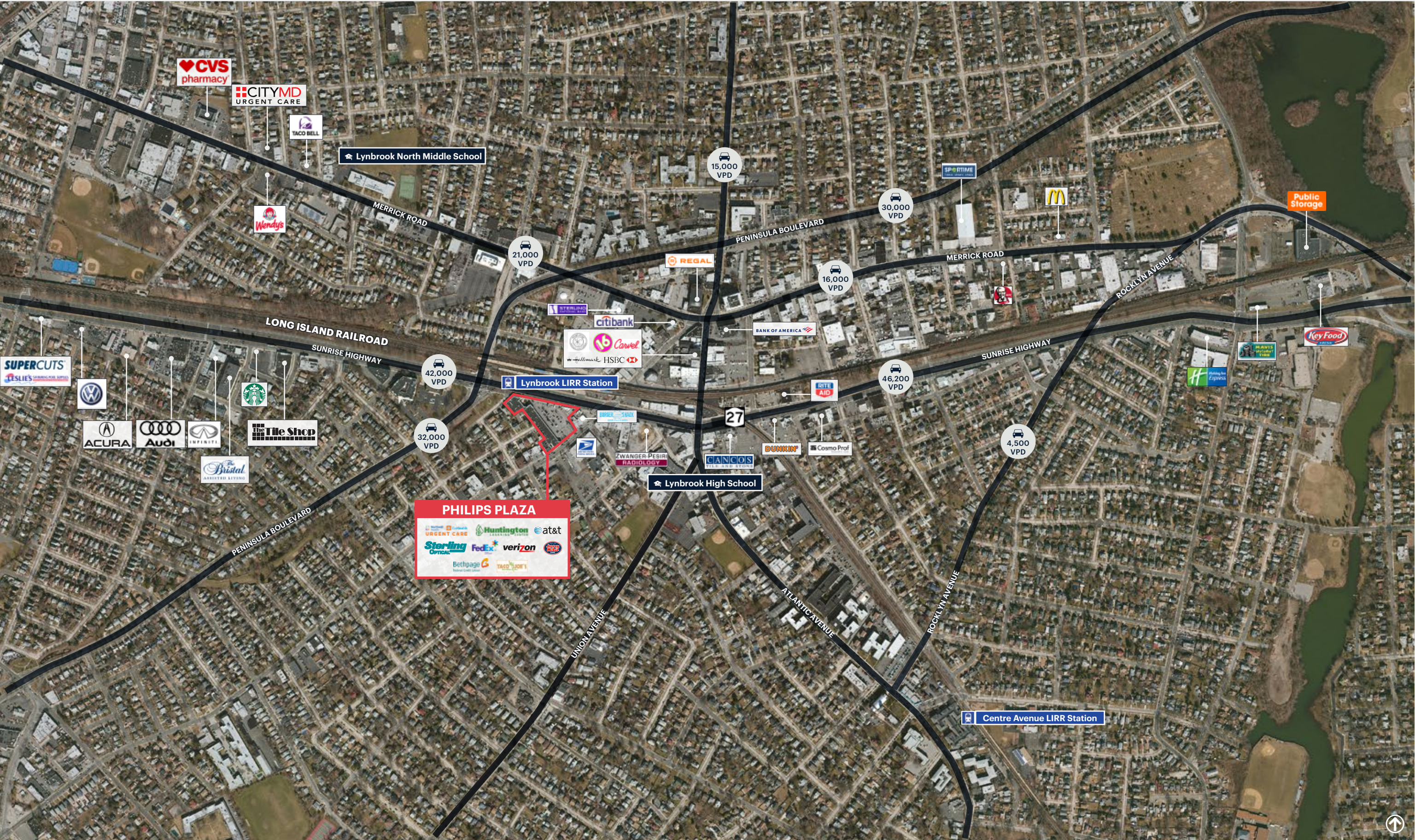
RIPCO
REAL ESTATE

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Please visit us at ripcony.com for more information

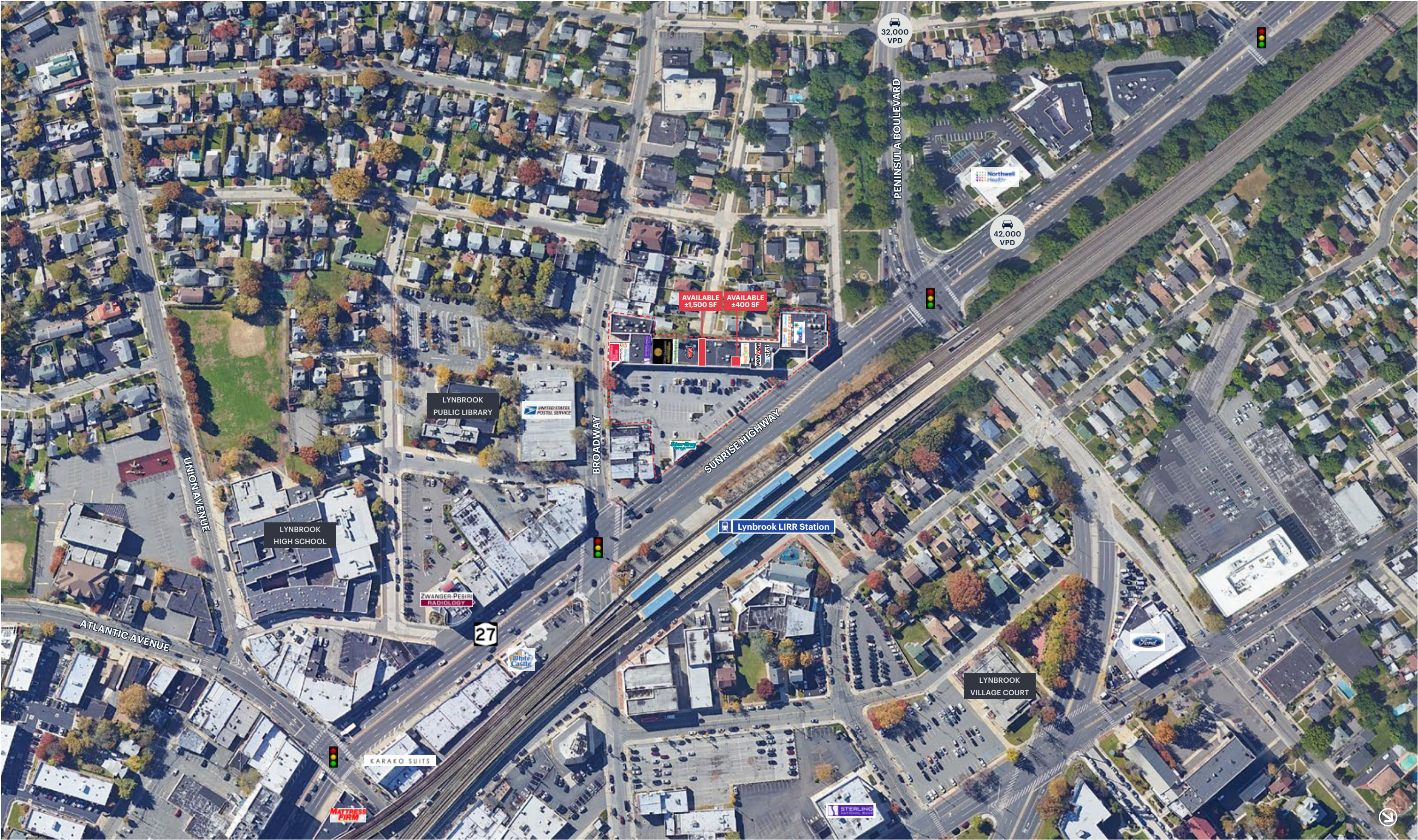
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

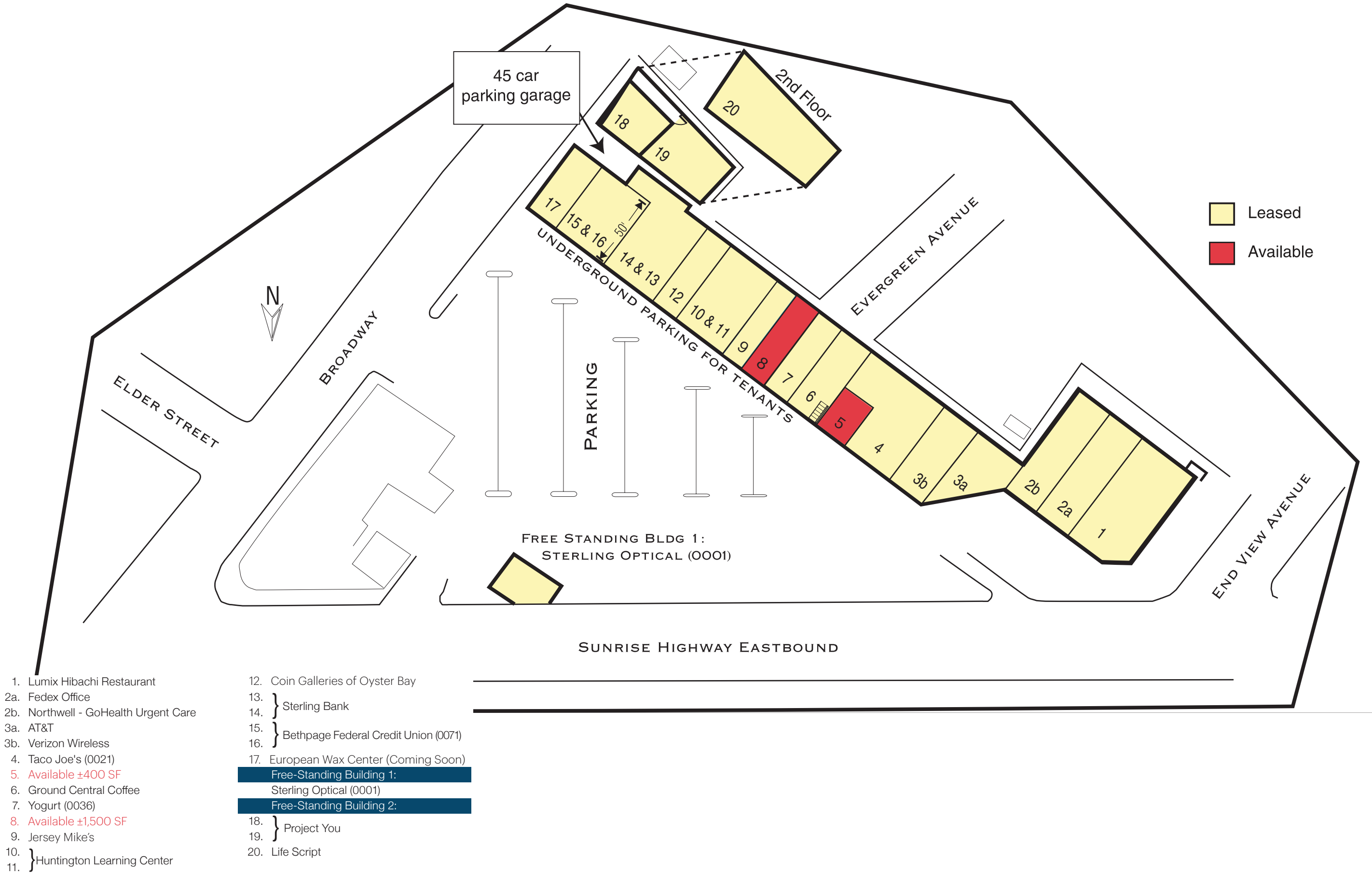


PHILIPS PLAZA LYNBROOK, NEW YORK

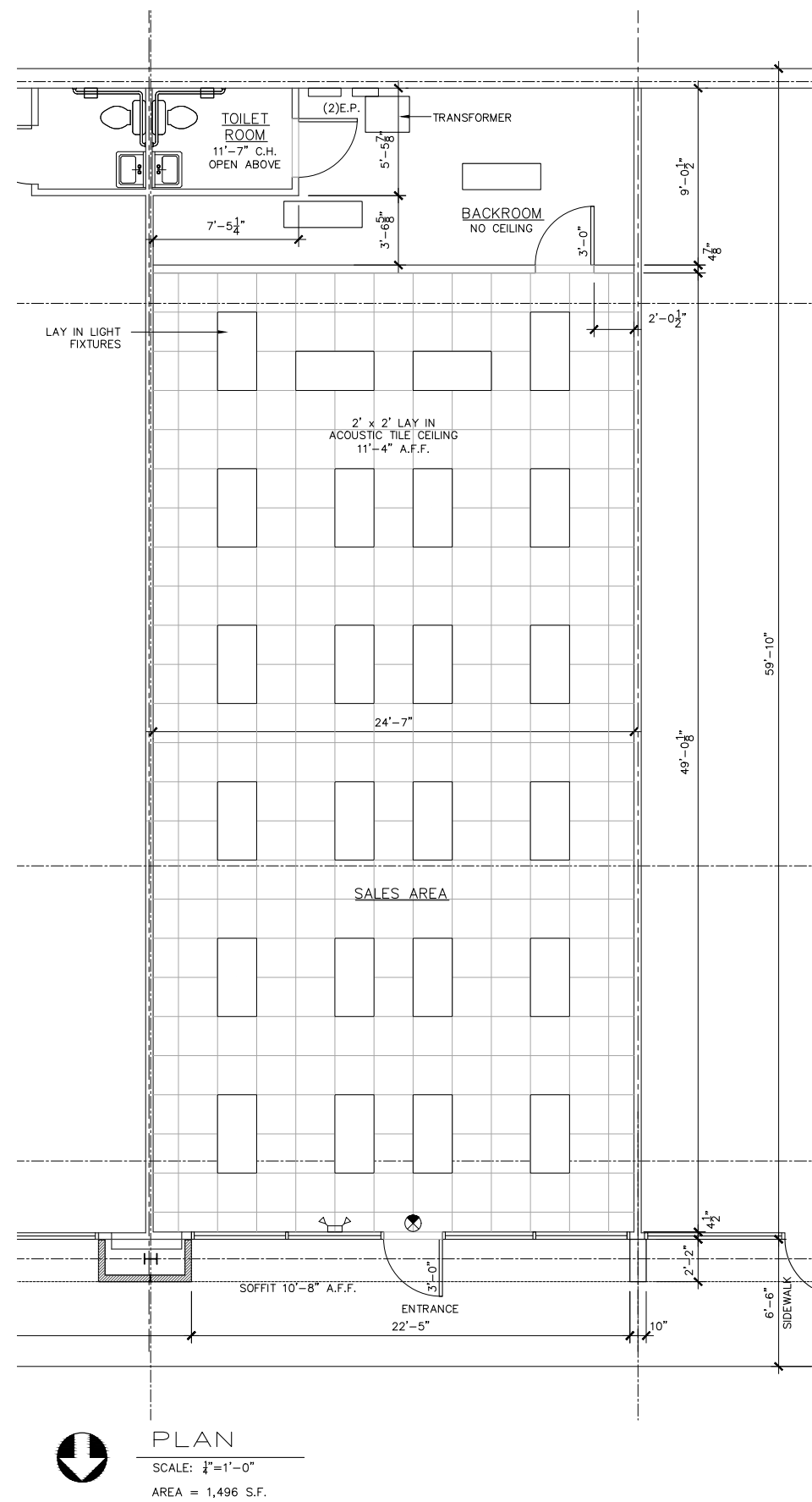
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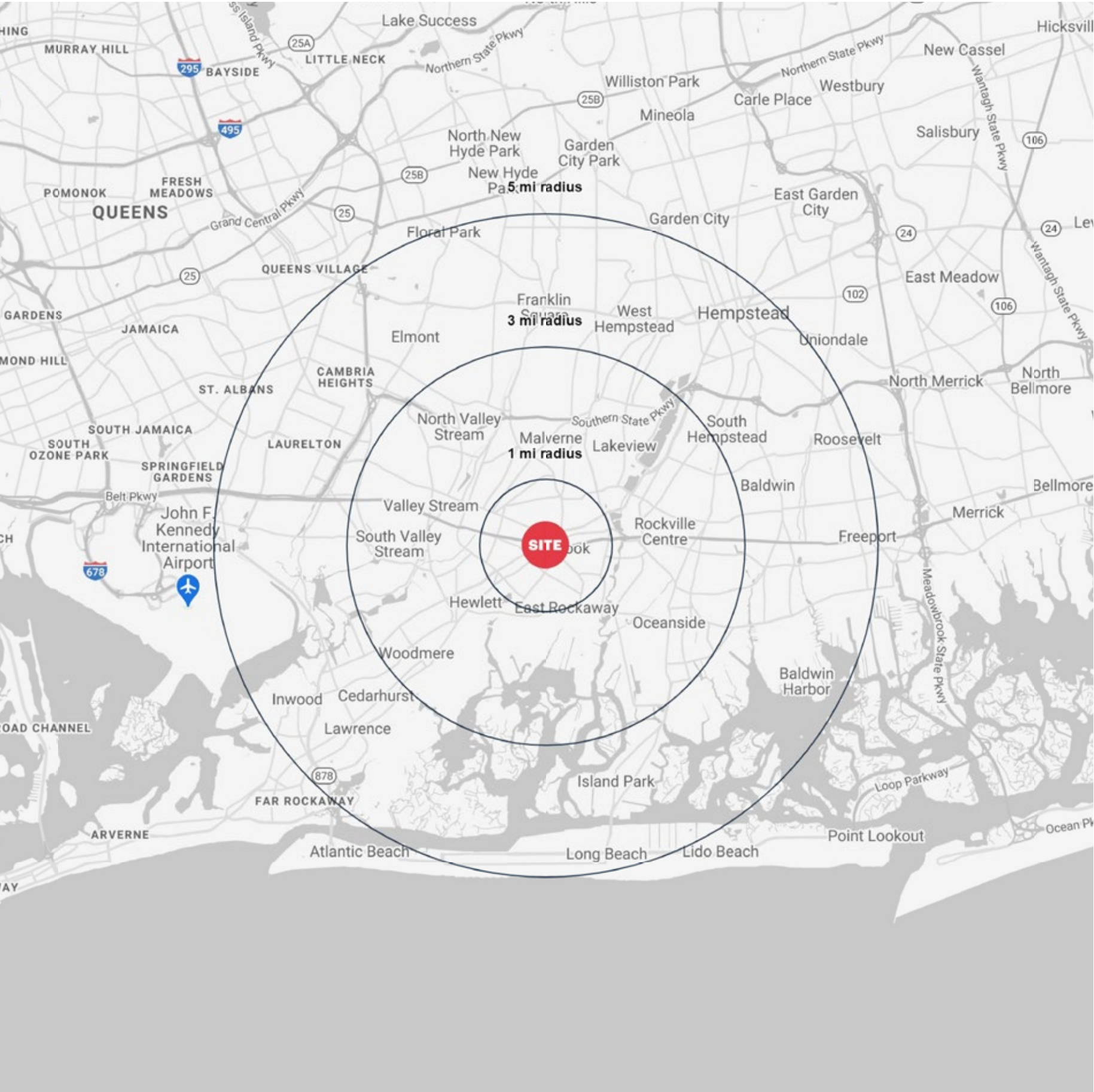
SITE PLAN



FLOOR PLAN - ±1,500 SF SPACE



AREA DEMOGRAPHICS



PHILIPS PLAZA LYNBROOK, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
29,558	9,504 - 44.7%
HOUSEHOLDS	TOTAL BUSINESSES
11,295	1,643
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$135,819	11,181
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$110,747	20,755

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
208,134	69,357 - 47.1%
HOUSEHOLDS	TOTAL BUSINESSES
72,179	9,091
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$157,910	69,516
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$126,523	136,932

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
596,814	167,359 - 40.0%
HOUSEHOLDS	TOTAL BUSINESSES
197,415	21,882
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$145,149	192,118
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$113,003	390,927

AREA DEMOGRAPHICS

