



RETAIL SPACE

LYN BROOK, 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

GREG BATISTA

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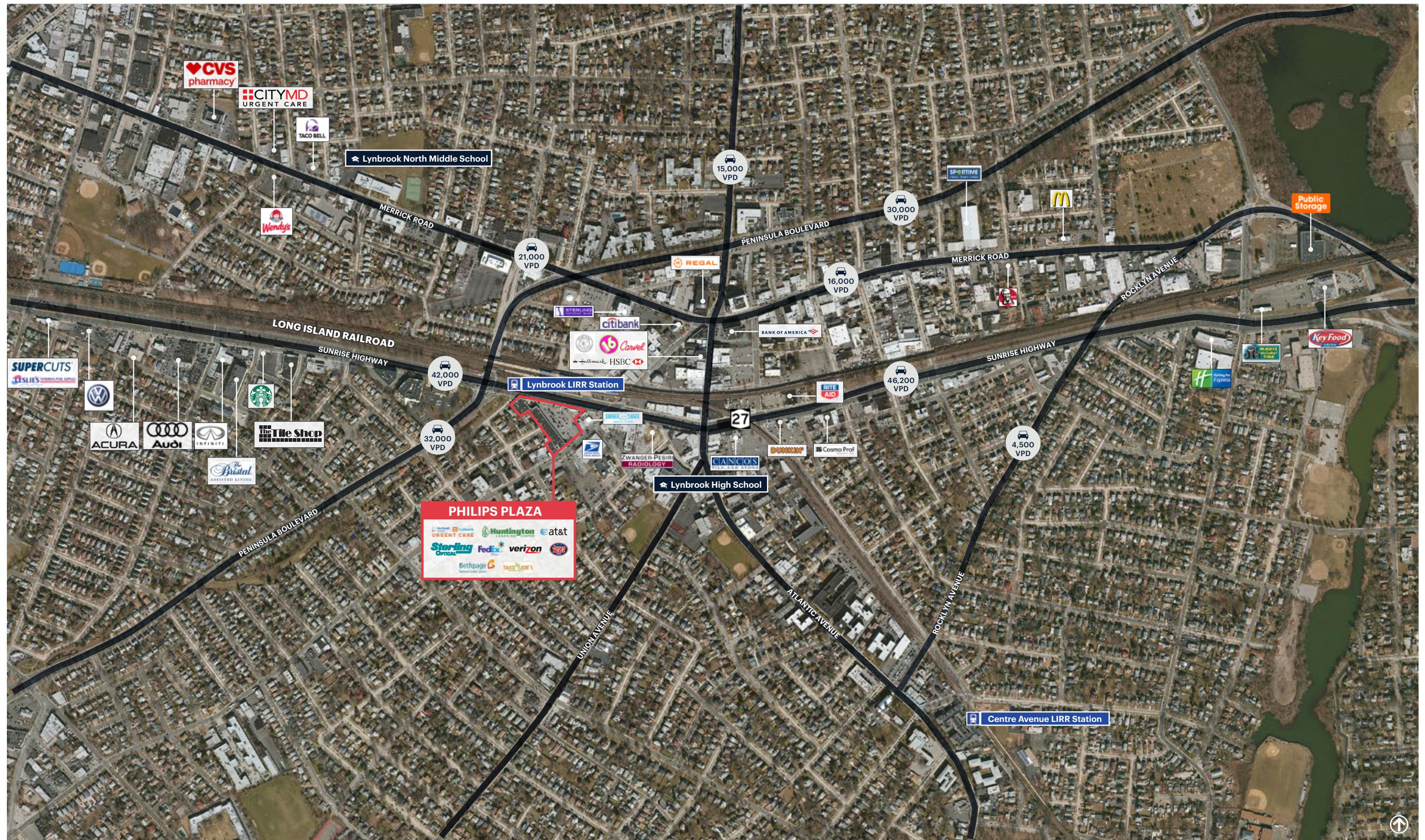
516.933.8880

JAMES VALENTI

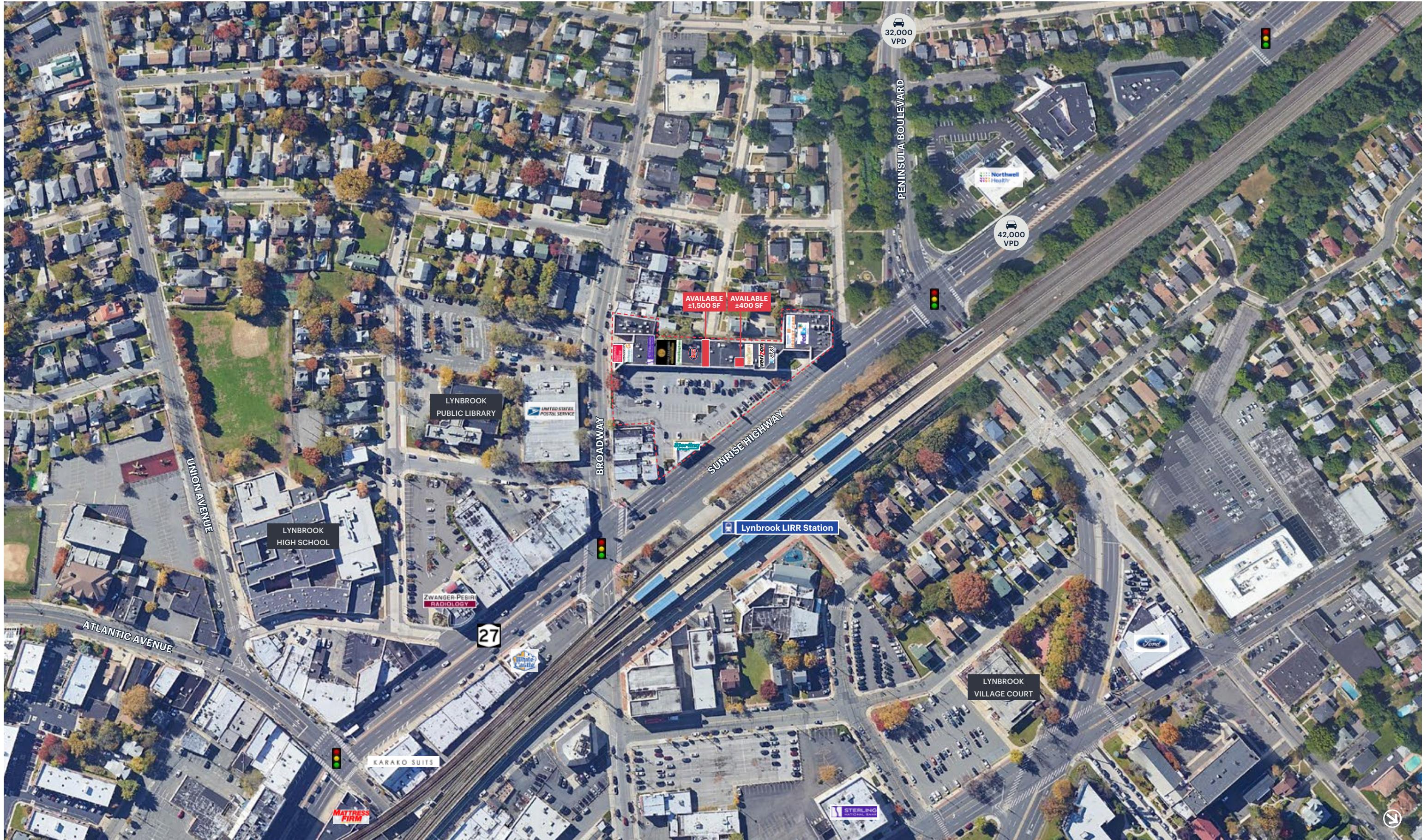
jvalenti@ripcony.com

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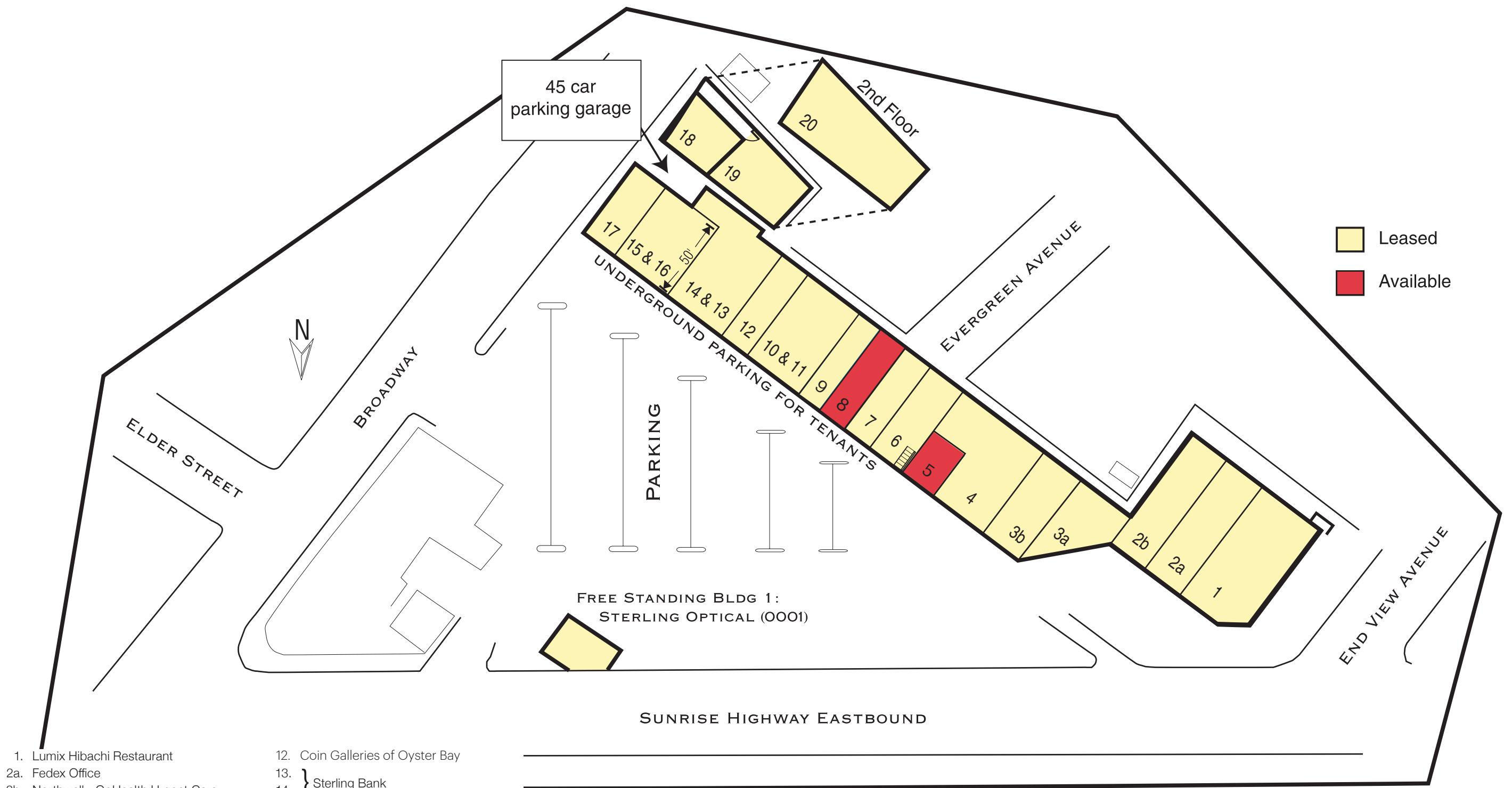
MARKET AERIAL



AERIAL

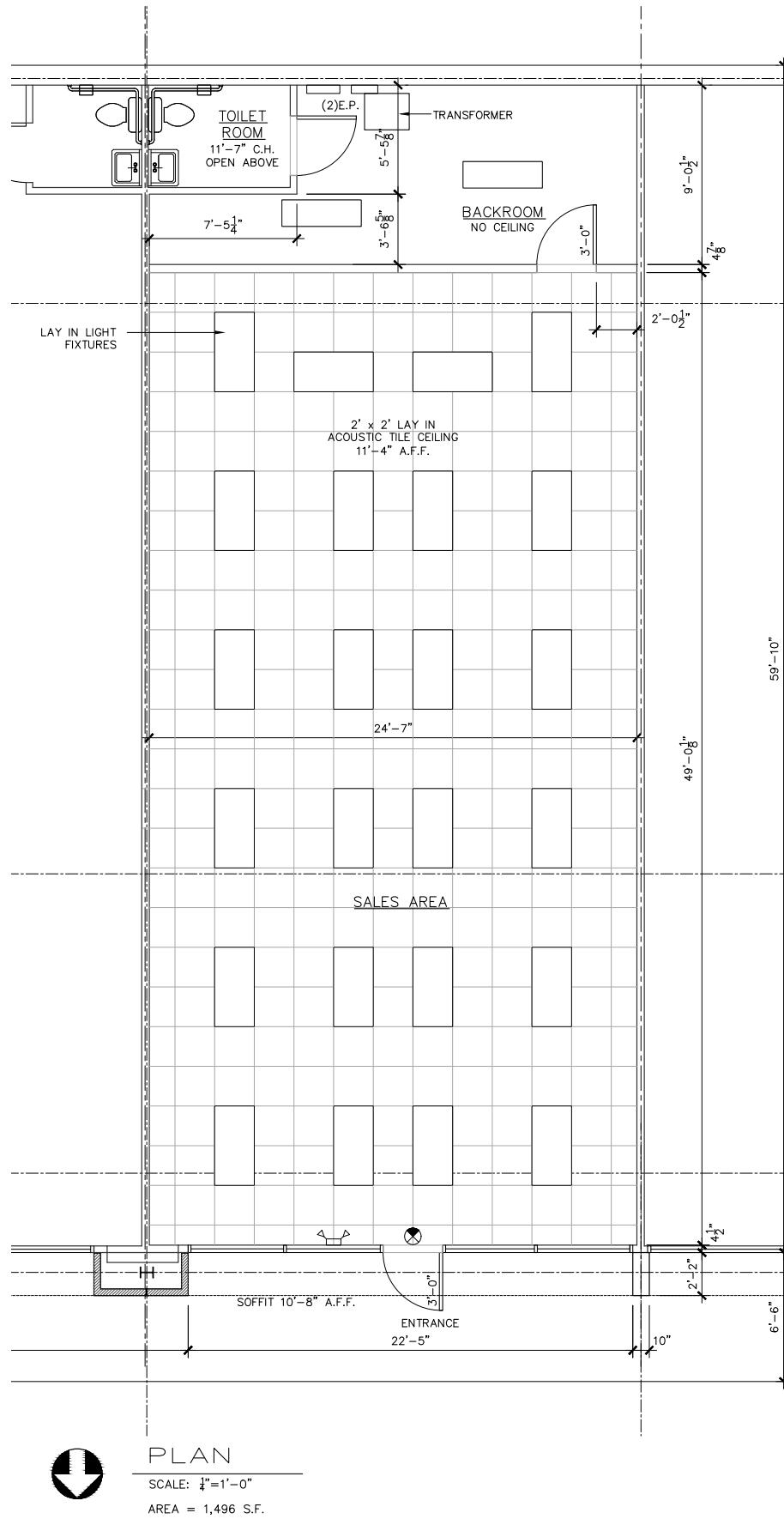


SITE PLAN

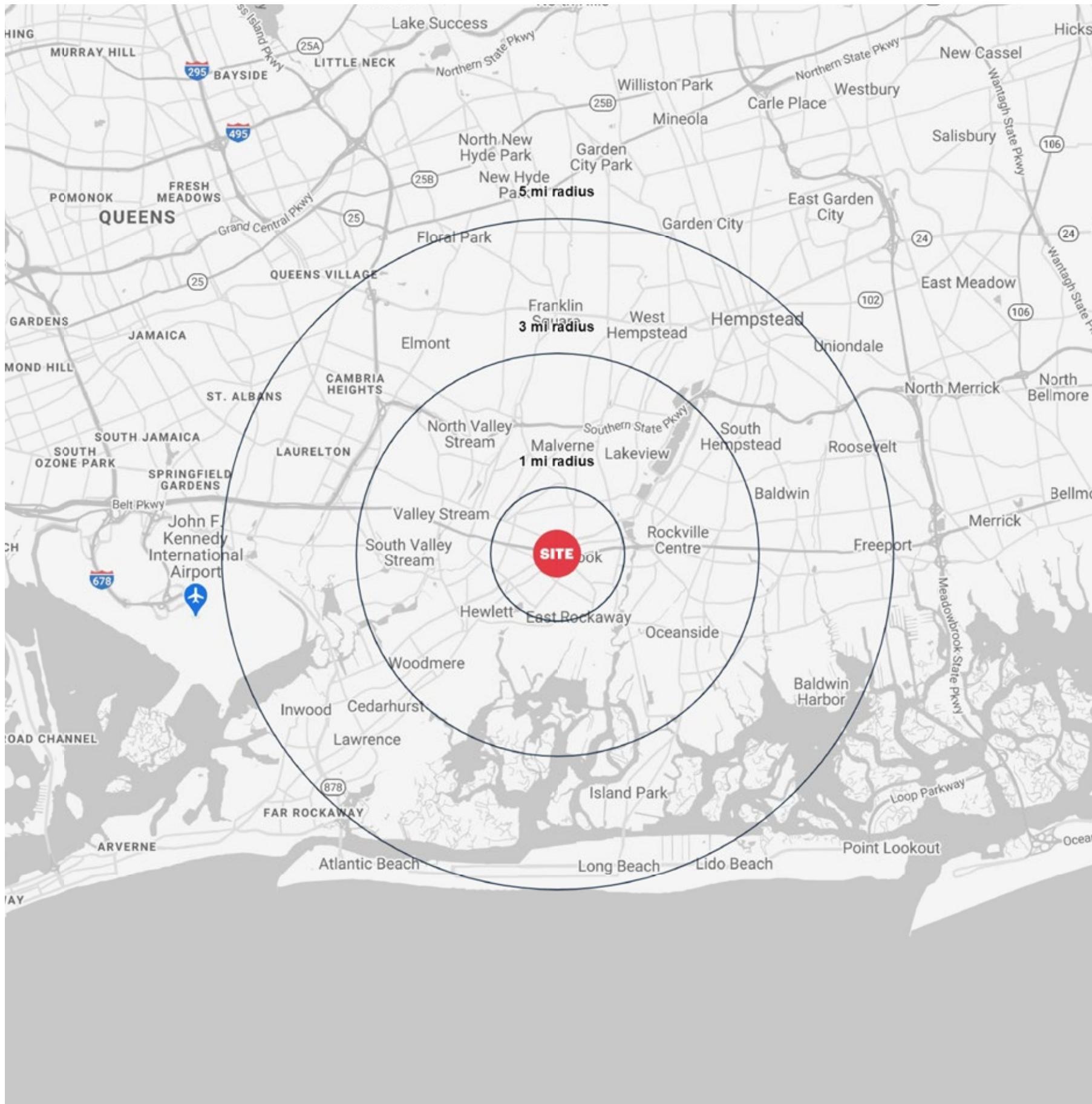


1. Lumix Hibachi Restaurant
- 2a. FedEx Office
- 2b. Northwell - GoHealth Urgent Care
- 3a. AT&T
- 3b. Verizon Wireless
4. Taco Joe's (0021)
5. Available ±400 SF
6. Ground Central Coffee
7. Yogurt (0036)
8. Available ±1,500 SF
9. Jersey Mike's
10. Huntington Learning Center
11. Project You
12. Coin Galleries of Oyster Bay
13. } Sterling Bank
14. } Bethpage Federal Credit Union (0071)
15. European Wax Center (Coming Soon)
16. Free-Standing Building 1:
Sterling Optical (0001)
17. Free-Standing Building 2:
18. } Project You
19. Life Script
20. Life Script

FLOOR PLAN - ±1,500 SF SPACE



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

29,558

HOUSEHOLDS

11,295

AVERAGE HOUSEHOLD INCOME

\$135,819

MEDIAN HOUSEHOLD INCOME

\$110,747

COLLEGE GRADUATES (BACHELOR'S +)

9,504 - 44.7%

TOTAL BUSINESSES

1,643

TOTAL EMPLOYEES

11,181

DAYTIME POPULATION (W/ 16 YR +)

20,755

3 MILE RADIUS

POPULATION

208,134

HOUSEHOLDS

72,179

AVERAGE HOUSEHOLD INCOME

\$157,910

MEDIAN HOUSEHOLD INCOME

\$126,523

COLLEGE GRADUATES (BACHELOR'S +)

69,357 - 47.1%

TOTAL BUSINESSES

9,091

TOTAL EMPLOYEES

69,516

DAYTIME POPULATION (W/ 16 YR +)

136,932

5 MILE RADIUS

POPULATION

596,814

HOUSEHOLDS

197,415

AVERAGE HOUSEHOLD INCOME

\$145,149

MEDIAN HOUSEHOLD INCOME

\$113,003

COLLEGE GRADUATES (BACHELOR'S +)

167,359 - 40.0%

TOTAL BUSINESSES

21,882

TOTAL EMPLOYEES

192,118

DAYTIME POPULATION (W/ 16 YR +)

390,927

AREA DEMOGRAPHICS

