



RETAIL SPACE

ROCKVILLE CENTRE, NY

270 SUNRISE HIGHWAY

SIZE

2,028 SF

ASKING RENT

Upon Request

NEIGHBORS

Verizon, AMC Fantasy 5, Starbucks, Tiger Schulmann's, F45, UPS Store, Organic Krush, P.C. Richard & Son, Dollar Tree

COMMENTS

Adjacent 240-Car Municipal Parking Lot

19 FT of Frontage

40,797 Vehicles Per Day on Sunrise Highway

One block from LIRR Station

CONTACT EXCLUSIVE AGENTS

JASON SOBEL

jsobel@ripcony.com

516.933.8880

JULIANA CHIARELLI

jchiarelli@ripcony.com

516.933.8880

RIPCO
REAL ESTATE

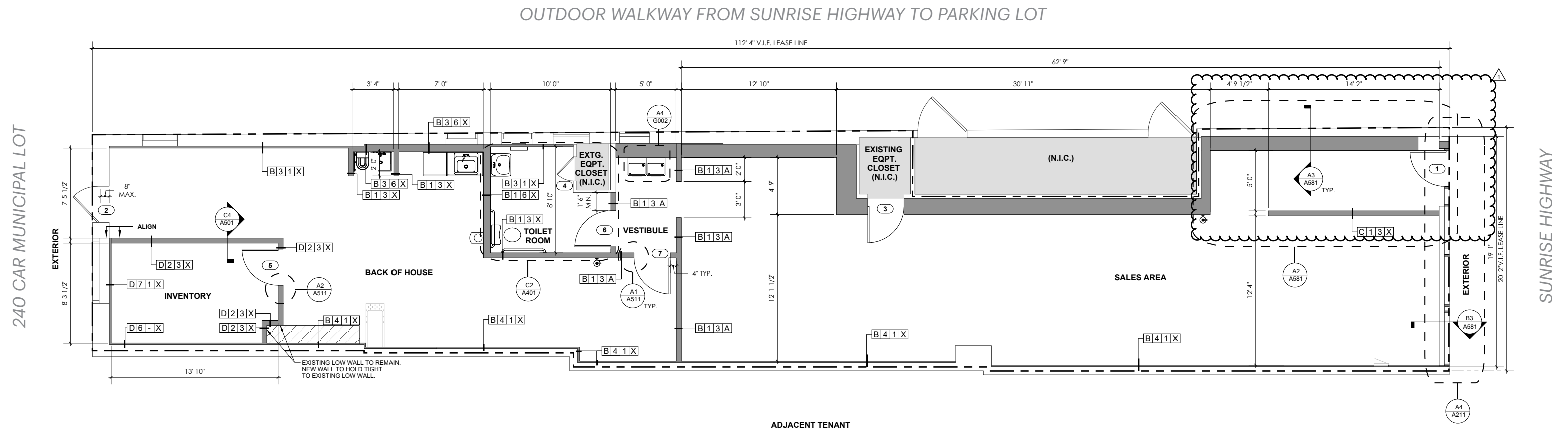
1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at [ripcony.com](https://www.ripcony.com) for more information

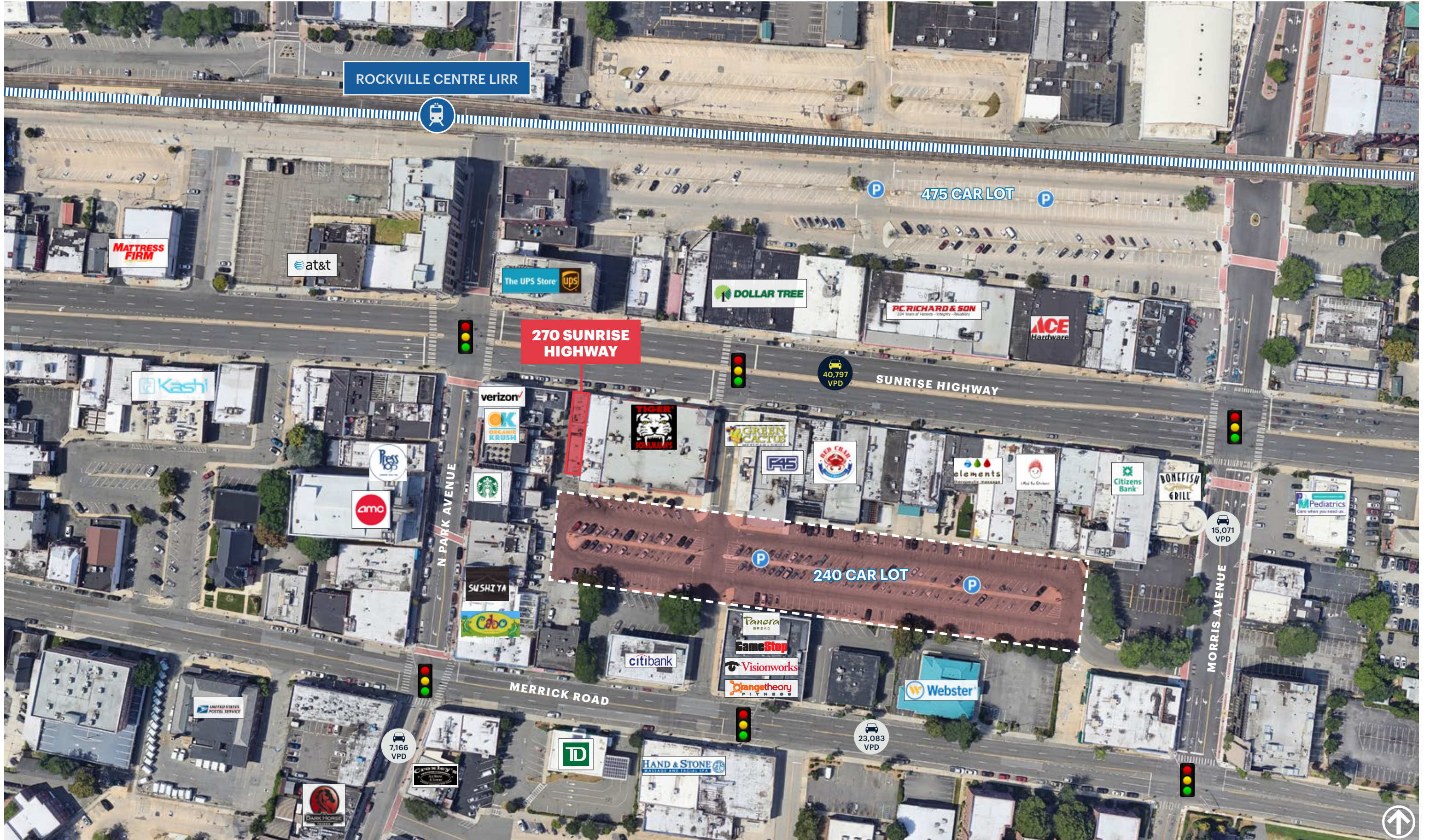
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN

GROUND FLOOR



AERIAL



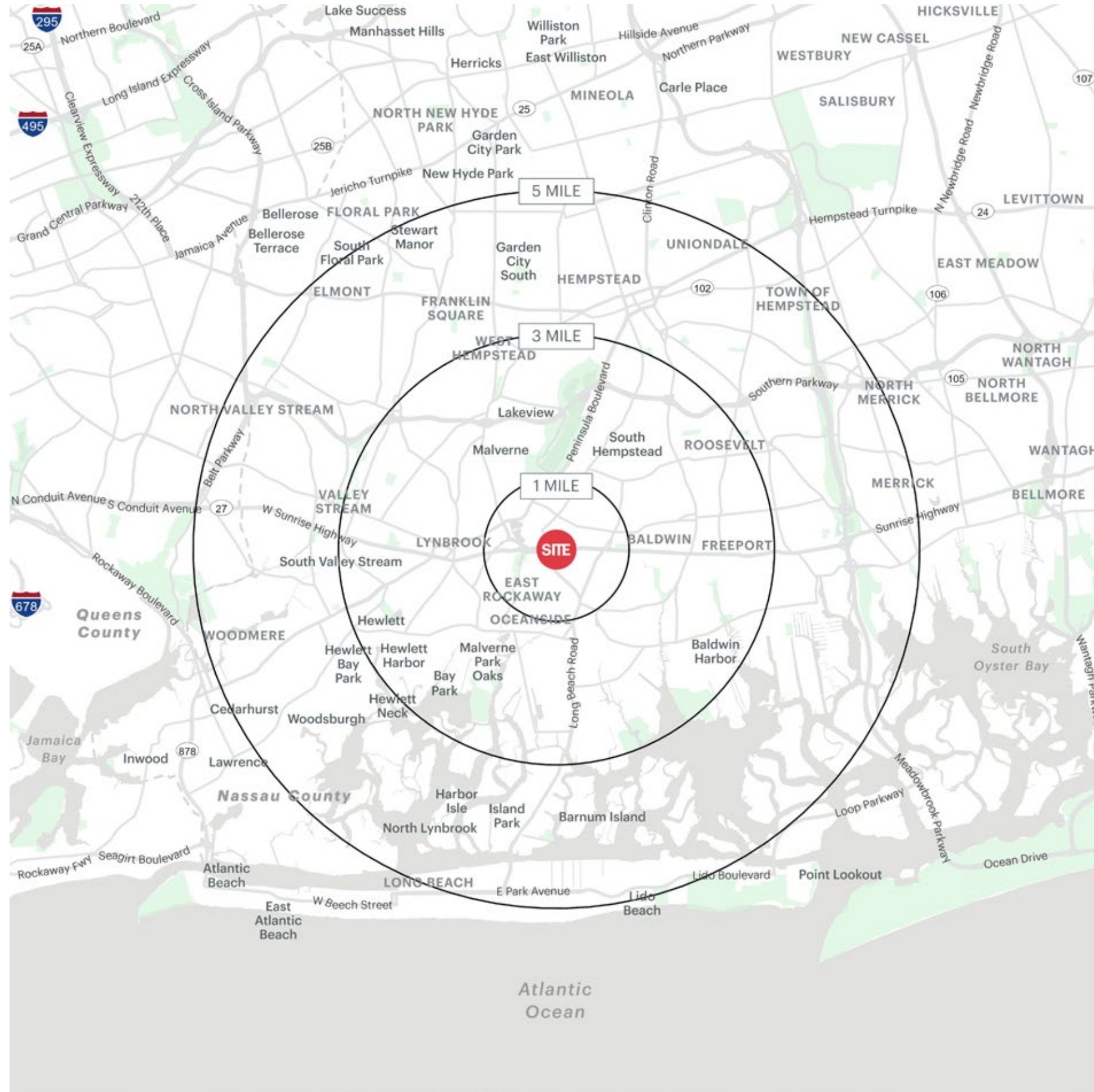
270 SUNRISE HIGHWAY ROCKVILLE CENTRE, NEW YORK

MARKET AERIAL



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AREA DEMOGRAPHICS



270 SUNRISE HIGHWAY ROCKVILLE CENTRE, NEW YORK

1 MILE RADIUS

POPULATION	25,760	COLLEGE GRADUATES (BACHELOR'S +)	10,014 - 53.0%
HOUSEHOLDS	9,727	TOTAL BUSINESSES	1,674
AVERAGE HOUSEHOLD INCOME	\$173,623	TOTAL EMPLOYEES	15,441
MEDIAN HOUSEHOLD INCOME	\$122,359	DAYTIME POPULATION (W/ 16 YR +)	28,419

3 MILE RADIUS

POPULATION	209,602	COLLEGE GRADUATES (BACHELOR'S +)	71,780 - 48.0%
HOUSEHOLDS	69,722	TOTAL BUSINESSES	7,775
AVERAGE HOUSEHOLD INCOME	\$179,965	TOTAL EMPLOYEES	69,597
MEDIAN HOUSEHOLD INCOME	\$136,097	DAYTIME POPULATION (W/ 16 YR +)	171,191

5 MILE RADIUS

POPULATION	569,130	COLLEGE GRADUATES (BACHELOR'S +)	167,881 - 42.0%
HOUSEHOLDS	176,221	TOTAL BUSINESSES	19,780
AVERAGE HOUSEHOLD INCOME	\$169,389	TOTAL EMPLOYEES	173,843
MEDIAN HOUSEHOLD INCOME	\$125,678	DAYTIME POPULATION (W/ 16 YR +)	455,123

AREA DEMOGRAPHICS

