



## 132-136 W Sunrise Hwy

132-136 W Sunrise Hwy, Freeport, NY 11520



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# 132-136 W Sunrise Hwy

\$50.76 /SF/YR

Next to Freeport Train Station. Across the street from a shopping center. High traffic area....

- Heavy Daytime traffic

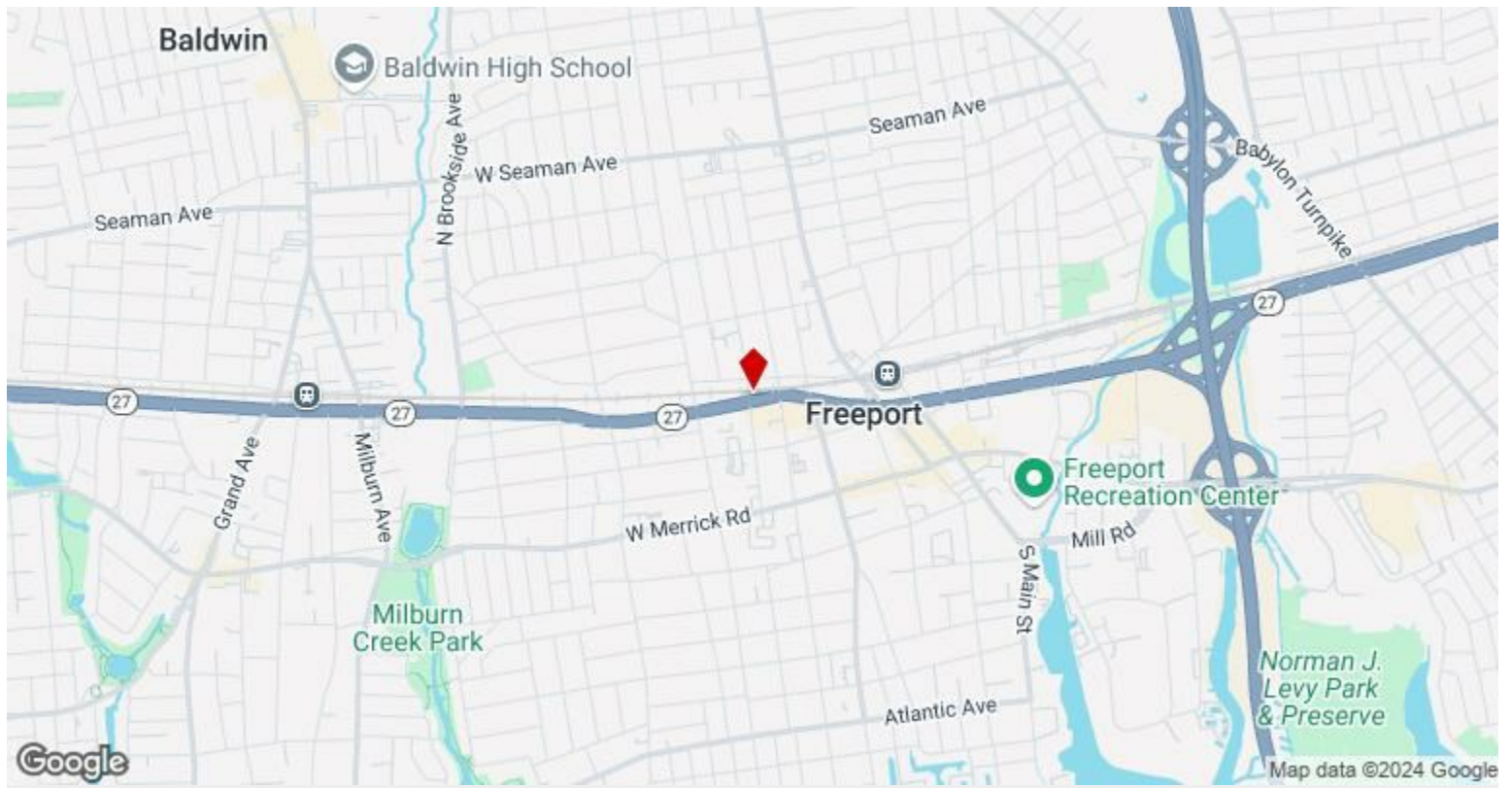


Rental Rate:	\$50.76 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	2,808 SF
Year Built:	1962
Walk Score ®:	87 (Very Walkable)
Transit Score ®:	53 (Good Transit)
Rental Rate Mo:	\$4.23 /SF/MO

## 1st Floor Ste 132

Space Available	591 SF
Rental Rate	\$50.76 /SF/YR
Date Available	Now
Service Type	Double Net
Built Out As	Financial Services
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

591 sqft space is currently used by tax prep and insurance services. Tax chargeback based on square footage. Municipal parking is available with one hour of street parking in front of the store. The municipal Parking Lot is directly behind train tracks with tons of parking and across the street in the shopping center. This space would be great for a cell phone store. It has a lot of exposure due to traffic and the shopping center across the street. close to 711, Retro Fitness, Ihop, Land Rover dealership, and Cadillac dealership. This rental has no basement.



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# Property Photos



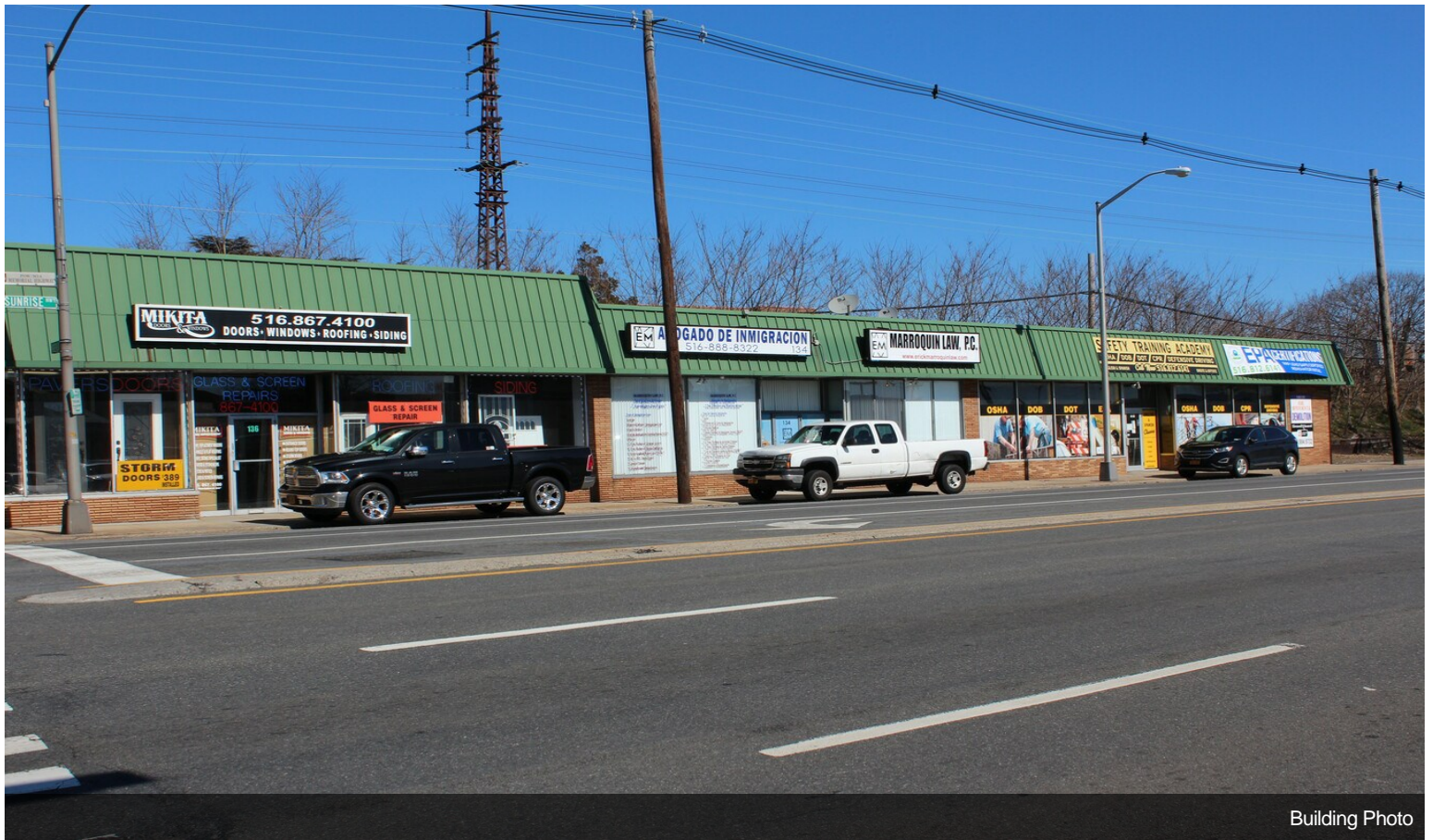
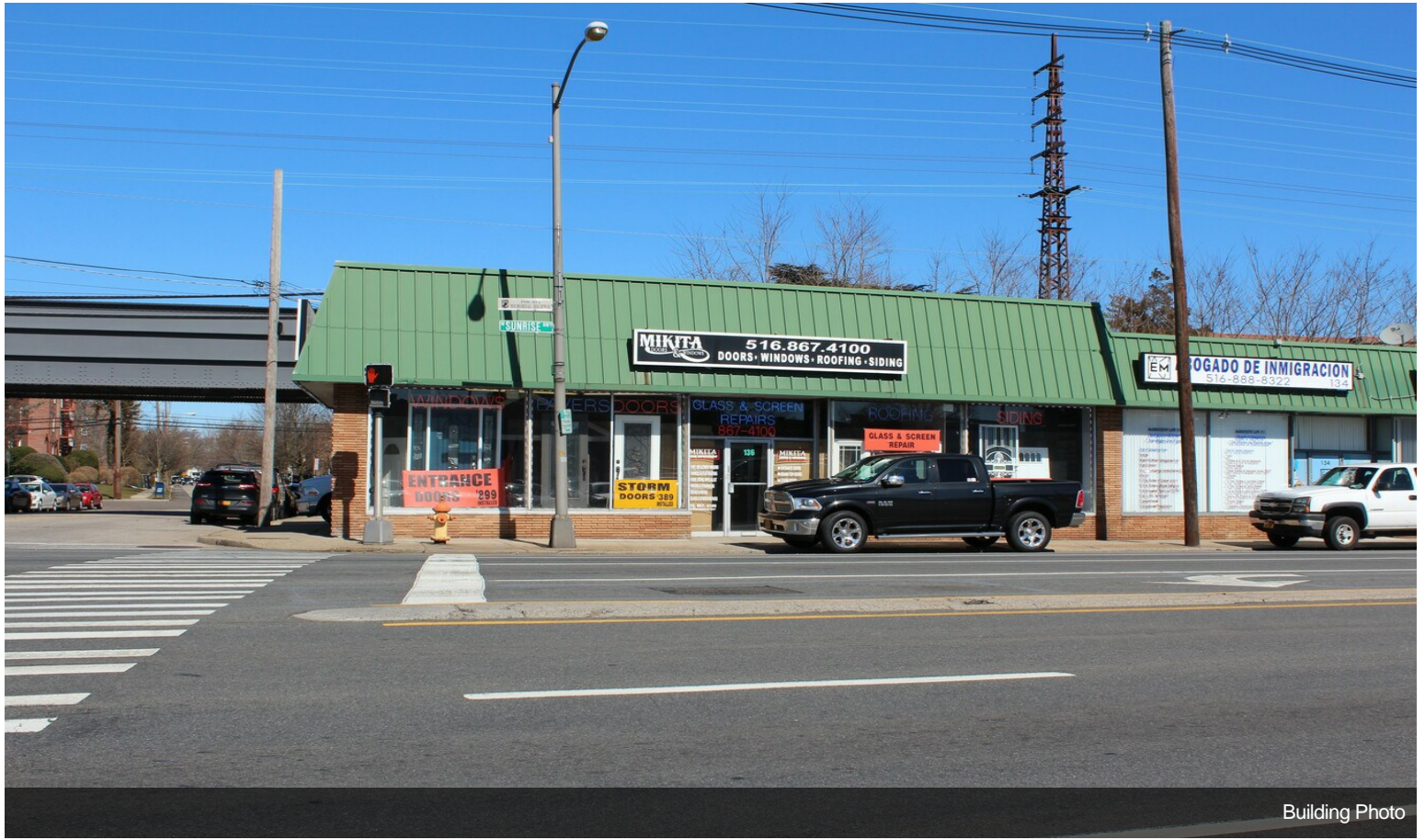
Building Photo



Building Photo

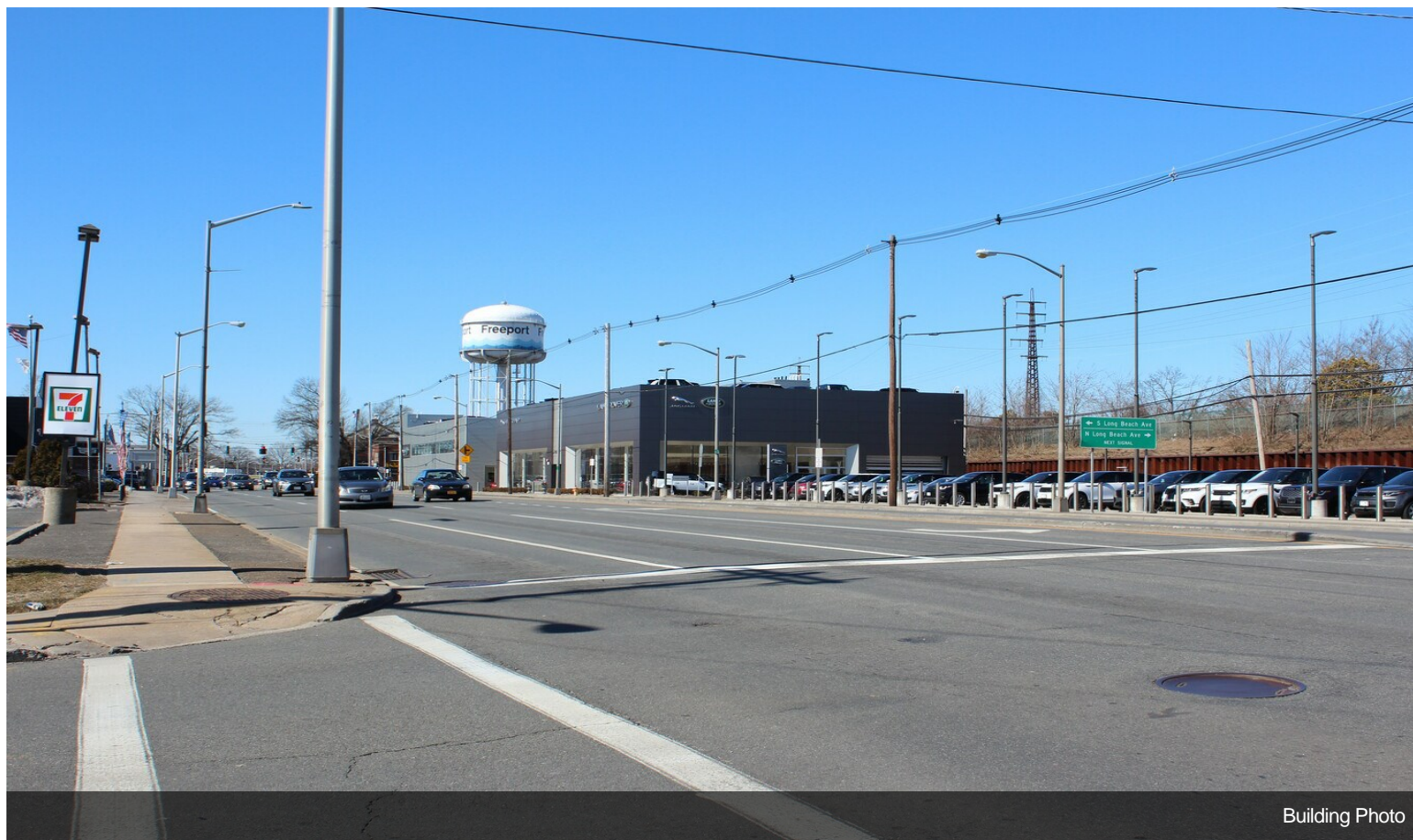


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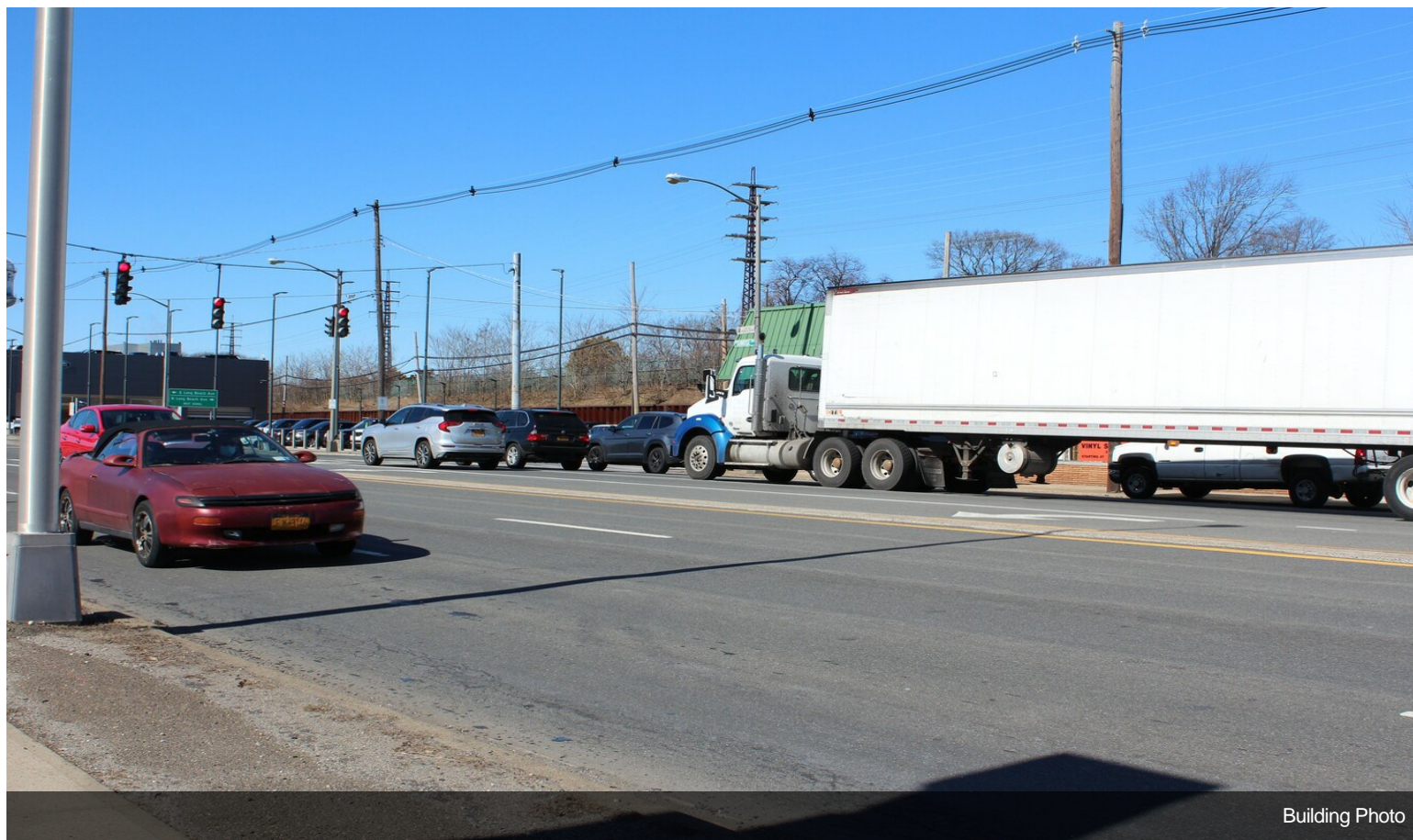
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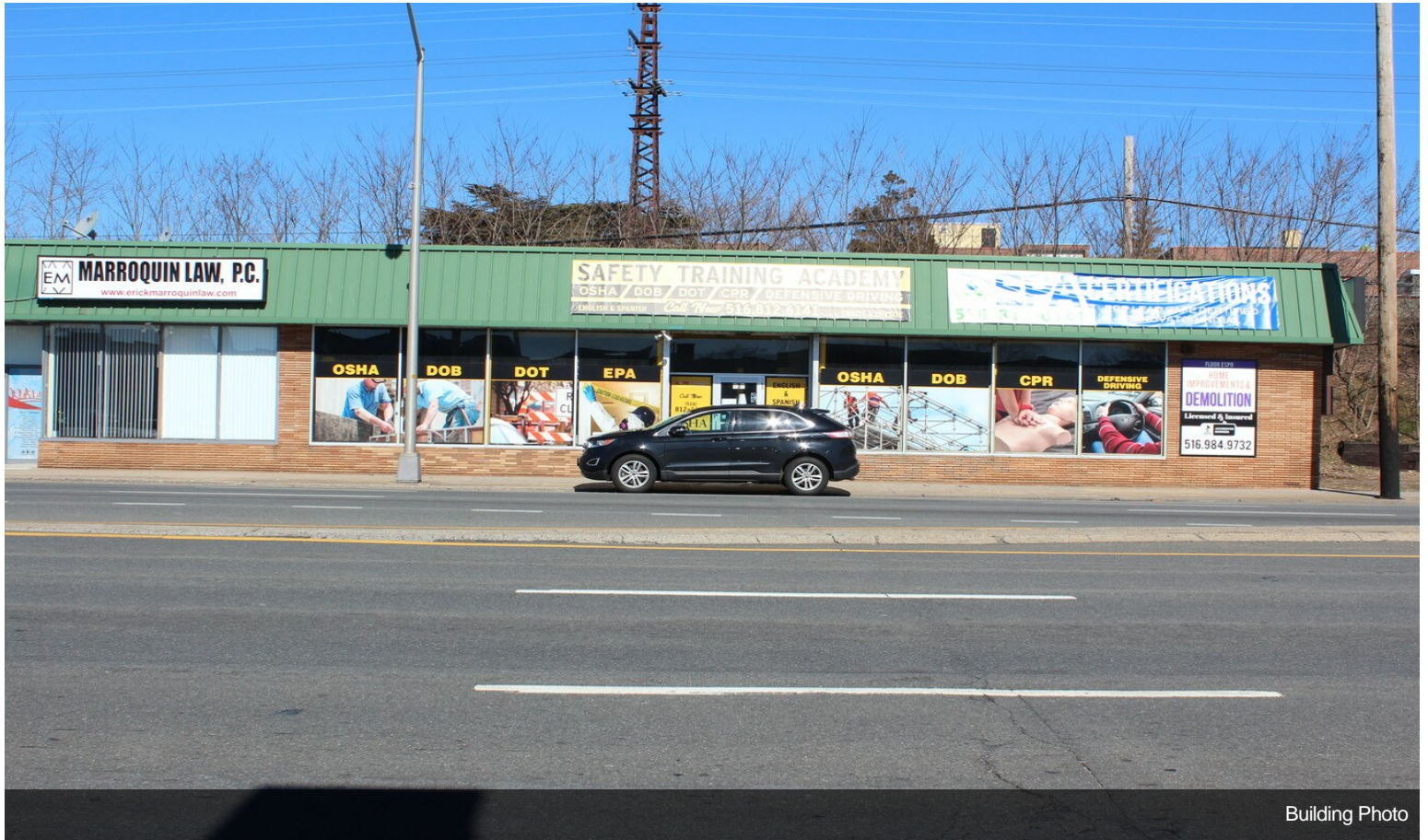
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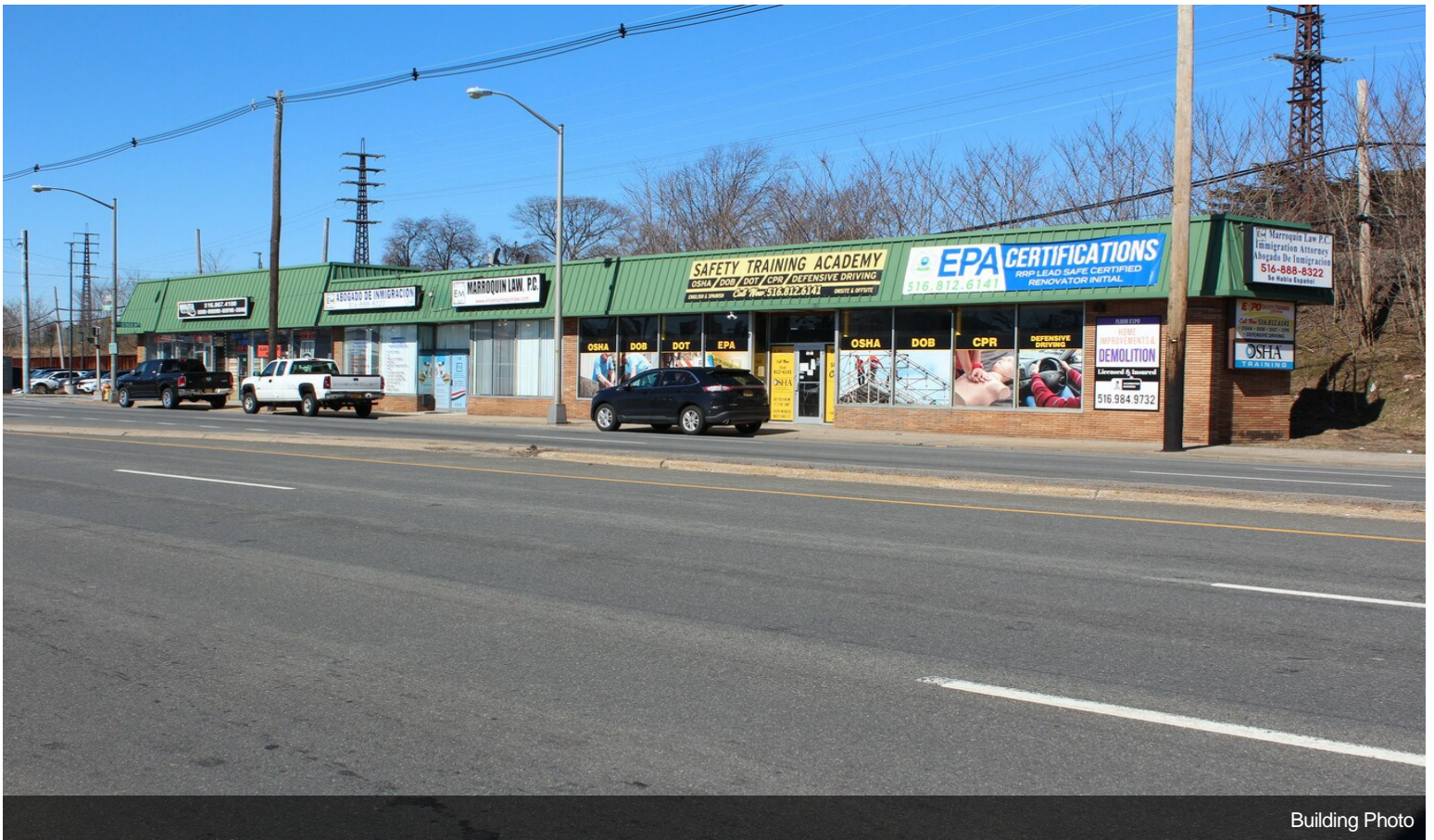




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