



RETAIL SPACE

FREEPORT, NY

34 E. SUNRISE HIGHWAY

E. SUNRISE HIGHWAY & HENRY STREET

SIZE

4,700 SF

ASKING RENT

Upon Request

EXTRAS

TBD

CO-TENANTS

Family Dollar, New Star LED Lighting

NEIGHBORS

Home Depot, Target, Marshalls, Bob's Discount Furniture, Staples, Walgreens, Retro Fitness, Rent-A-Center, Auto Zone, Five Below, Chase Bank, T-Mobile, Dunkin'

COMMENTS

Located at the signalized intersection of Sunrise Highway and Henry Street

Easy access with multiple access points to the property

Across the street from Freeport Long Island Railroad Station with approximately 5,000 average weekday riders

Plenty of parking with 30 on-site parking stalls and approximately 150 municipal parking stalls adjacent to the property

Busy intersection with approximately 45,000 vehicles passing this site daily

CONTACT EXCLUSIVE AGENTS

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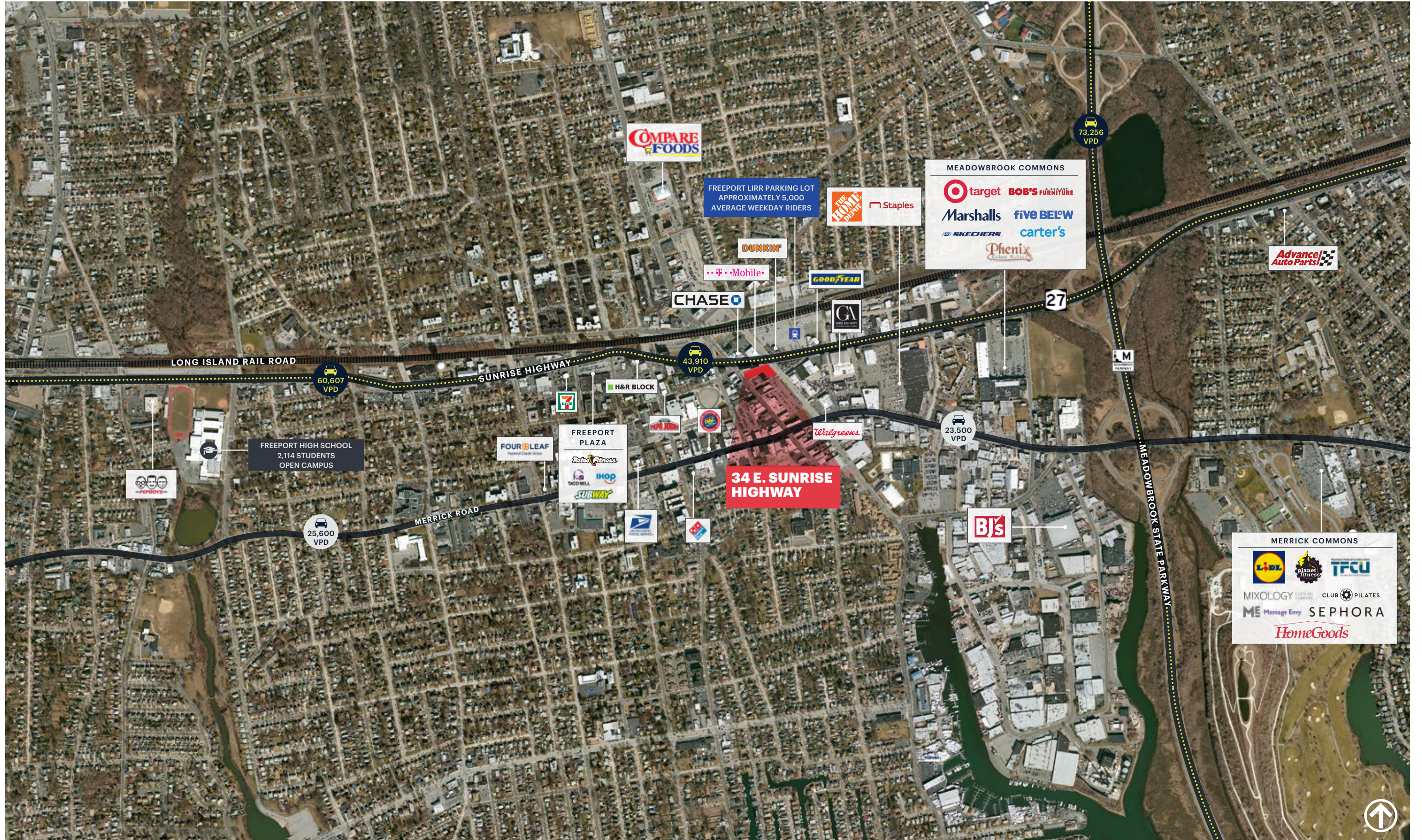
RIPCO
REAL ESTATE

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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.

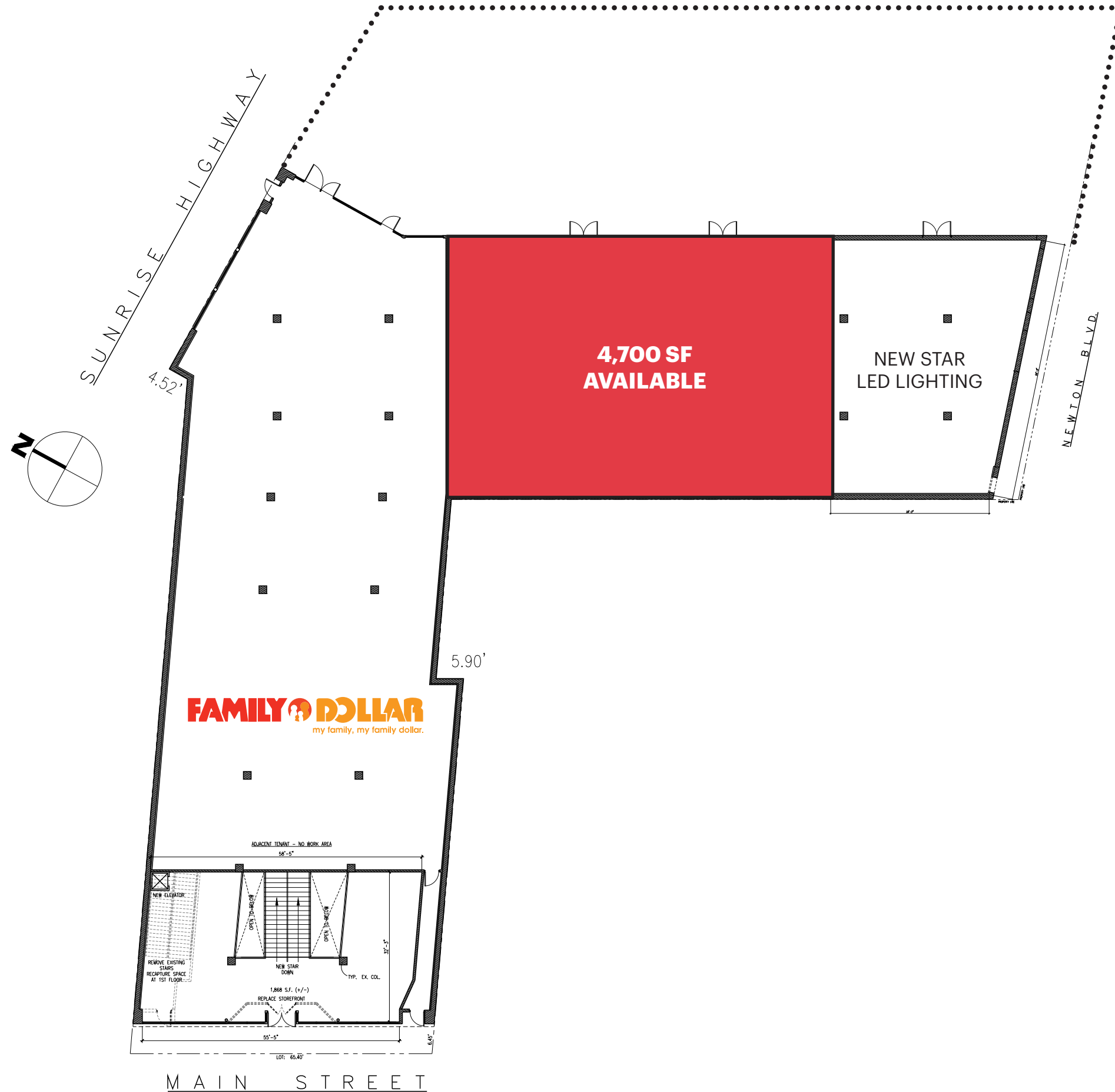
MARKET AERIAL



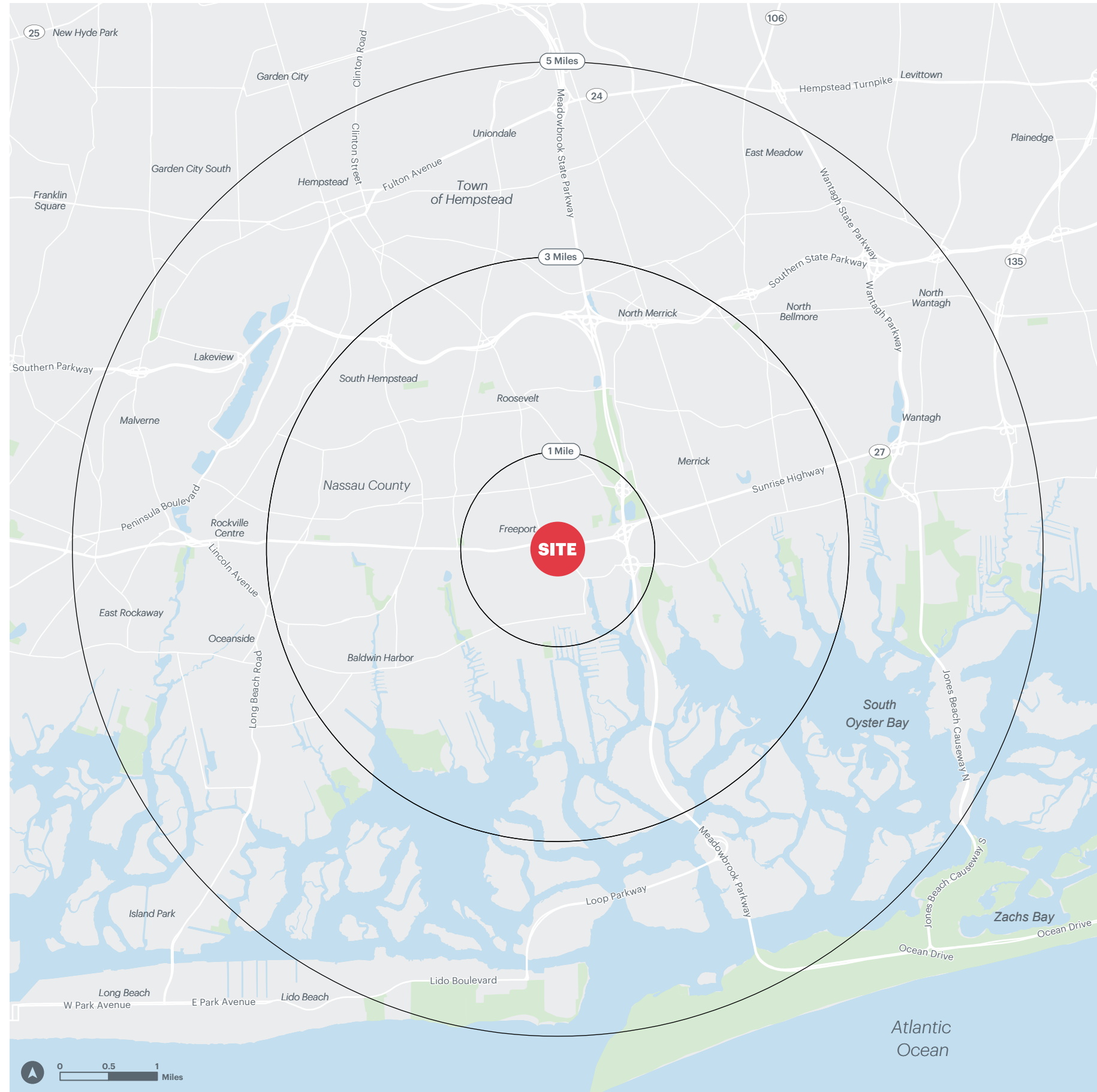
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SITE PLAN



AREA DEMOGRAPHICS



34 E. SUNRISE HIGHWAY FREEPORT, NEW YORK

1 MILE RADIUS

POPULATION
30,370
HOUSEHOLDS
9,057
AVERAGE HOUSEHOLD INCOME
\$133,903
MEDIAN HOUSEHOLD INCOME
\$110,256

COLLEGE GRADUATES (BACHELOR'S +)
25.86%
TOTAL BUSINESSES
1,274
TOTAL EMPLOYEES
12,636
DAYTIME POPULATION (W/ 16 YR +)
27,546

3 MILE RADIUS

POPULATION
179,794
HOUSEHOLDS
56,288
AVERAGE HOUSEHOLD INCOME
\$179,906
MEDIAN HOUSEHOLD INCOME
\$145,874

COLLEGE GRADUATES (BACHELOR'S +)
43.49%
TOTAL BUSINESSES
5,520
TOTAL EMPLOYEES
52,238
DAYTIME POPULATION (W/ 16 YR +)
139,809

5 MILE RADIUS

POPULATION
437,188
HOUSEHOLDS
139,168
AVERAGE HOUSEHOLD INCOME
\$173,046
MEDIAN HOUSEHOLD INCOME
\$139,395

COLLEGE GRADUATES (BACHELOR'S +)
42.75%
TOTAL BUSINESSES
14,985
TOTAL EMPLOYEES
149,896
DAYTIME POPULATION (W/ 16 YR +)
367,905

AREA DEMOGRAPHICS

