

# Prime Retail / Medical Spaces Available

410-434 SUNRISE HIGHWAY - LYNBROOK, NY 11563



SUNRISE HWY AADT: 38,000 VEHICLES PER DAY

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**ADDRESS:** 418-420 SUNRISE HIGHWAY  
**CITY, STATE:** LYNBROOK, NY 11563  
**UNIT SIZES:** 2,000 SF  
**RENT:** Asking \$39/sf. Landlord pays taxes  
**POSSESSION:** IMMEDIATE  
**CO-TENANTS:** Pharmacy, Salon, Cabinets, Desserts, Spa, Restaurant, Convenience

- PROPERTY HIGHLIGHTS:**
- LOCATED OFF A MAJOR SIGNALIZED CORNER
  - LIRR LYNBROOK STOP BEHIND SUBJECT PROPERTY
  - 200+ UNIT RESIDENTIAL COMPLEX JUST BUILT DIRECTLY BEHIND SUBJECT BUILDING
  - BUSY SUNRISE HIGHWAY WITH OVER 38,000 VEHICLES PER DAY PASSING THIS LOCATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	22,730	187,203	515,603
HOUSEHOLDS	7,124	57,377	158,380
AVG. HOUSEHOLD INCOME	\$145,725	\$178,986	\$160,042

**AREA RETAIL**



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## RETAIL MAP



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## LOCATION MAP





