



**ONE**

*Now Available For Sale*

**4571 SUNRISE HIGHWAY**

**BOHEMIA, NY 11716**

**\$499,900**

**INCREDIBLE INVESTMENT OPPORTUNITY IN  
THE HEART OF BOHEMIA**

## PRIME SUNRISE HIGHWAY CORNER: REDEVELOPMENT OPPORTUNITY

1500 SF high-visibility commercial redevelopment opportunity on Sunrise Highway, positioned on a prime corner with outstanding two-way exposure. The site benefits from approximately 140,000 vehicles per day in each direction on Sunrise Highway, in addition to strong traffic counts on surrounding streets, providing exceptional visibility from multiple approaches.

The building's new exterior has already been completed, creating a striking presence that is clearly visible from all directions and offers excellent on-site branding potential for retail, office, medical, or service users. The interior and parking lot remain ready for final build-out, allowing an investor or end user to complete the project to their own specifications and bring the property online quickly without undertaking a full redevelopment.

The property is supported by a strong surrounding demographic base, with average household incomes of approximately \$132,857 within 1 mile, \$147,626 within 3 miles, and \$142,589 within 5 miles, providing substantial purchasing power and a deep customer base.

Construction was paused due to the prior owner's health circumstances, creating a rare opportunity to acquire a nearly completed, high-profile asset at an attractive basis with meaningful upside for an owner-operator or investor.

**13,939**

LOT SIZE (SQ.FT)

**1,500**

BUILDING SIZE (SQ.FT)

**6.92%**

PRO FORMA CAP RATE

**17**

PARKING SPACES

**2023**

RE-DEVELOPMENT YEAR

ZONING:	<b>BUSINESS ONE</b>
BUILDING CLASS	<b>A</b>
TENANCY	<b>SINGLE</b>
NO. LEVELS	<b>2</b>



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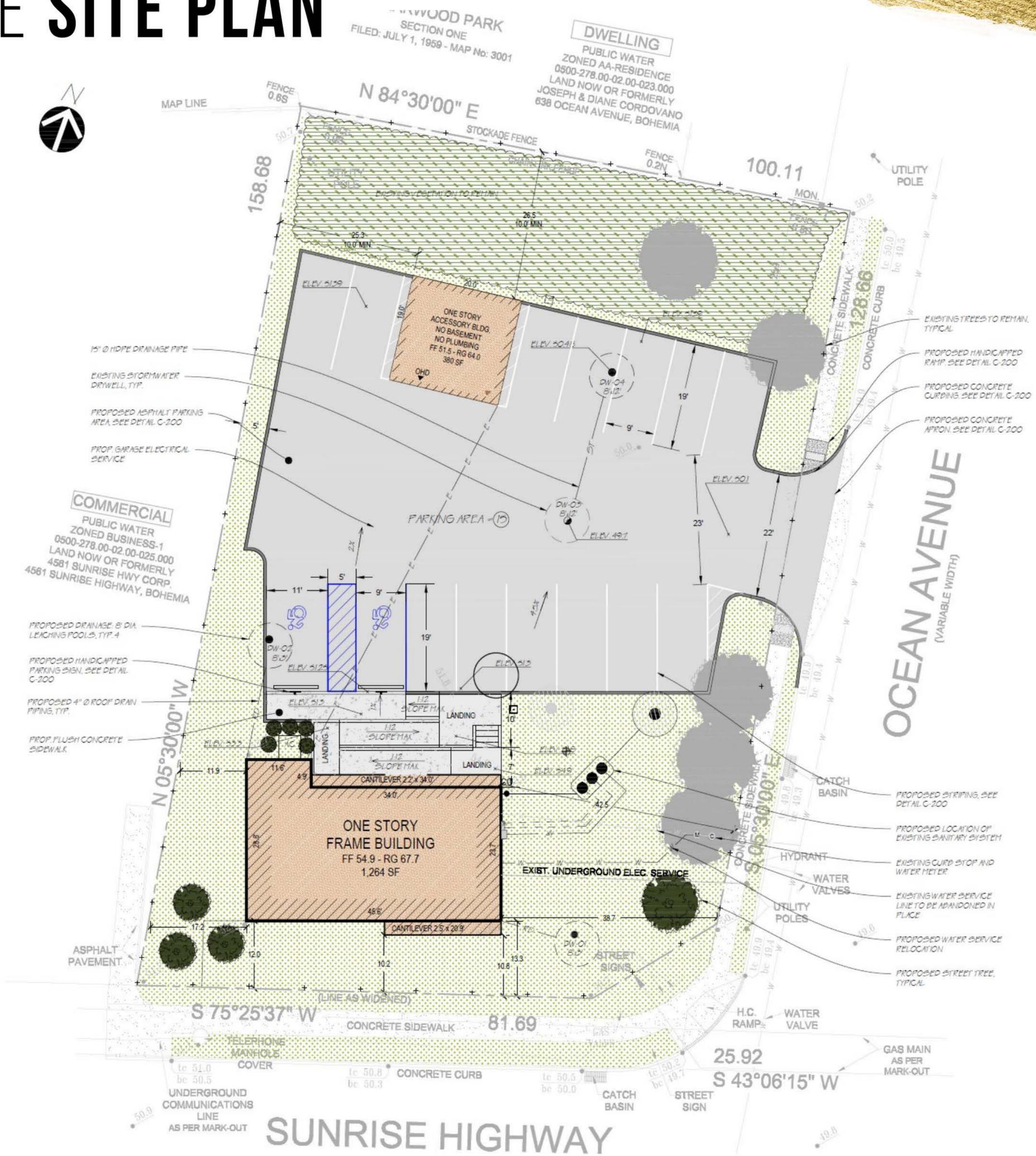




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# THE SITE PLAN



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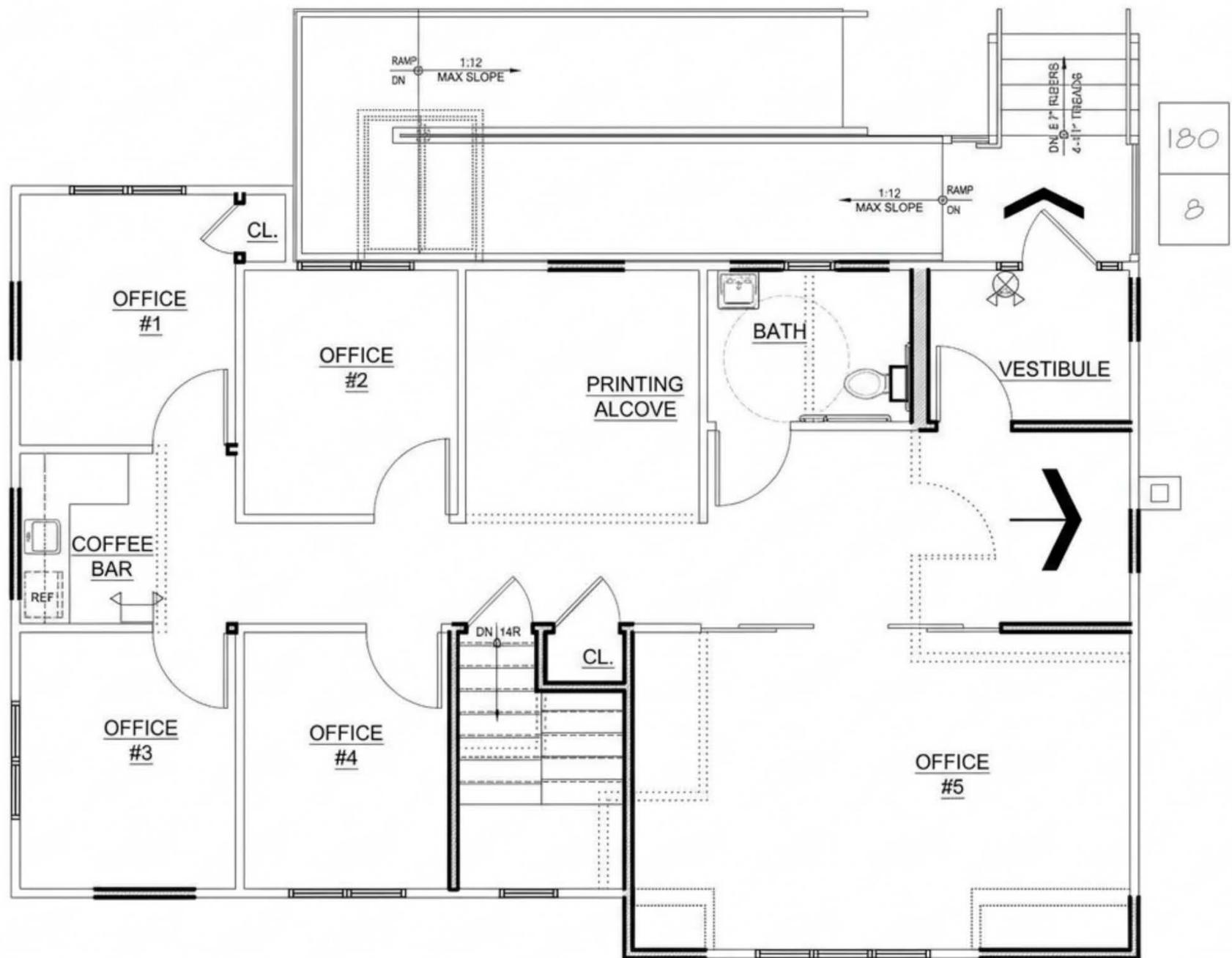
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# THE FLOOR PLAN



The building at 4571 Sunrise Highway has been thoughtfully framed and laid out for use as a professional office, originally envisioned as a real estate brokerage. The floor plan was designed to create an efficient working environment while maintaining welcoming spaces for clients and collaboration.

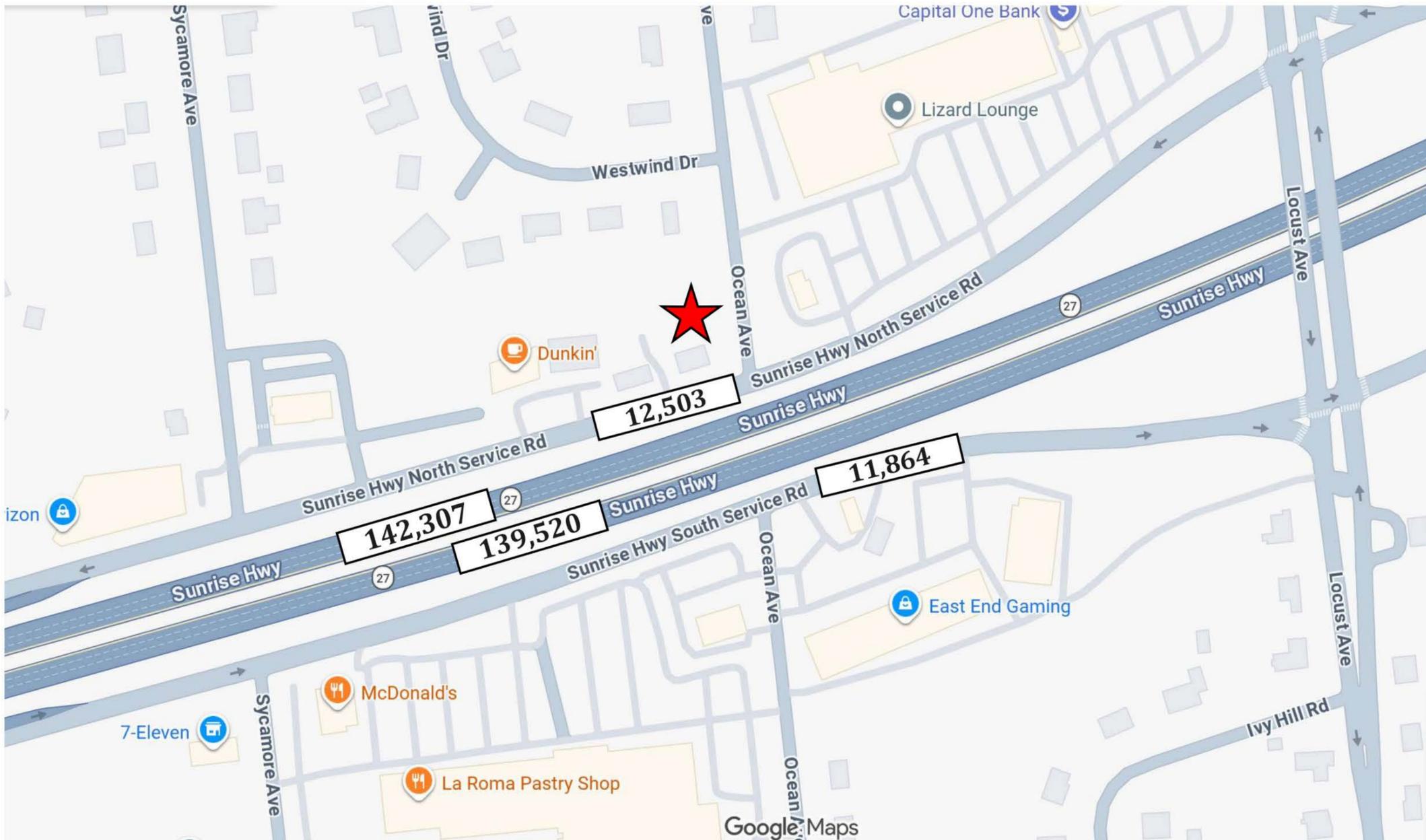
Guests enter on the northeast side of the building through a vestibule that opens into the reception area, providing a professional first impression upon arrival. Immediately to the right is an ADA compliant restroom for accessibility and convenience. Adjacent to the reception area is a large conference room with ample windows that allow for significant natural light, creating an inviting space for meetings, presentations, and client discussions.

Moving toward the west wing, the layout transitions into the operational side of the office. Before reaching the private offices, there is a dedicated printing and copy room, along with a small alcove designed as a casual seating area where clients or colleagues can comfortably sit for informal conversations.

The west wing itself features four private offices arranged along a central hallway, with two offices on the north side and two on the south side. At the end of the corridor is a kitchenette that serves as a convenient break area for staff.

From a construction standpoint, the building has already progressed through several major stages. The entire interior layout has been framed, the electrical wiring is in place, and the HVAC system along with ventilation has been installed. With these core systems already completed, the project is well advanced and positioned for the final phases of interior finishing.

# THE DAILY TRAFFIC COUNT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Sunrise Highway	Locust Ave	0.05 NE	2024	11,864	MPSI	.03
2 Frontage Road	Locust Ave	0.05 NE	2023	11,785	MPSI	.03
3 Frontage Road	Ocean Ave	0.05 W	2018	12,726	AADT	.05
4 Sunrise Highway	Ocean Ave	0.05 W	2025	11,224	MPSI	.06
5 Ocean Ave	Westwind Dr	0.00 N	2025	3,760	MPSI	.06
6 Sunrise Highway	Julbet Dr	0.04 E	2025	109,190	MPSI	.07
7 Sunrise Hwy	Ocean Ave	0.05 W	2024	12,503	MPSI	.07
8 Sunrise Hwy	Sycamore Ave	0.05 W	2022	142,307	MPSI	.11
9 Sunrise Hwy	Sycamore Ave	0.05 W	2024	139,520	MPSI	.11
10 Sunrise Hwy	Sycamore Ave	0.05 W	2025	138,655	MPSI	.11

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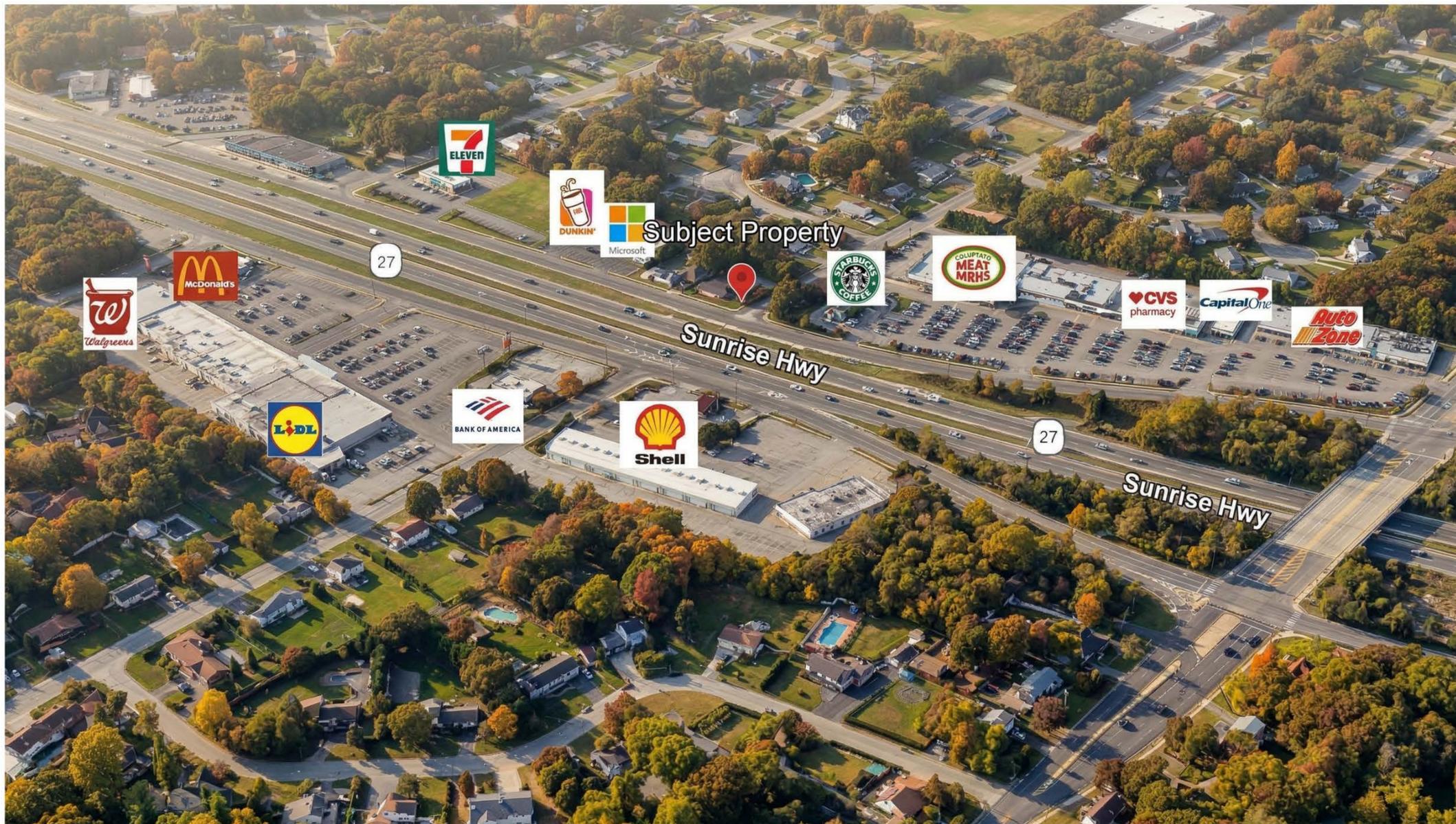
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# THE DEMOGRAPHICS



4571 Sunrise Hwy North Service Rd, Bohemia, NY 11716

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Households by HH Income</b>	<b>2,955</b>	<b>18,479</b>	<b>55,516</b>
<\$25,000	285 9.64%	1,805 9.77%	4,871 8.77%
\$25,000 - \$50,000	316 10.69%	1,582 8.56%	5,113 9.21%
\$50,000 - \$75,000	411 13.91%	2,005 10.85%	6,232 11.23%
\$75,000 - \$100,000	433 14.65%	2,277 12.32%	7,354 13.25%
\$100,000 - \$125,000	245 8.29%	1,655 8.96%	5,633 10.15%
\$125,000 - \$150,000	329 11.13%	1,947 10.54%	6,177 11.13%
\$150,000 - \$200,000	364 12.32%	2,726 14.75%	8,186 14.75%
\$200,000+	572 19.36%	4,482 24.25%	11,950 21.53%
<b>2024 Avg Household Income</b>	<b>\$132,857</b>	<b>\$147,626</b>	<b>\$142,589</b>

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