

RESTAURANT/RETAIL SPACE

# LYNBROOK, NY

PHILIPS PLAZA  
617-693 SUNRISE HIGHWAY



SIZE

3,448 SF

DIVISIBLE

Space A: ±2,272 SF  
Space B: ±1,176 SF

ASKING RENT

Upon Request

CO-TENANTS

Northwell Go Health Urgent Care, AT&T, Verizon Wireless, Huntington Learning Center, Webster Bank, Four Leaf Credit Union, Sterling Optical, Jersey Mike's, Coin Galleries of Oyster Bay, European Wax Center, The Little Gym

COMMENTS

- Former restaurant space with existing infrastructure in place
- Abundant parking
- Premier shopping center in market
- Dense area with strong daytime population
- Located directly across LIRR station
- Great demographics

## CONTACT EXCLUSIVE AGENTS

GREG BATISTA

gbatista@ripcony.com  
516.342.8277

MICHELLE ABRAMOV

mabramov@ripcony.com  
718.663.2652

BRIAN KRAKOWER

bkrakower@ripcony.com  
718.663.2656

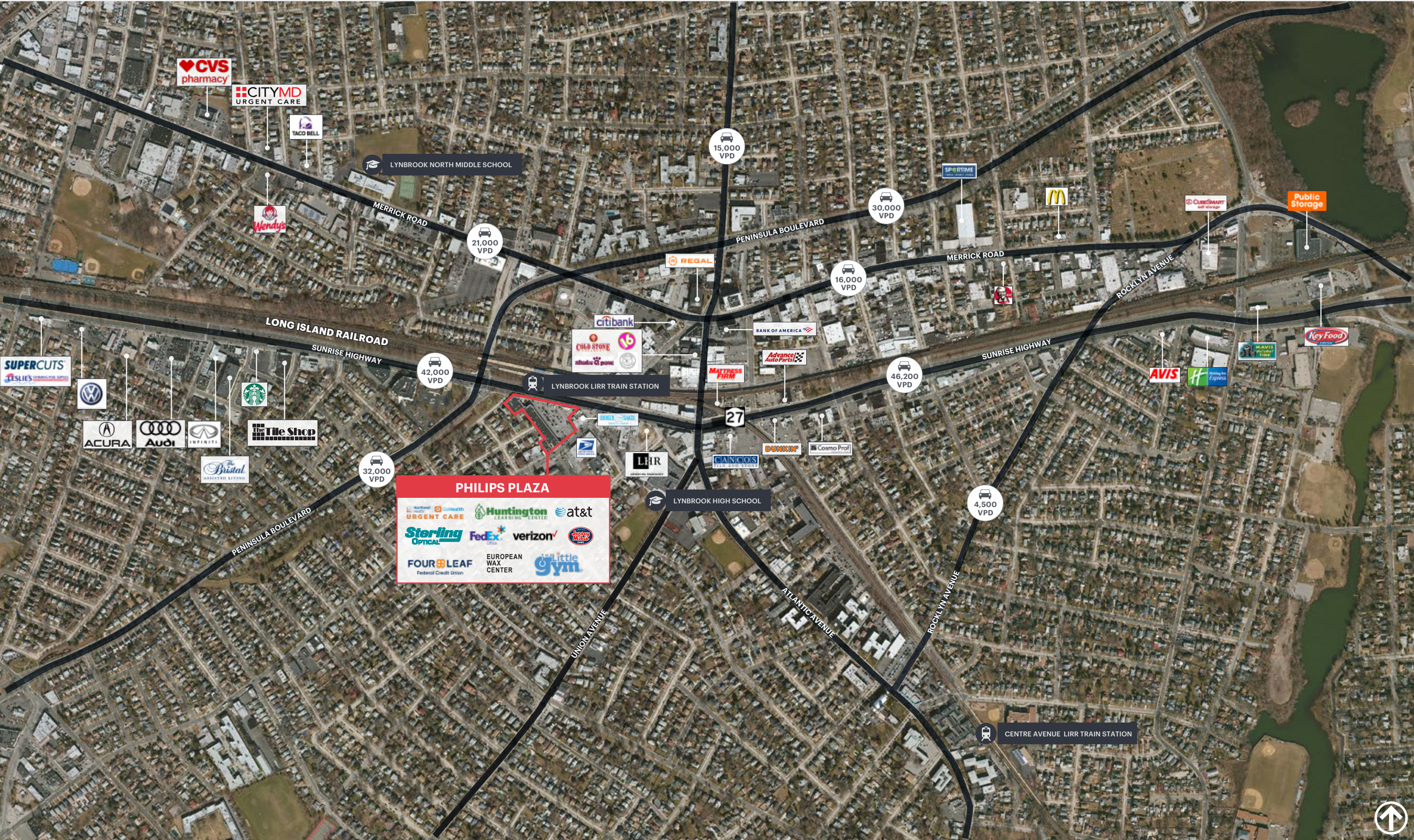
**RIPCO**  
REAL ESTATE

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.

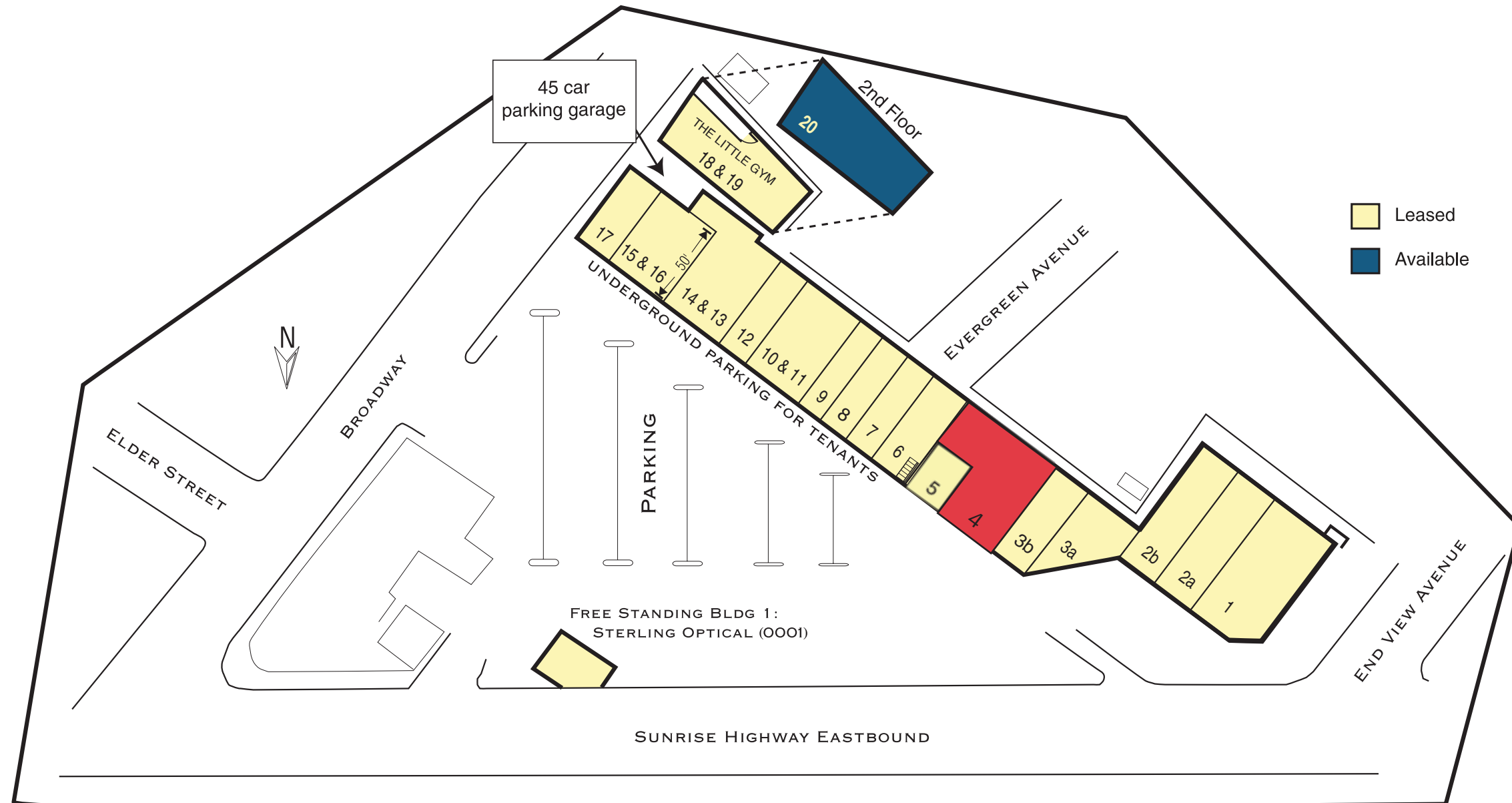
MARKET AERIAL



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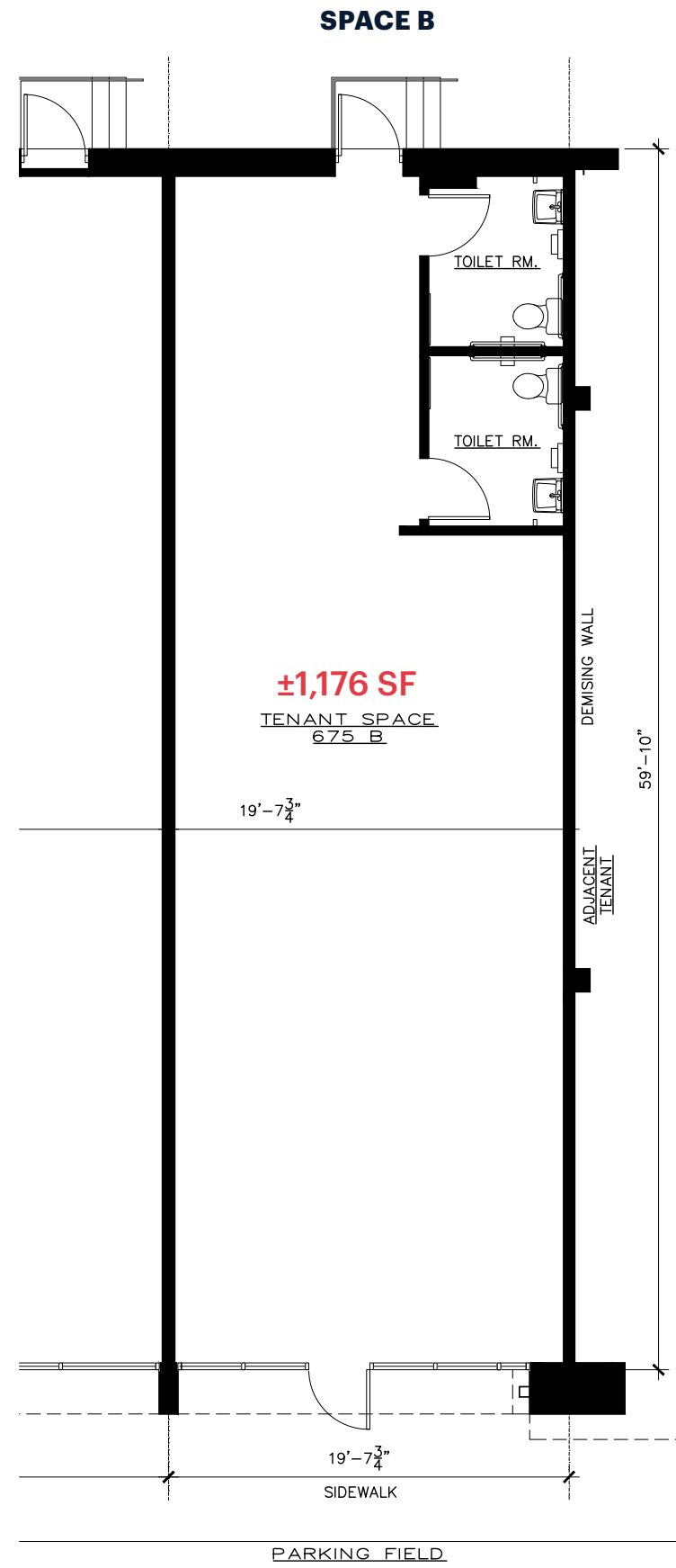
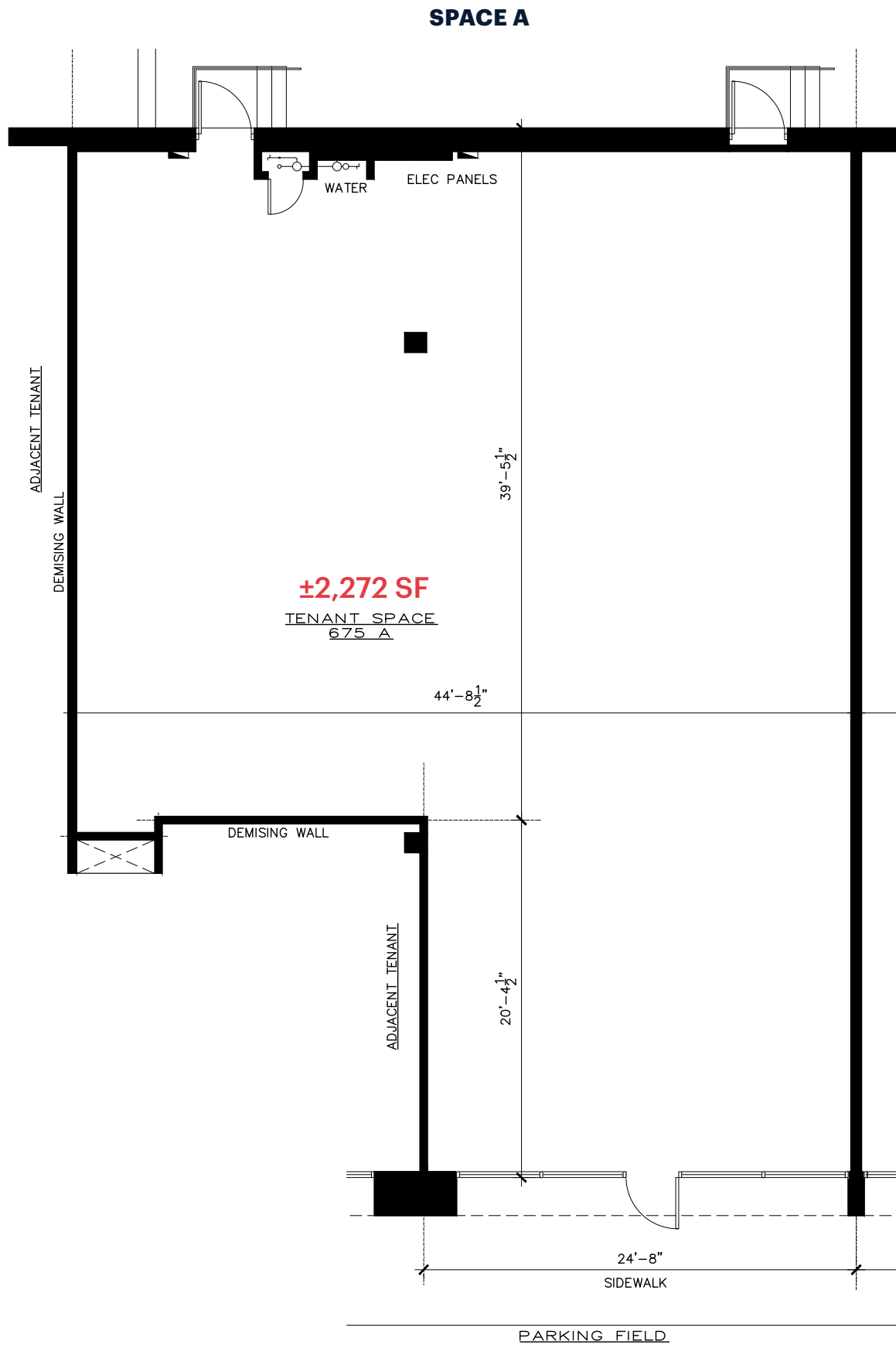


## SITE PLAN

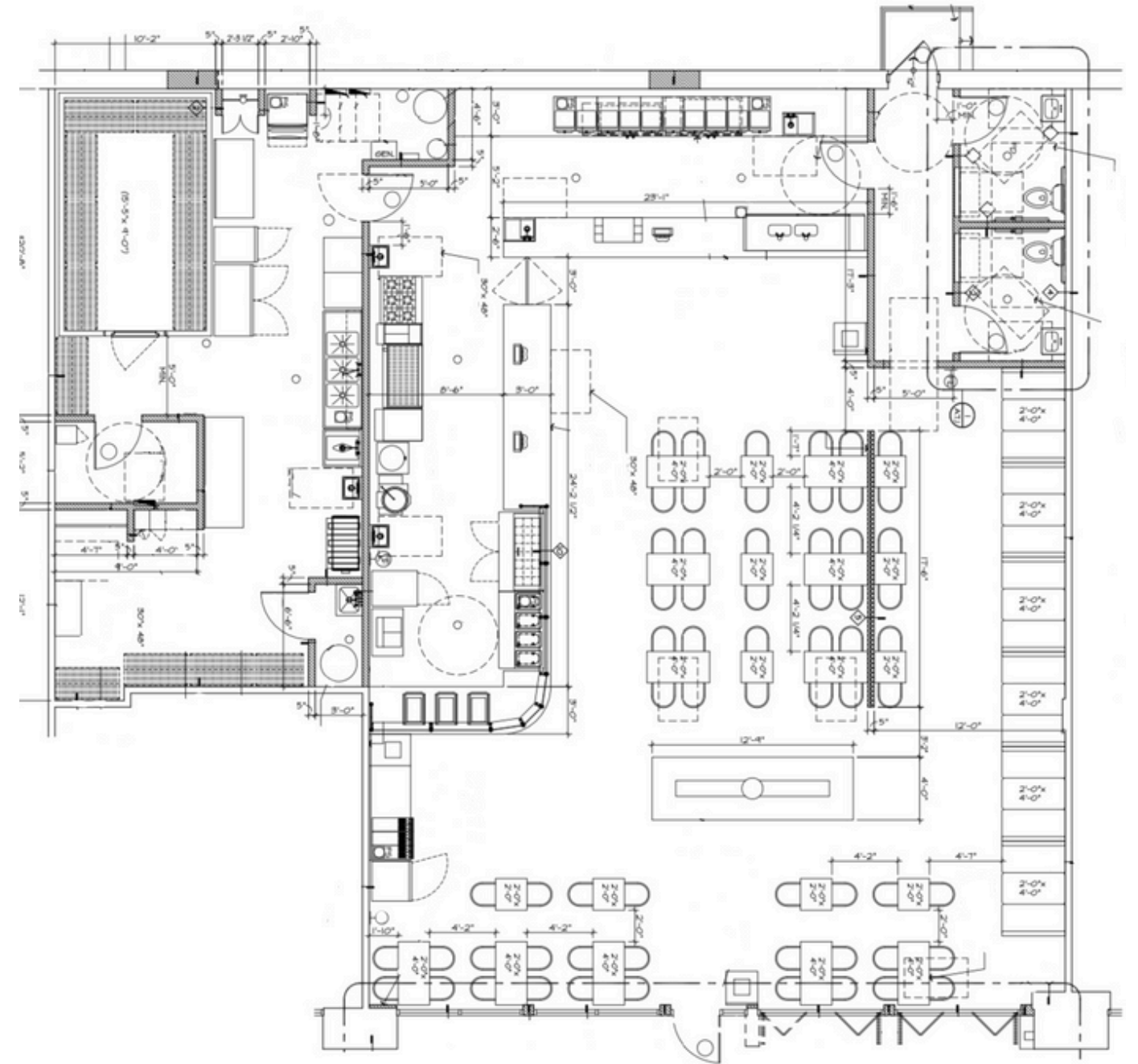
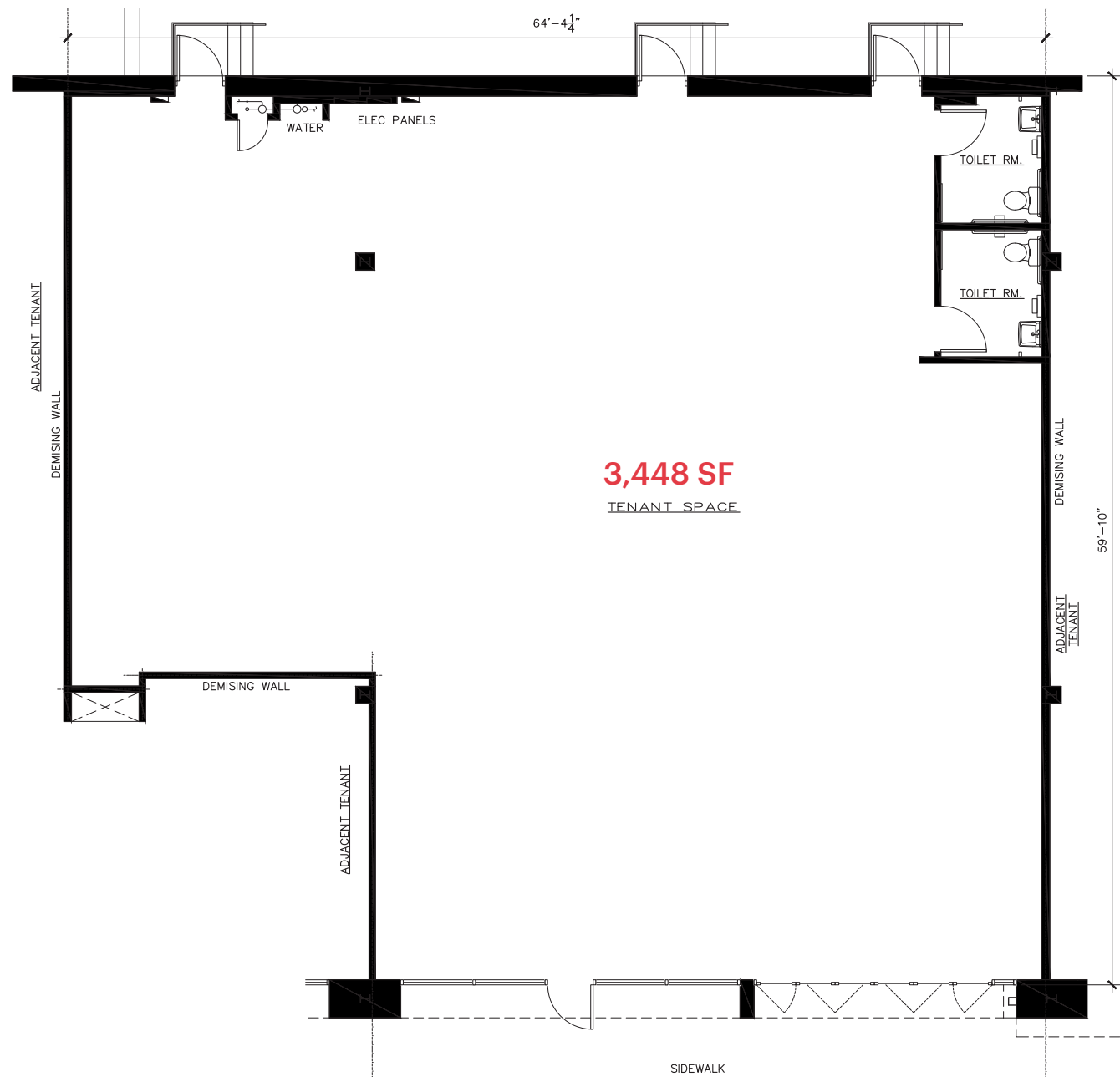


- |                                      |  |
|--------------------------------------|--|
| 1. Lumix Hibachi Restaurant          | 12. Oyster Bay Coin                            |
| 2a. Fedex Office                     | 13. } Sterling Bank                            |
| 2b. Northwell - GoHealth Urgent Care | 14. }  |
| 3a. AT&T                             | 15. } Bethpage Federal Credit Union            |
| 3b. Verizon Wireless                 | 16. }  |
| <b>4. Available 3,448 SF</b>         | 17. European Wax Center                        |
| 5. Locksmith                         | <b>Free-Standing Building 1:</b>               |
| 6. Ground Central Coffee             | Sterling Optical                               |
| 7. TCBY Frozen Yogurt                | <b>Standing Building 2:</b>                    |
| 8. Nail Salon                        | 18. } The Little Gym                           |
| 9. Jersey Mike's Subs                | 19. }  |
| 10. } Huntington Learning Center     | 20. <b>Available : +/-3,975 sf (2nd Floor)</b> |
| 11. }                                |  |

FLOOR PLANS



## FLOOR PLANS - ENTIRE SPACE



AREA DEMOGRAPHICS



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1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
30,634	11,208 - 50.0%
HOUSEHOLDS	TOTAL BUSINESSES
11,015	1,533
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$177,656	11,917
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$133,950	26,558

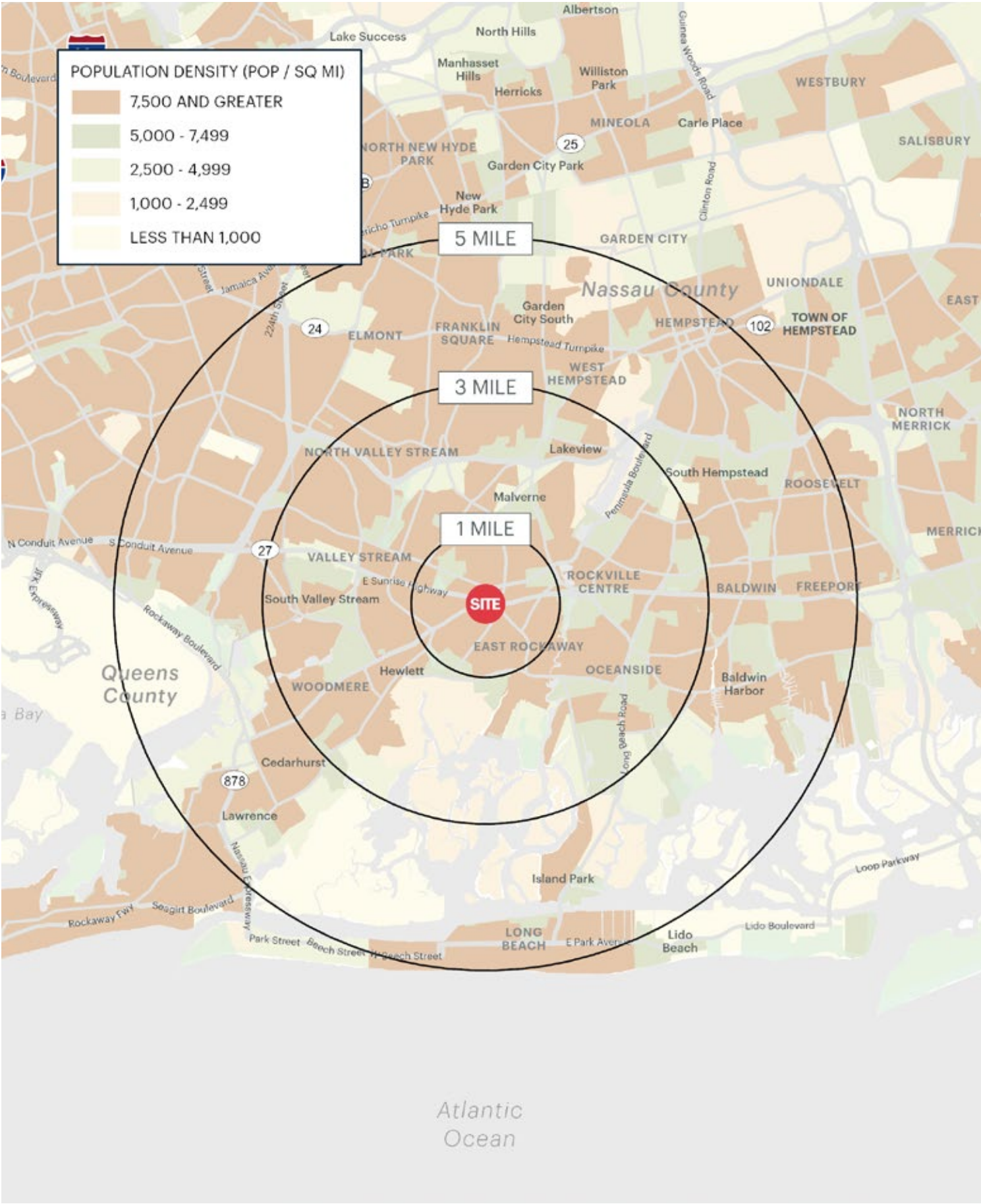
3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
220,425	78,181 - 49.0%
HOUSEHOLDS	TOTAL BUSINESSES
72,694	8,269
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$181,136	70,239
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$135,464	178,026

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
627,889	185,476 - 42.0%
HOUSEHOLDS	TOTAL BUSINESSES
198,873	20,401
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$164,574	198,083
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$122,520	208,251

AREA DEMOGRAPHICS



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