



**RETAIL/MEDICAL/FITNESS/
2nd GENERATION RESTAURANT SPACE**

BELLMORE, NY

BELLMORE SHOPPES

2760 & 2784 SUNRISE HIGHWAY

SIZE

2784 - ±13,899 SF (Former Rite Aid)
2760 - ±1,500 SF (Former Restaurant)

ASKING RENT

Upon Request

CO-TENANTS

King Kullen, Jersey Mike's, Island Federal Credit Union, Piccolo, Vision People, Tutoring Club of Bellmore

NEIGHBORS

Arby's, 7-Eleven, New York Community Bank, CVS, Advanced Dermatology, Applebee's, P.C. Richard & Son, Auto Zone

COMMENTS

Former Rite Aid Space Available

Second Generation Restaurant Available

Located on Sunrise Highway with traffic light access at Bellmore Avenue

Prime center with a strong mix of both local and national Tenants

Over 56,000 vehicles pass this site daily on Sunrise Highway

Across from the Bellmore Long Island Rail Road Train Station

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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.

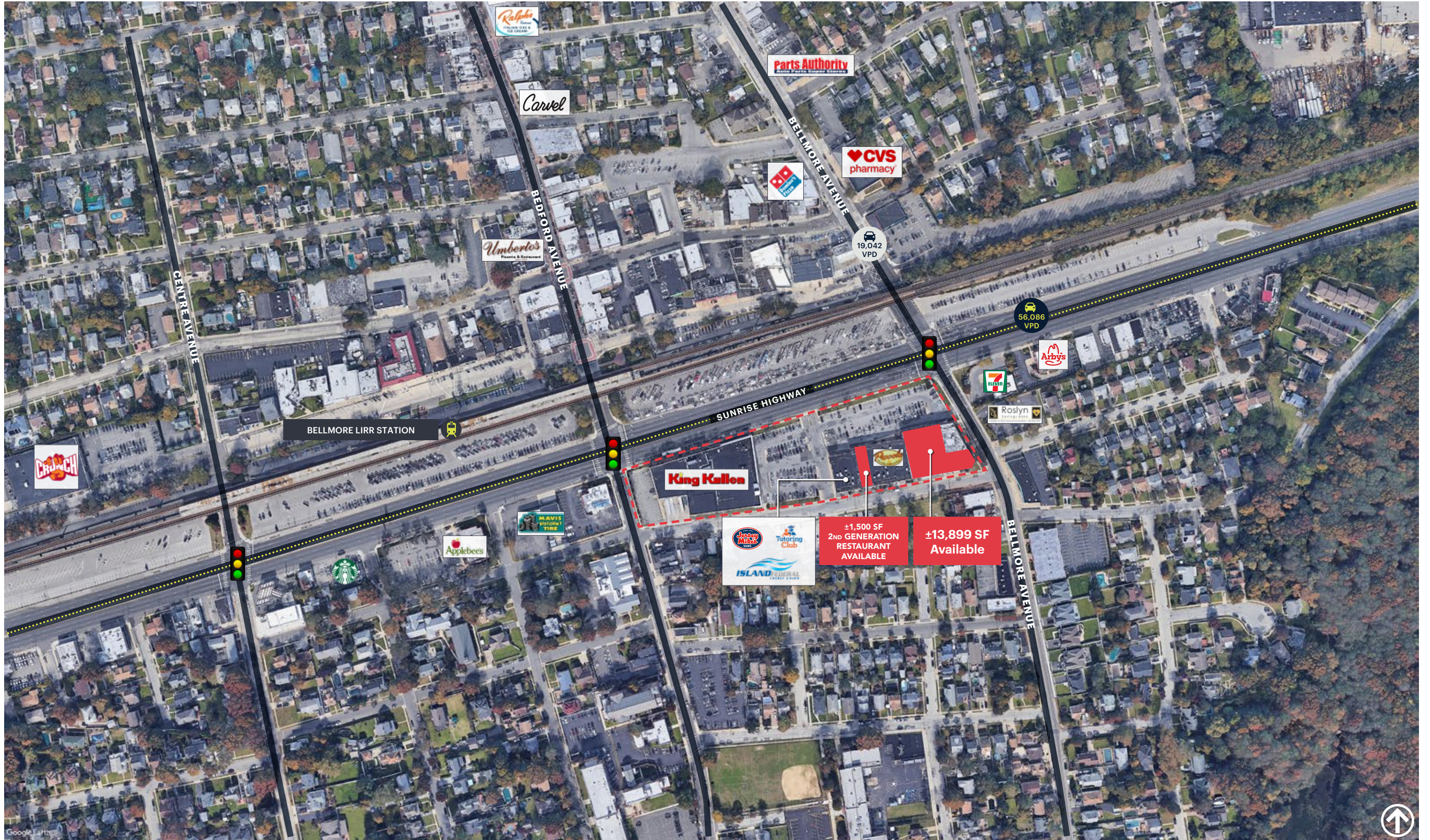
EXTERIOR PHOTO



MARKET AERIAL



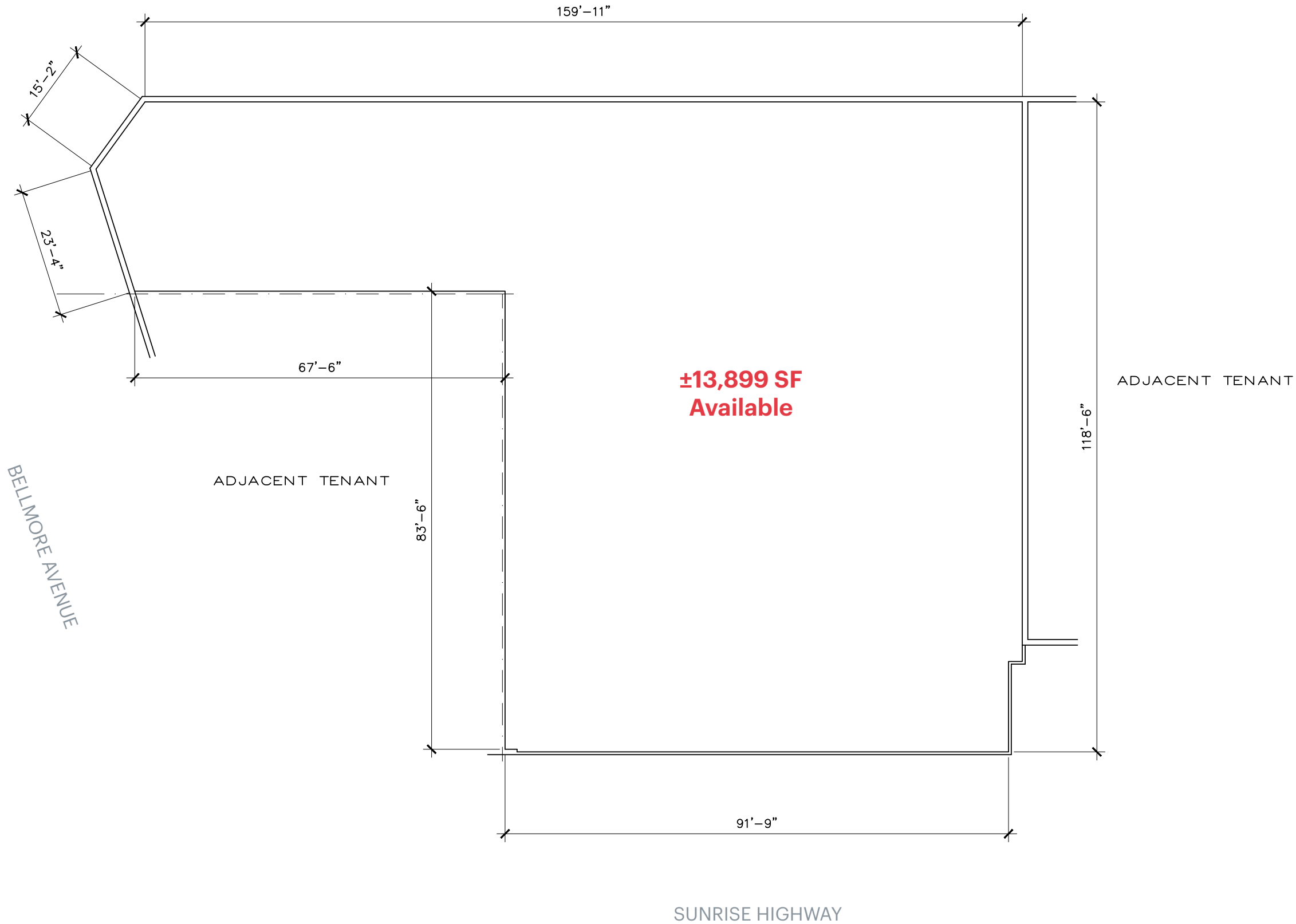
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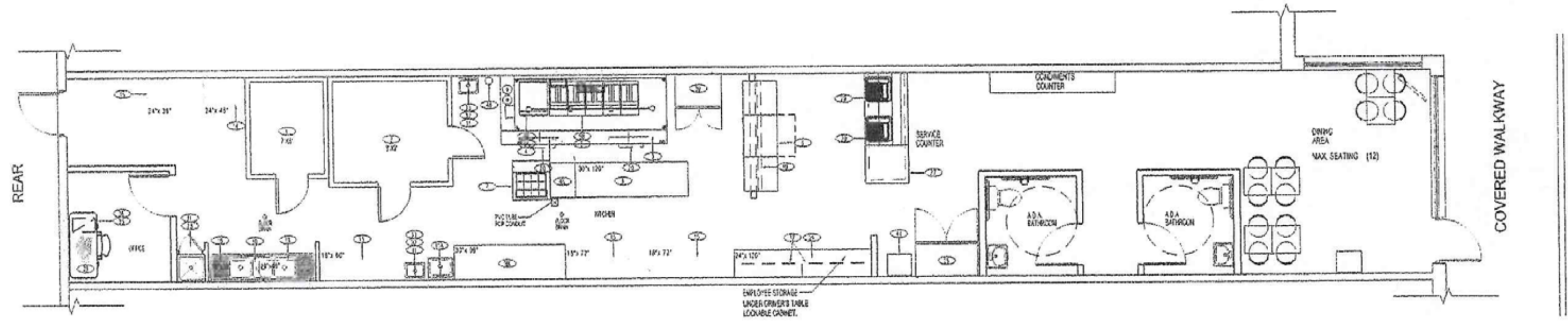
FORMER RITE AID - FLOOR PLAN



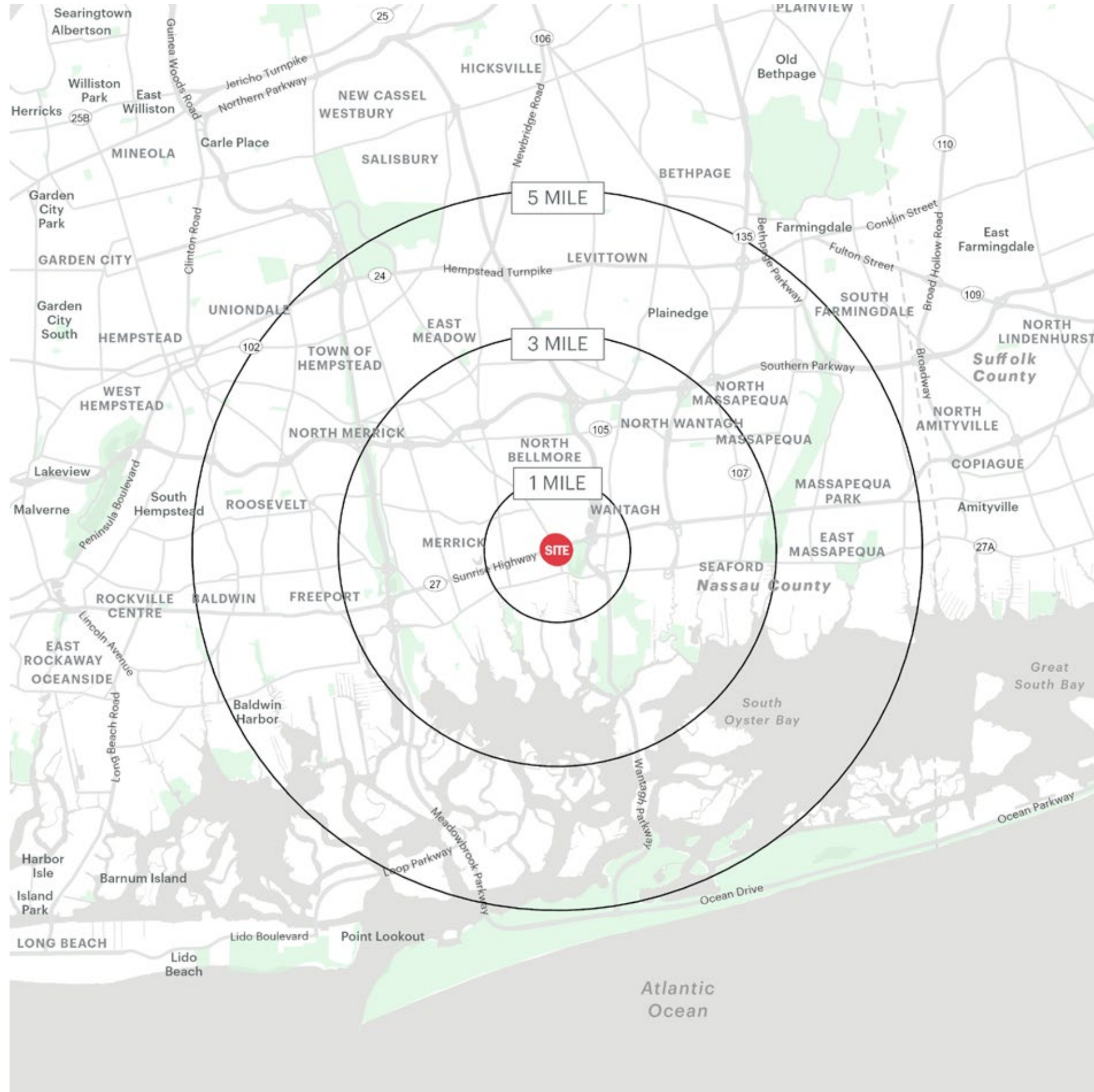
FORMER RITE AID - INTERIOR PHOTOS



FORMER RESTAURANT - FLOOR PLAN



AREA DEMOGRAPHICS



2760 & 2784 SUNRISE HIGHWAY BELLMORE, NEW YORK

1 MILE RADIUS

POPULATION
20,346
HOUSEHOLDS
7,070
AVERAGE HOUSEHOLD INCOME
\$185,580
MEDIAN HOUSEHOLD INCOME
\$153,151

COLLEGE GRADUATES (BACHELOR'S +)
7,553 - 52.0%
TOTAL BUSINESSES
1,266
TOTAL EMPLOYEES
8,152
DAYTIME POPULATION (W/ 16 YR +)
17,452

3 MILE RADIUS

POPULATION
148,661
HOUSEHOLDS
49,227
AVERAGE HOUSEHOLD INCOME
\$188,163
MEDIAN HOUSEHOLD INCOME
\$151,367

COLLEGE GRADUATES (BACHELOR'S +)
54,681 - 52.0%
TOTAL BUSINESSES
4,880
TOTAL EMPLOYEES
472,714
DAYTIME POPULATION (W/ 16 YR +)
113,753

5 MILE RADIUS

POPULATION
406,229
HOUSEHOLDS
128,553
AVERAGE HOUSEHOLD INCOME
\$168,249
MEDIAN HOUSEHOLD INCOME
\$130,200

COLLEGE GRADUATES (BACHELOR'S +)
127,871 - 44.0%
TOTAL BUSINESSES
11,968
TOTAL EMPLOYEES
107,693
DAYTIME POPULATION (W/ 16 YR +)
304,266

AREA DEMOGRAPHICS

