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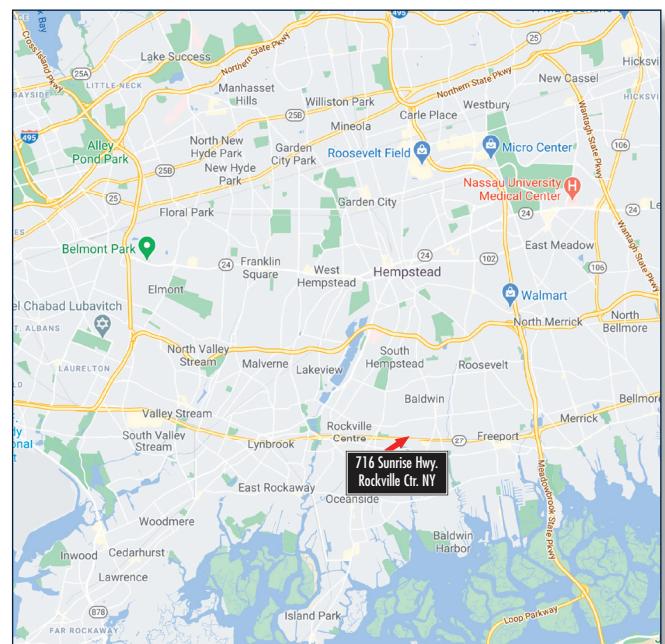
## 716 SUNRISE HIGHWAY | ROCKVILLE CENTRE, NY

### PRIME RETAIL SPACE | NEW TO MARKET



#### PROPERTY OVERVIEW

- Total lot size: 1.71 acres
- Located on the south side of Sunrise Highway, in the heart of the city of Rockville Centre
- Previously occupied by a 7,285 sf TGI Friday's
- 146 Parking Spaces on property
- One half mile from Rockville Centre LIRR train station
- Neighboring retailers: Panera, McDonald's, Red Crab, UPS Store, Best Buy, Applebee's,



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
■ Population	25,915	210,327	498,643
■ Average HH Income	\$163,681	\$144,528	\$149,495
■ Total HH	9,226	69,725	162,794
■ Median Age	41.1	40.3	40.1

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### Sunrise Highway



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All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.

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