



Mixed Use Property For Sale

309 & 315 Sunrise Highway Lindenhurst, NY 11757



Offering Summary

Sale Price:	Price Upon Request
Building Sizes:	+/- 4,500 SF
Lot Sizes:	2.05 Acres
Taxes:	+/- \$50,000
Zoning:	Bus/Resi
Sanitary:	Sewer & Septic
Oil/Gas:	Both

Property Overview

Introducing a prime investment opportunity at 309 & 315 Sunrise Highway, Lindenhurst, NY, 11757. These properties have four structures totaling +/- 4,500 SF, zoned Business and Residential, offers unparalleled potential for retail or street retail investors. Situated in the vibrant Lindenhurst area, this property presents a lucrative venture in a highly sought-after location. With its ideal size and versatile zoning, this property is ready to accommodate a range of retail businesses, enabling investors to capitalize on the flourishing market demand. Don't miss this chance to secure a strategic investment in one of Long Island's most promising retail hubs.

Property Highlights

- +/- 4,500 SF building (Combined)
- Zoned E (Bus) and B (Res)
- Prime Lindenhurst location
- Versatile retail potential
- High visibility
- Ideal for street retail
- Mixed-use redevelopment possibility

For More Information:

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Aerial View | 309 & 315 Sunrise Hwy

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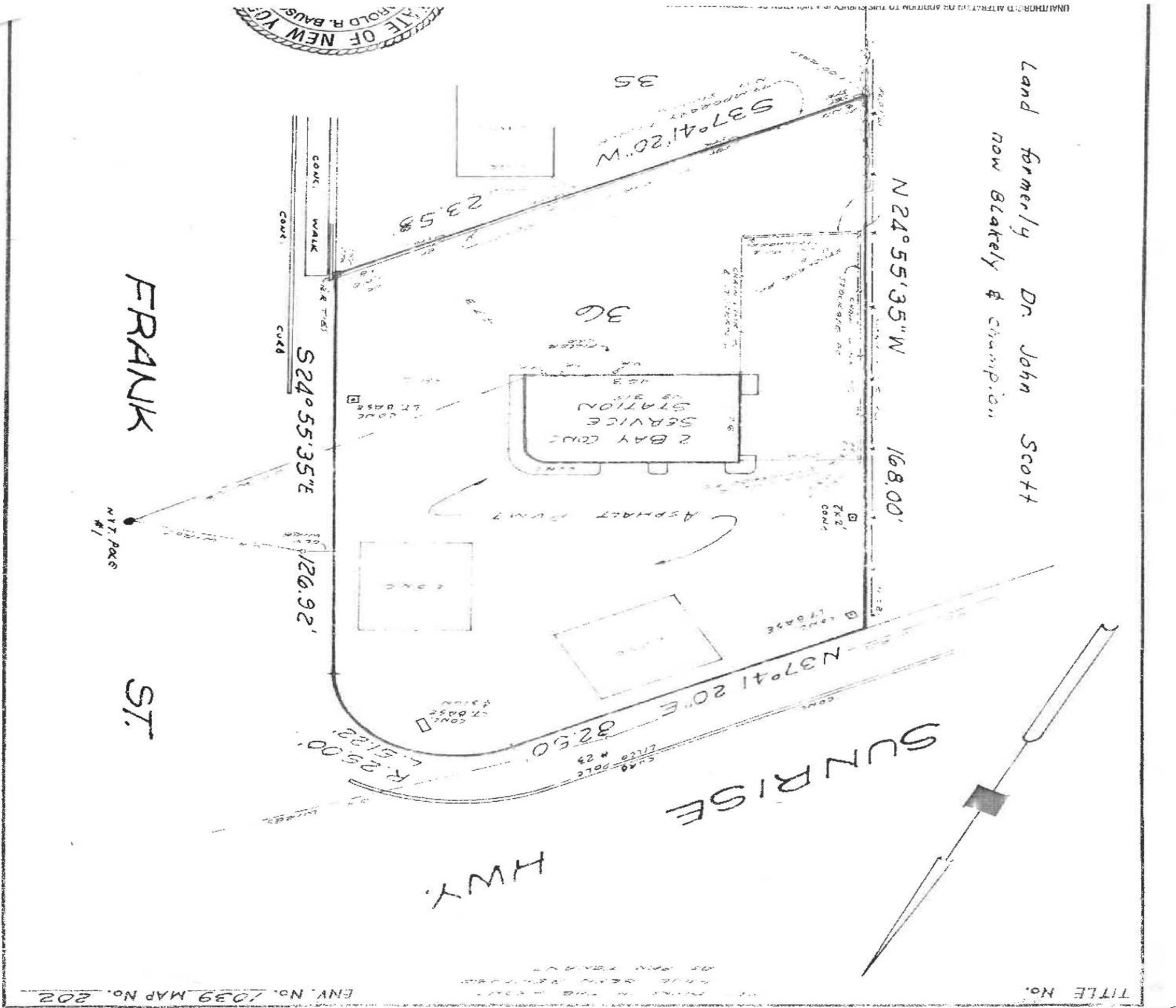
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Site Plan | 315 Sunrise Hwy., Lindenhurst

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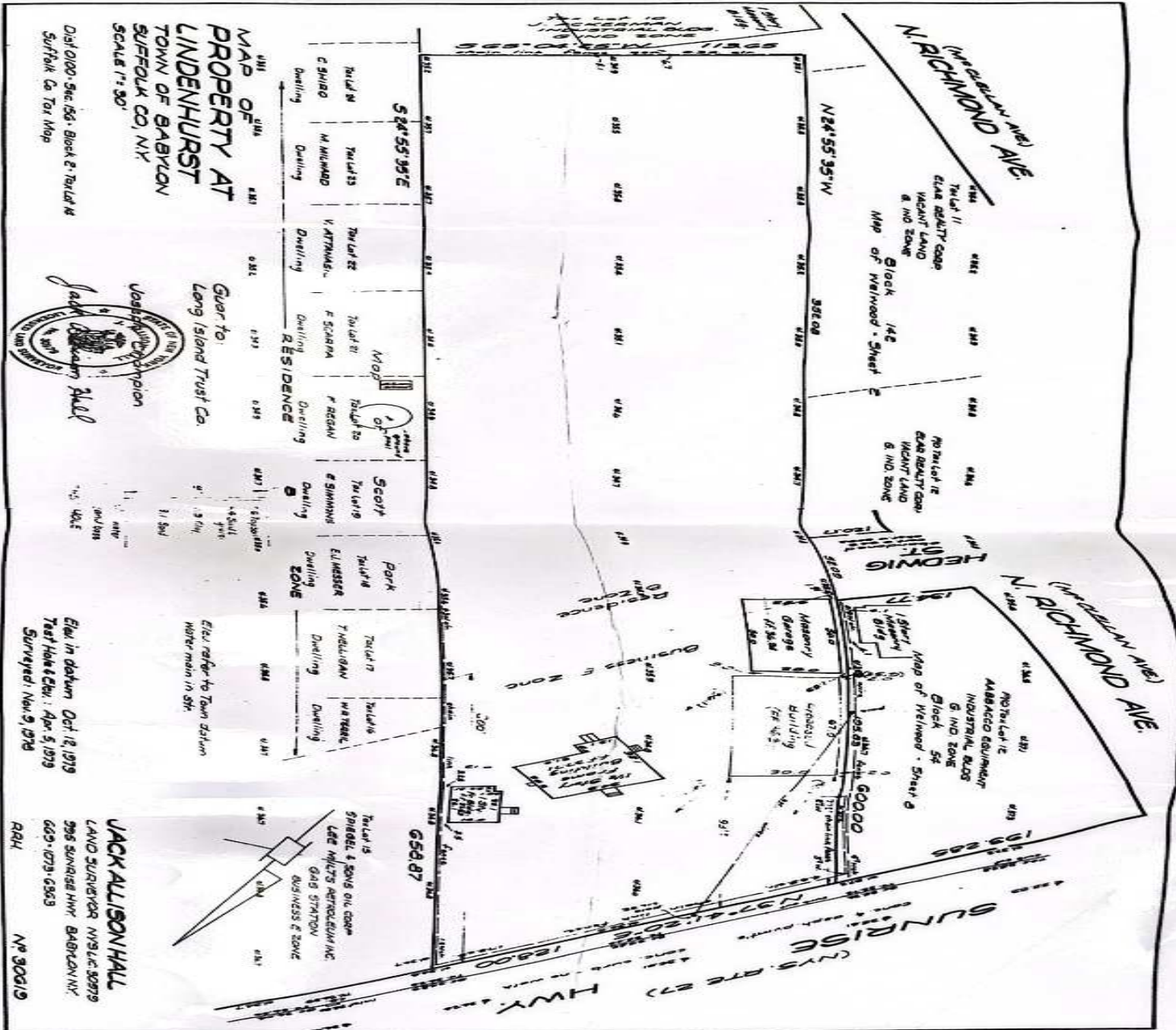
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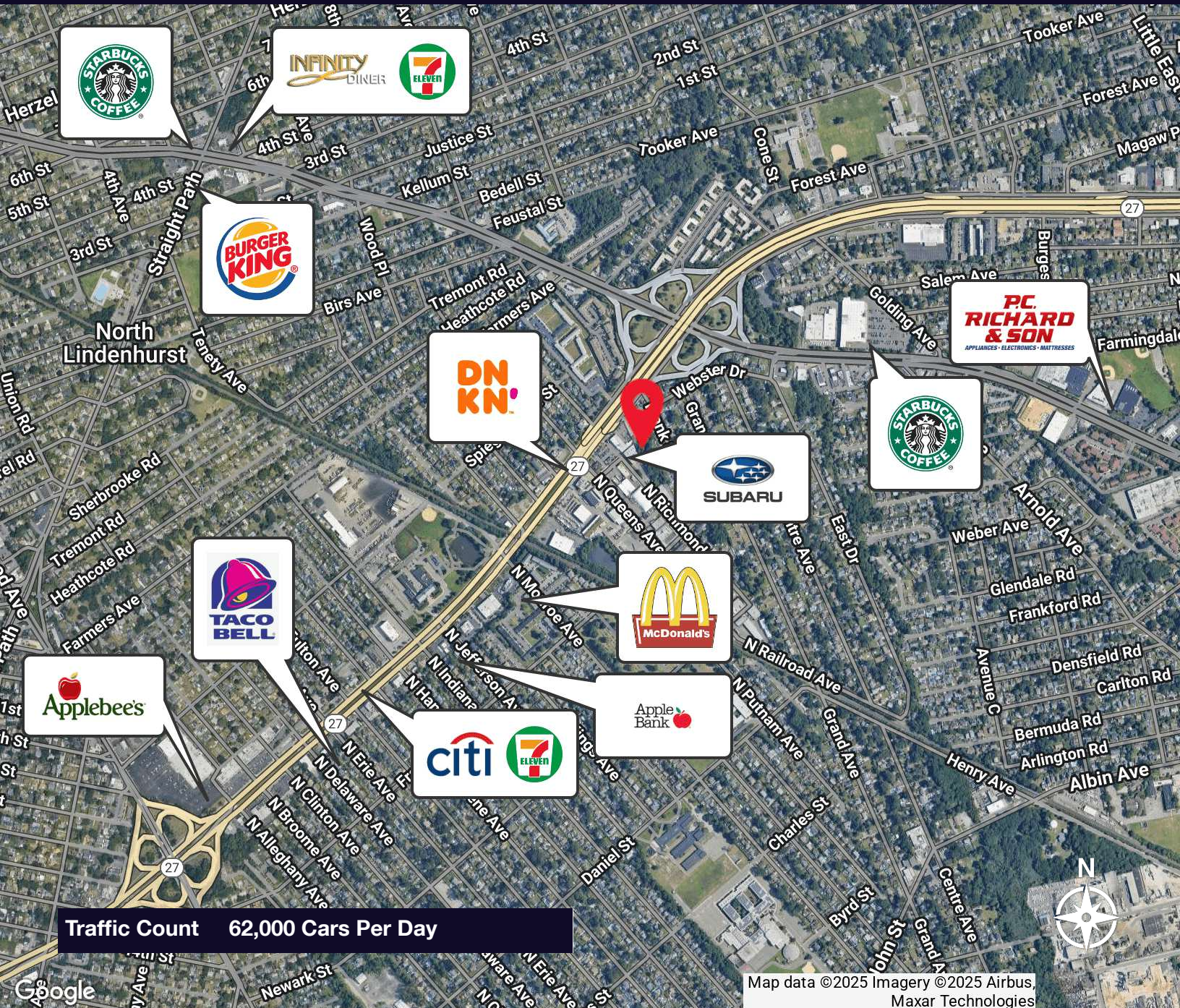
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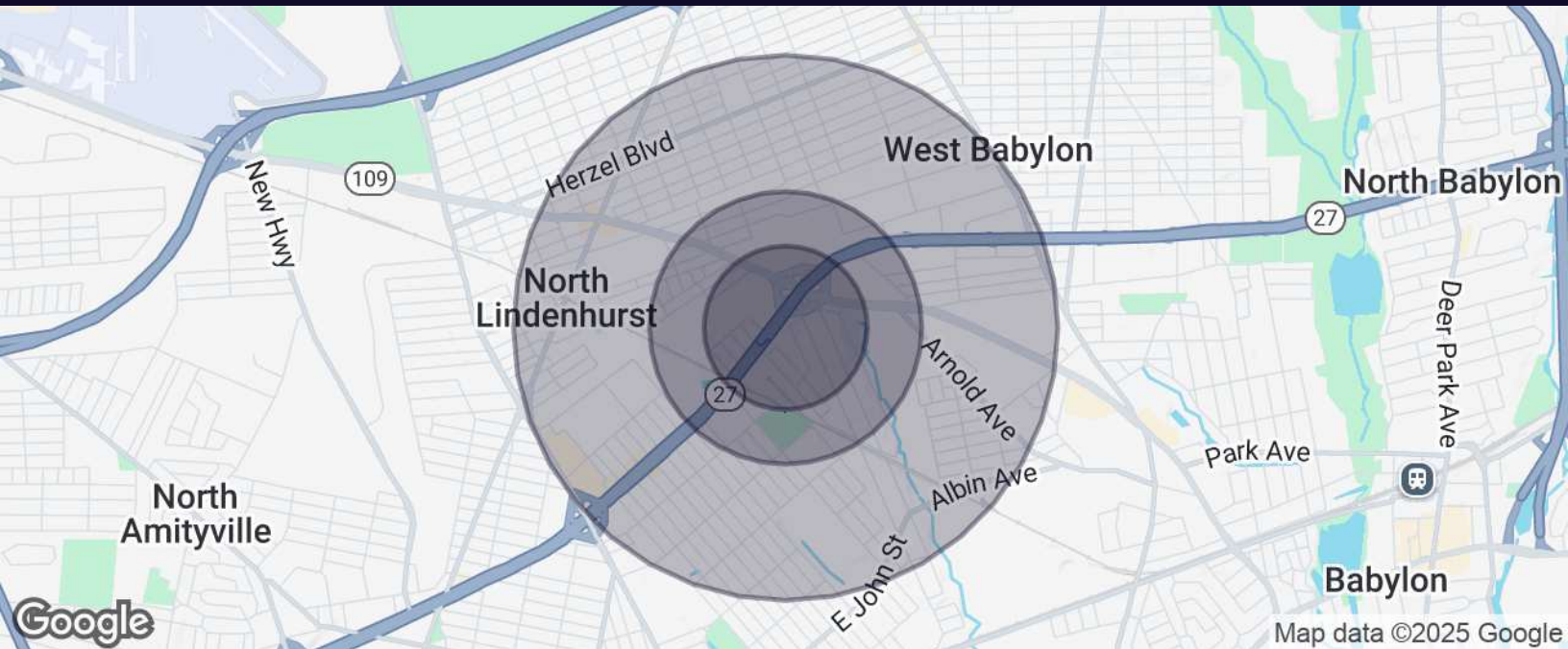
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,816	4,921	21,618
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	44	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	628	1,739	7,377
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$152,612	\$152,648	\$149,727
Average House Value	\$532,340	\$523,118	\$540,661

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