

Corner Retail/Medical Space Available Lynbrook

235 SUNRISE HIGHWAY – LYNBROOK, NY 11563

RENDERING OF PROPOSED



SIGNALIZED INTERSECTION - SUNRISE HWY AADT: 38,000 VEHICLES PER DAY

SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Contact Exclusive Brokers for More Information

Edward Gottlieb, CRX, CLS

Lic. Associate RE Broker

ed@schuckmanrealty.com

516-857-2001

Kenneth Schuckman

Lic. RE Broker

ken@schuckmanrealty.com

516-496-8888

Corner Retail/Medical Space Available

Lynbrook

235 SUNRISE HIGHWAY – LYNBROOK, NY 11563

ADDRESS: 235 SUNRISE HIGHWAY
CITY, STATE: LYNBROOK, NY 11563
LOT SIZE: 9,450 SF
RENT: UPON REQUEST
POSSESSION: ARRANGED



PROPERTY HIGHLIGHTS:

- LOCATED ON A SIGNALIZED CORNER
- STREET-TO-STREET ACCESS
- POTENTIAL TO BUILD 4,000 SF WITH 17 PARKING SPACES
- BUSY SUNRISE HIGHWAY WITH OVER 38,000 VEHICLES PER DAY PASSING THIS LOCATION

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	22,730	187,203	515,603
HOUSEHOLDS	7,124	57,377	158,380
AVG. HOUSEHOLD INCOME	\$145,725	\$178,986	\$160,042

AREA RETAIL

BANK OF AMERICA



Bethpage
Federal Credit Union



REGAL



KS
KARAKO SUITS



KFC



MATTRESS FIRM



Advance Auto Parts



COLD STONE CREAMERY

Enterprise
rent-a-car



SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

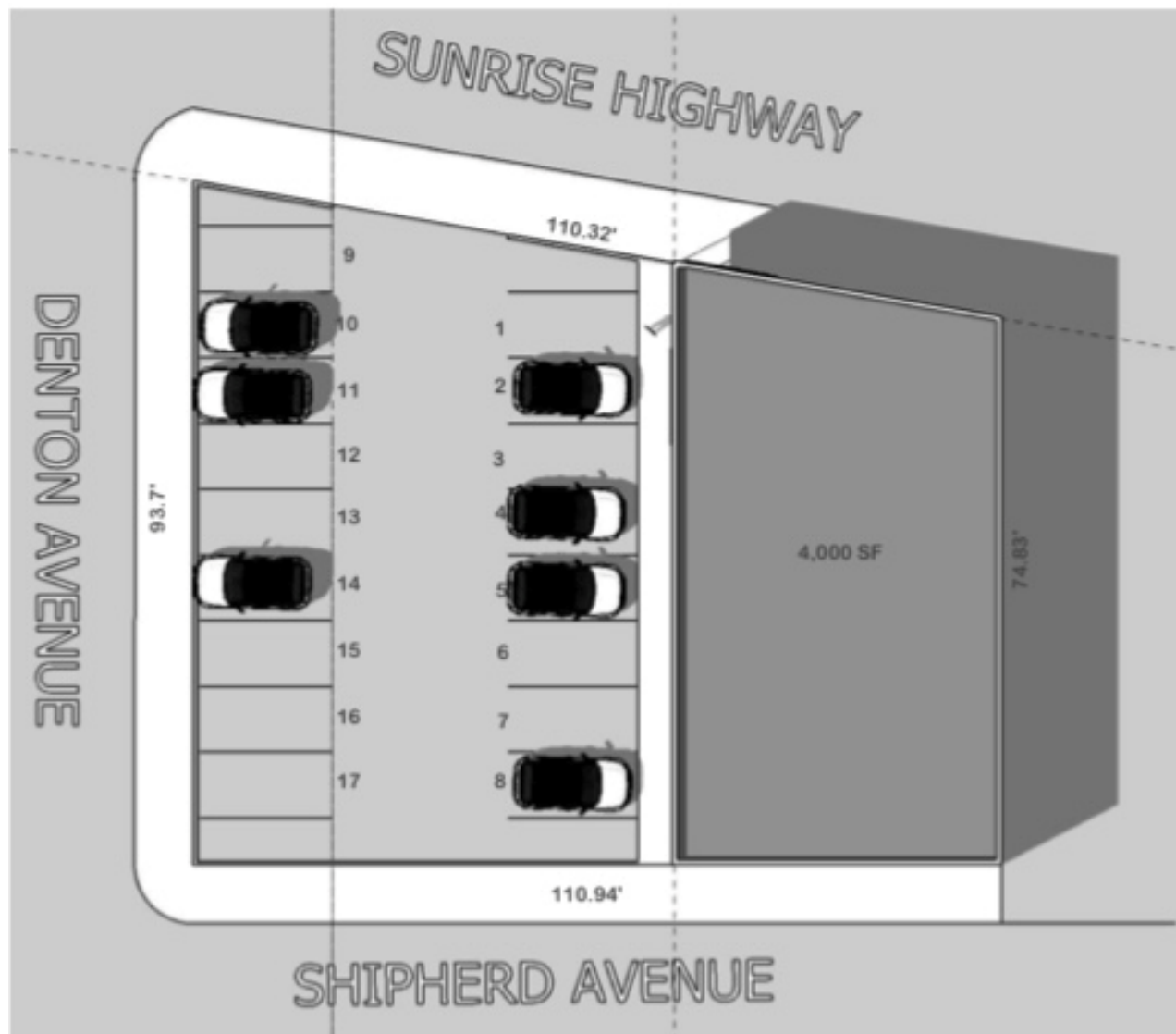
This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Corner Retail/Medical Space Available

Lynbrook

235 SUNRISE HIGHWAY – LYNBROOK, NY 11563

SITE PLAN - PROPOSED



Corner Retail/Medical Space Available Lynbrook

235 SUNRISE HIGHWAY – LYNBROOK, NY 11563

RENDERING OF PROPOSED NO DRIVE-THRU OPTION



SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

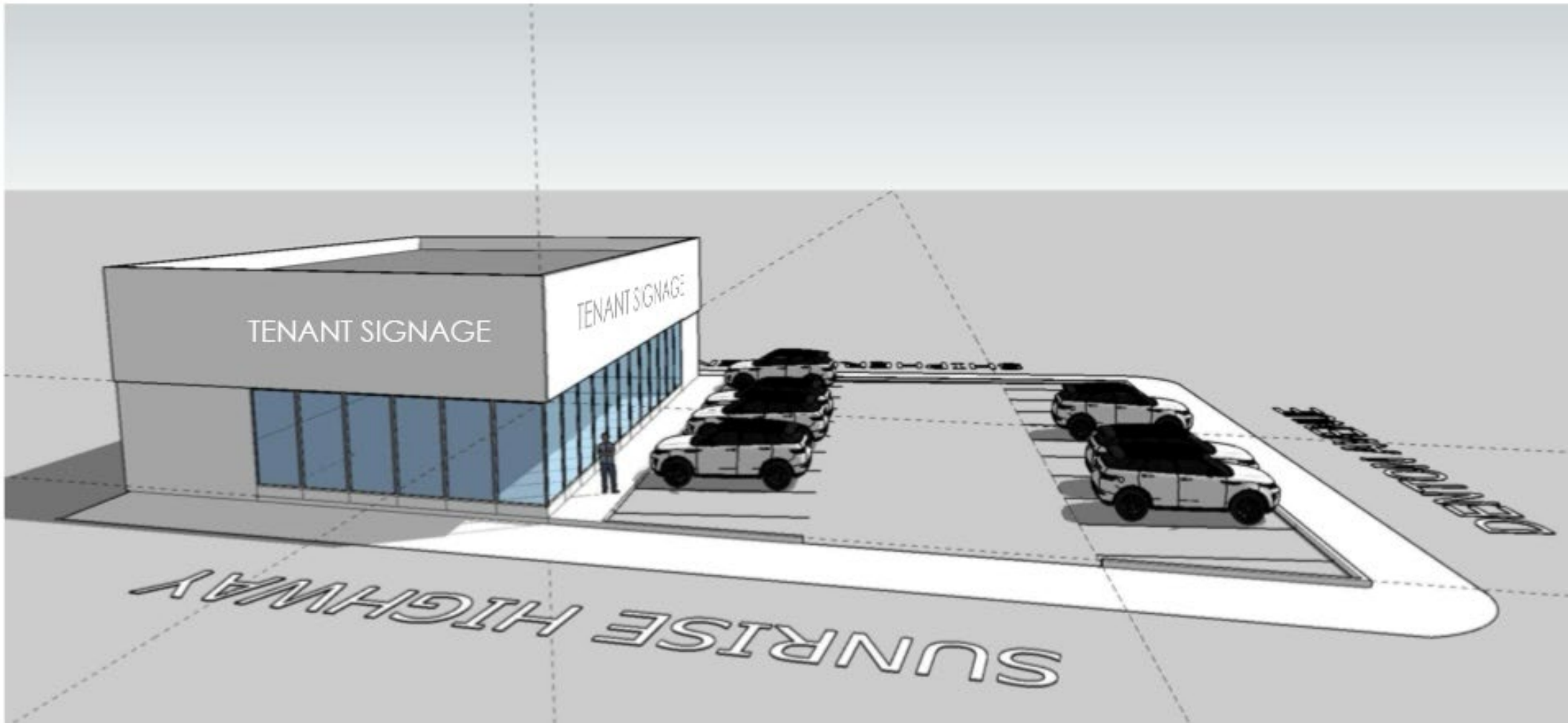
This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Corner Retail/Medical Space Available

Lynbrook

235 SUNRISE HIGHWAY – LYNBROOK, NY 11563

RENDERING OF PROPOSED



SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Corner Retail/Medical Space Available

Lynbrook

235 SUNRISE HIGHWAY – LYNBROOK, NY 11563

RETAIL MAP



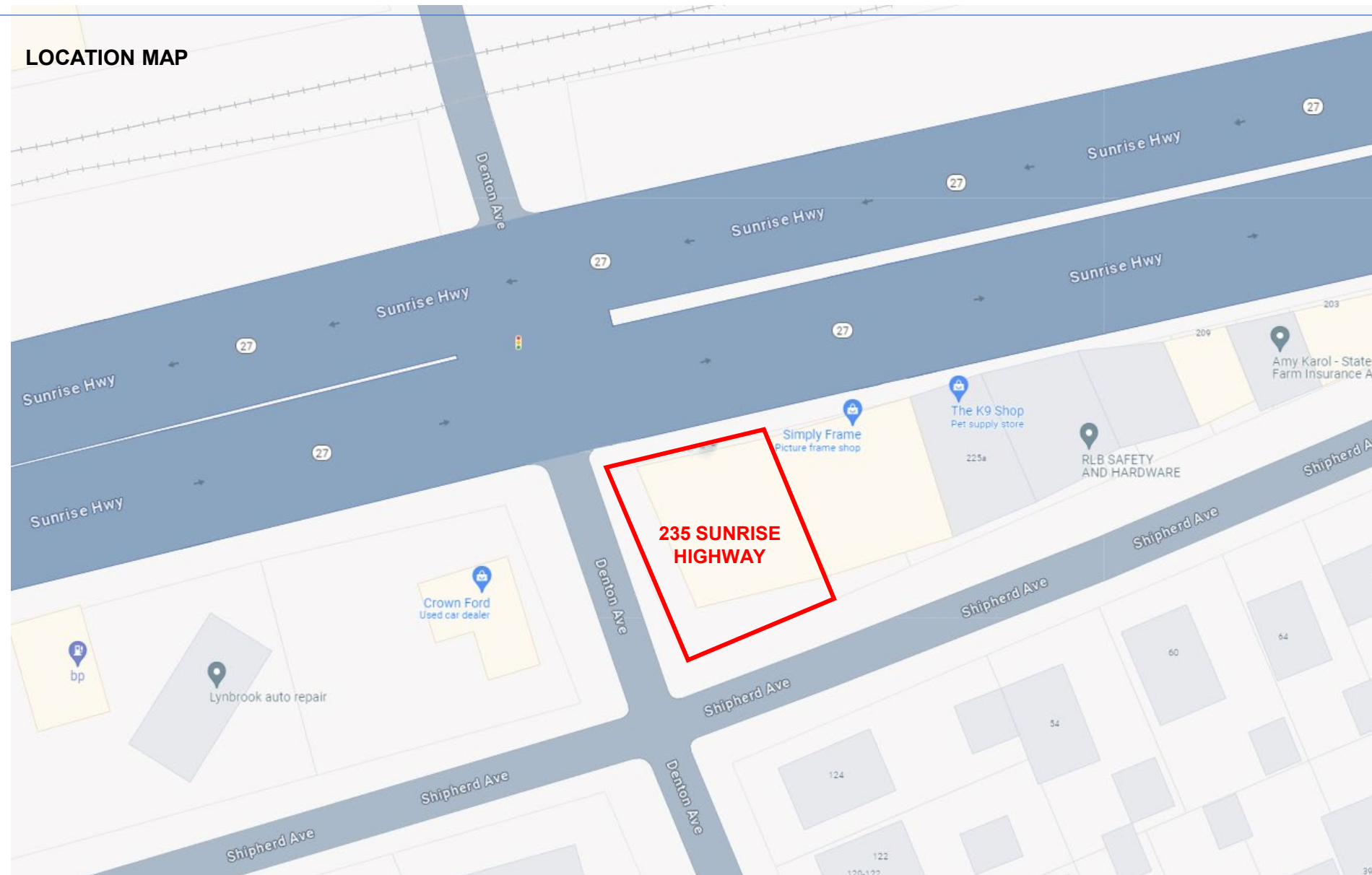
120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Corner Retail/Medical Space Available

Lynbrook

235 SUNRISE HIGHWAY – LYNBROOK, NY 11563



120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.