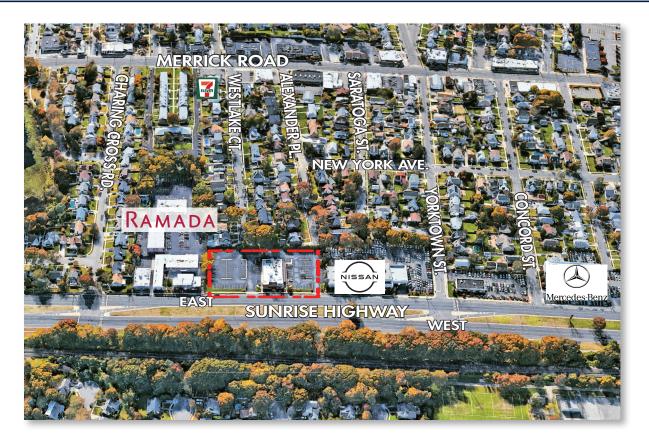


ACQUISITIONS

DEVELOPMENT

Philips International is a premier leader and innovator in the real estate industry.

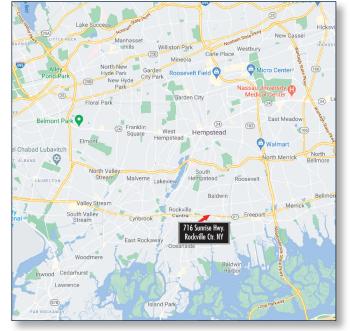
## 716 SUNRISE HIGHWAY ROCKVILLE CENTRE, NY



## **PROPERTY OVERVIEW**

- 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, Seven-Eleven
- Total lot size: 1.71 acres

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



CONTACT: Andrew Aberham T: 212-951-3833 F: 212-545-1355 aaberham@pihc.com





ACQUISITIONS

DEVELOPMENT

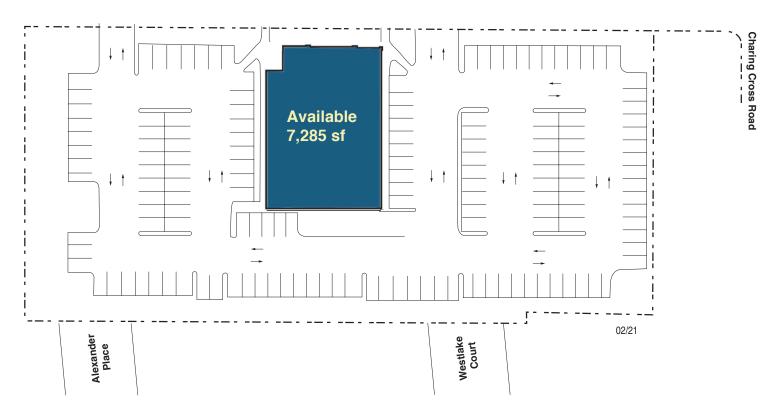
MANAGEMENT

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## **716 SUNRISE HIGHWAY**

ROCKVILLE CENTRE, NY

## **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.



Philips International | 40 Cutter Mill Road, Suite 405, Great Neck, NY 11021