

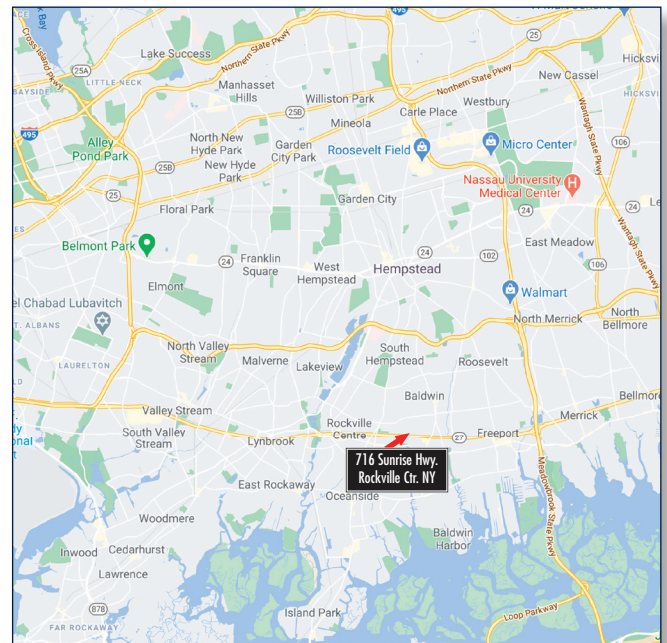


716 SUNRISE HIGHWAY | ROCKVILLE CENTRE, NY



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
■ 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.

