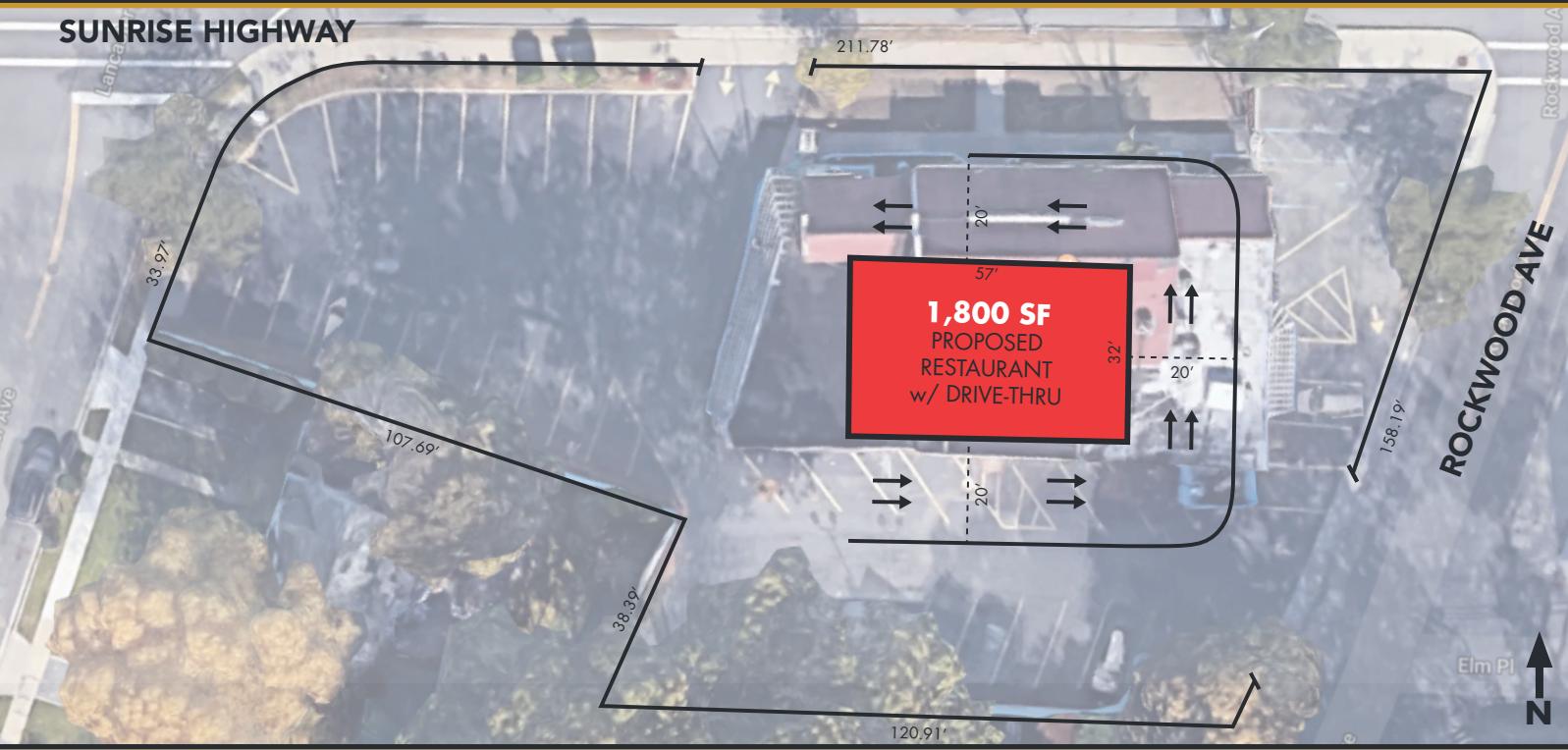


BALDWIN, NEW YORK

Sunrise Highway Restaurant Ground Lease

SUNRISE HIGHWAY



LOCATION

550 Sunrise Highway
Baldwin, NY

COMMENTS

- Prime Restaurant Site on Sunrise Highway with Traffic Light Access
- Excellent Location with Heavy Traffic in a Densely Populated Area

PROPOSED

1,800 Square Foot Restaurant
with Drive-Thru

PROPERTY SIZE

0.54 Acre

TRAFFIC

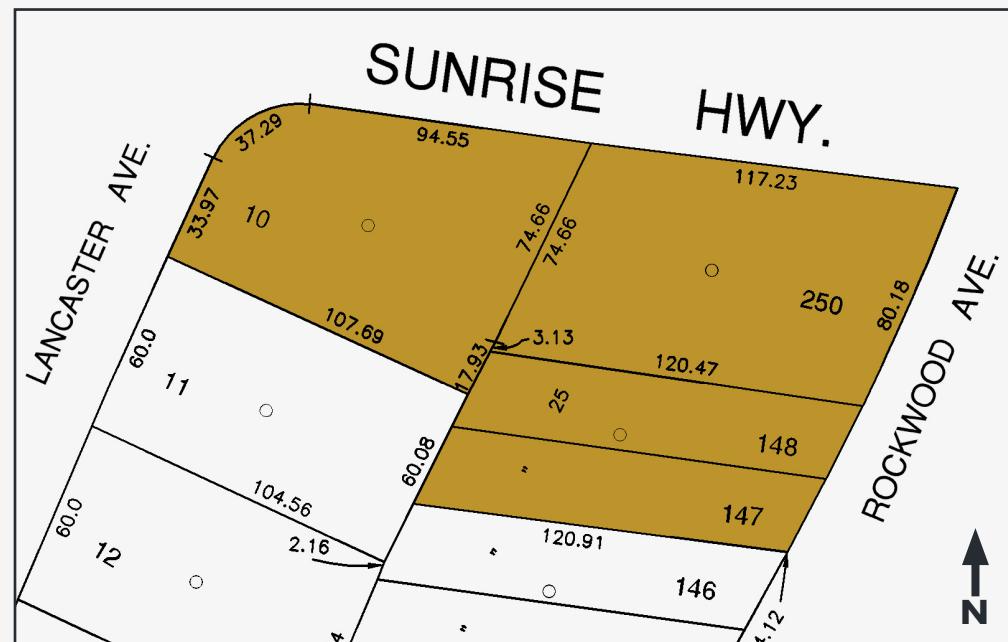
44,000 vehicles per day on
Sunrise Highway

NEIGHBORING TENANTS

Best Buy, Applebee's, Starbucks,
TGI Friday's, Wendy's

PRICE

Upon Request



DEMOS	1 MILE	3 MILE	5 MILE
POP	25,061	205,606	488,020
A.H.H.I	\$135,343	\$125,698	\$132,213

Breslin Realty
DEVELOPMENT CORP.

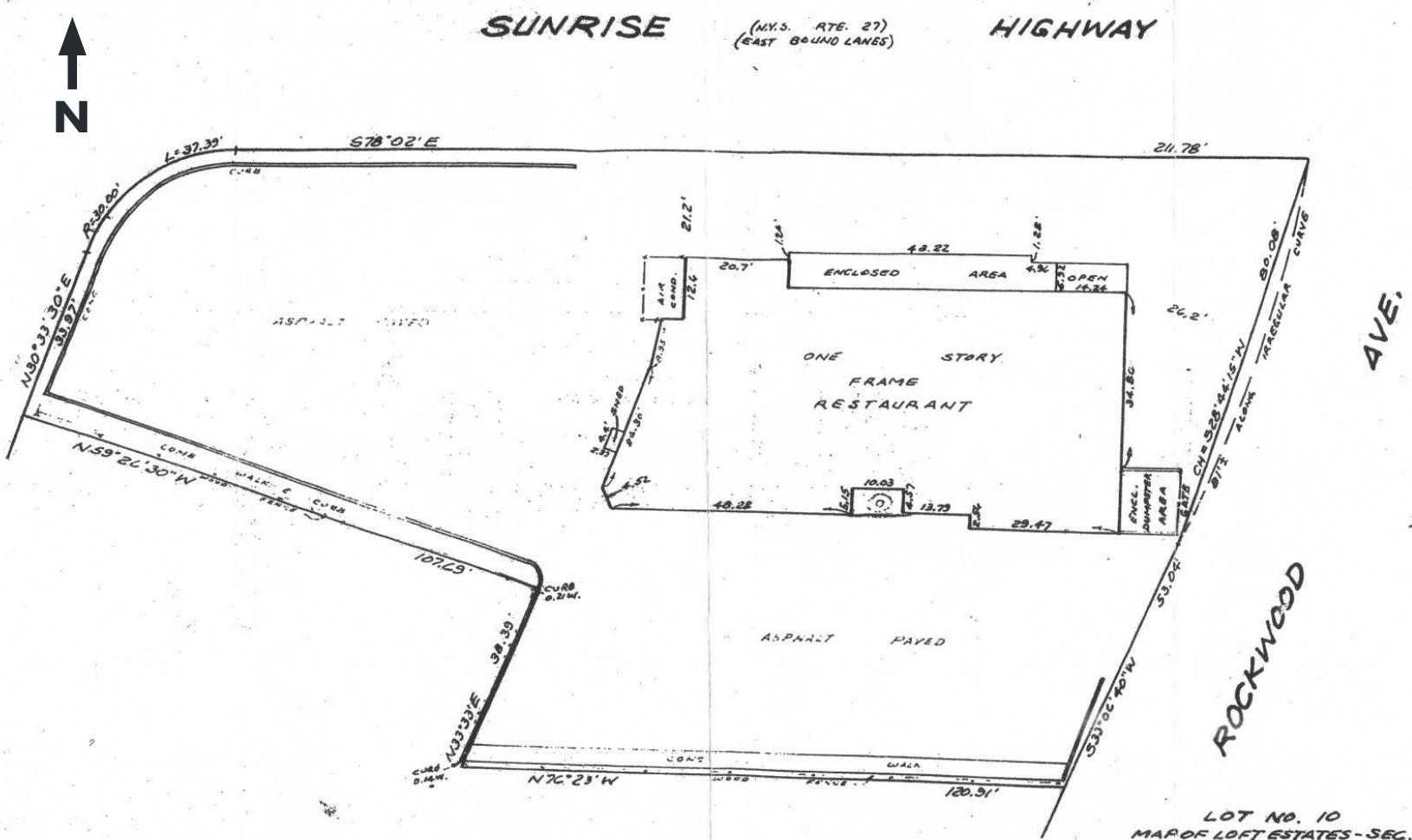
FOR MORE INFORMATION

Bill de Seve | 516.741.7400 x233 | bdeseve@breslinrealty.com

500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

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