

Sunrise Plaza

36-84 East Sunrise Highway, Lindenhurst, NY 11757

PROPERTY INFORMATION

SECOND GENERATION RESTAURANT AVAILABLE

SIZE AVAILABLE: ±2,425 SF RESTAURANT SPACE

RENT: UPON REQUEST

SEATING: APPROVED FOR 90 SEATS

OCCUPANCY: TOTAL OCCUPANCY 92 PERSONS

AVAILABILITY: ARRANGED

COMMENTS:

- STRONG NEIGHBORHOOD CENTER, ONGOING CAPITAL IMPROVEMENT PROGRAM WITH STABLE HANDS-ON OWNERSHIP
- EXCELLENT CO-TENANCY
- STRATEGICALLY LOCATED ON SUNRISE HIGHWAY AT WELLWOOD AVE. WITH OVER 59K VEHICLES PER DAY ON SUNRISE HIGHWAY



NEIGHBORING RETAIL:

King Kullen
America's First Supermarket

Wonder
(COMING SOON)

Applebee's

GEICO
(COMING SOON)

DOLLAR TREE

SUPERCUTS

FedEx

SUBWAY

Pizza Hut

T-Mobile

smashburger

LONG ISLAND
PHYSICAL THERAPY

Great Expressions
DENTAL CENTERS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	23,252	81,898	147,553
HOUSEHOLDS	7,558	26,181	48,974
AVG. HOUSEHOLD INCOME	\$104,516	\$100,169	\$102,382

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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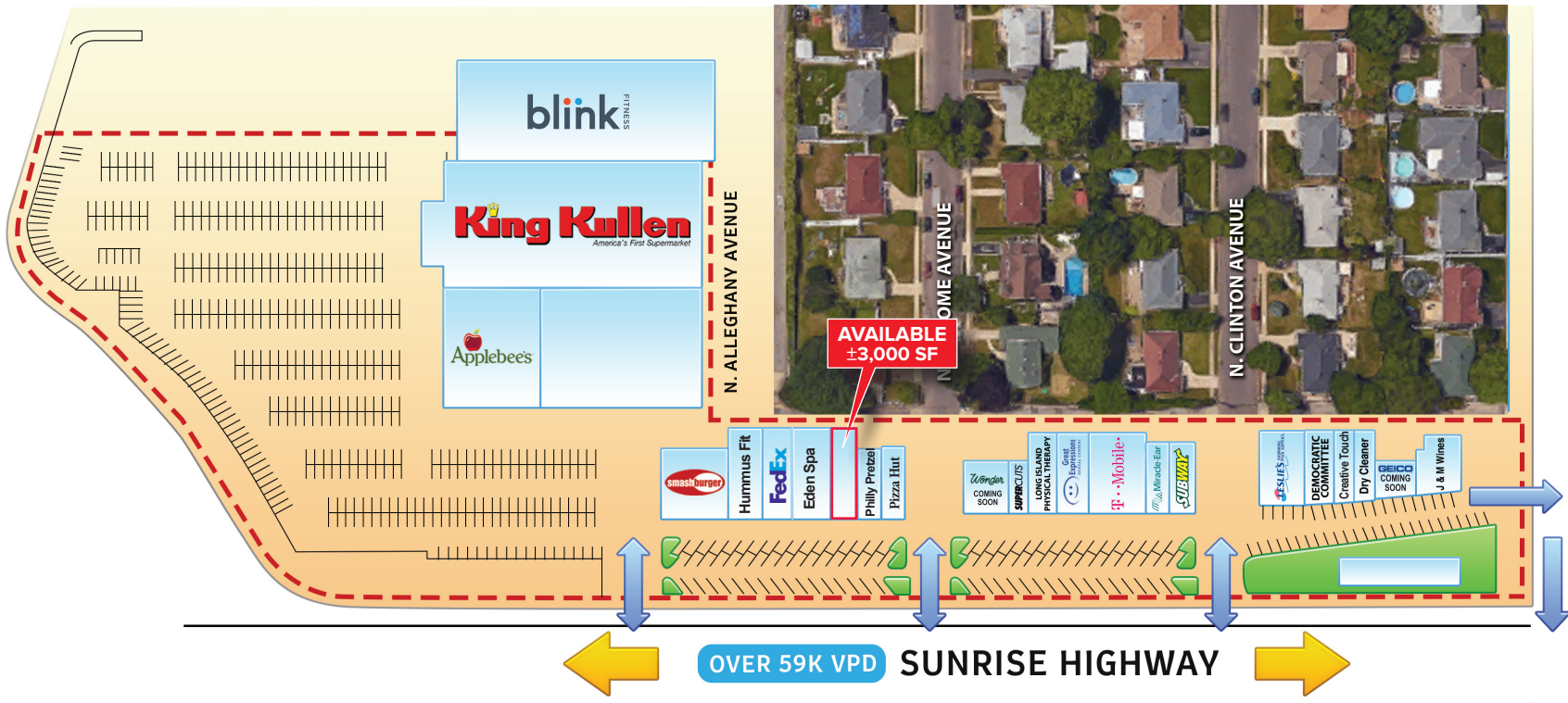
SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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■ AVAILABLE SPACE ■ CURRENTLY OCCUPIED

36	SMASHBURGER		48	PHILLY PRETZEL		60	GREAT EXPRESSIONS		74	DEMOCRATIC COMMITTEE	
40	HUMMUS FIT		50	PIZZA HUT		62	T-MOBILE		76	CREATIVE TOUCH	
42	FED EX		52-54	WONDER (COMING SOON)		64	MIRACLE EAR		78	DRY CLEANER	
44	EDEN SPA		56	SUPER-CUTS		66	SUBWAY		80-82	GEICO (COMING SOON)	
46	AVAILABLE	2,425 SF	58	L.I. PHYSICAL THERAPY		70-72	LESLIE'S POOL		84	J&M WINES	

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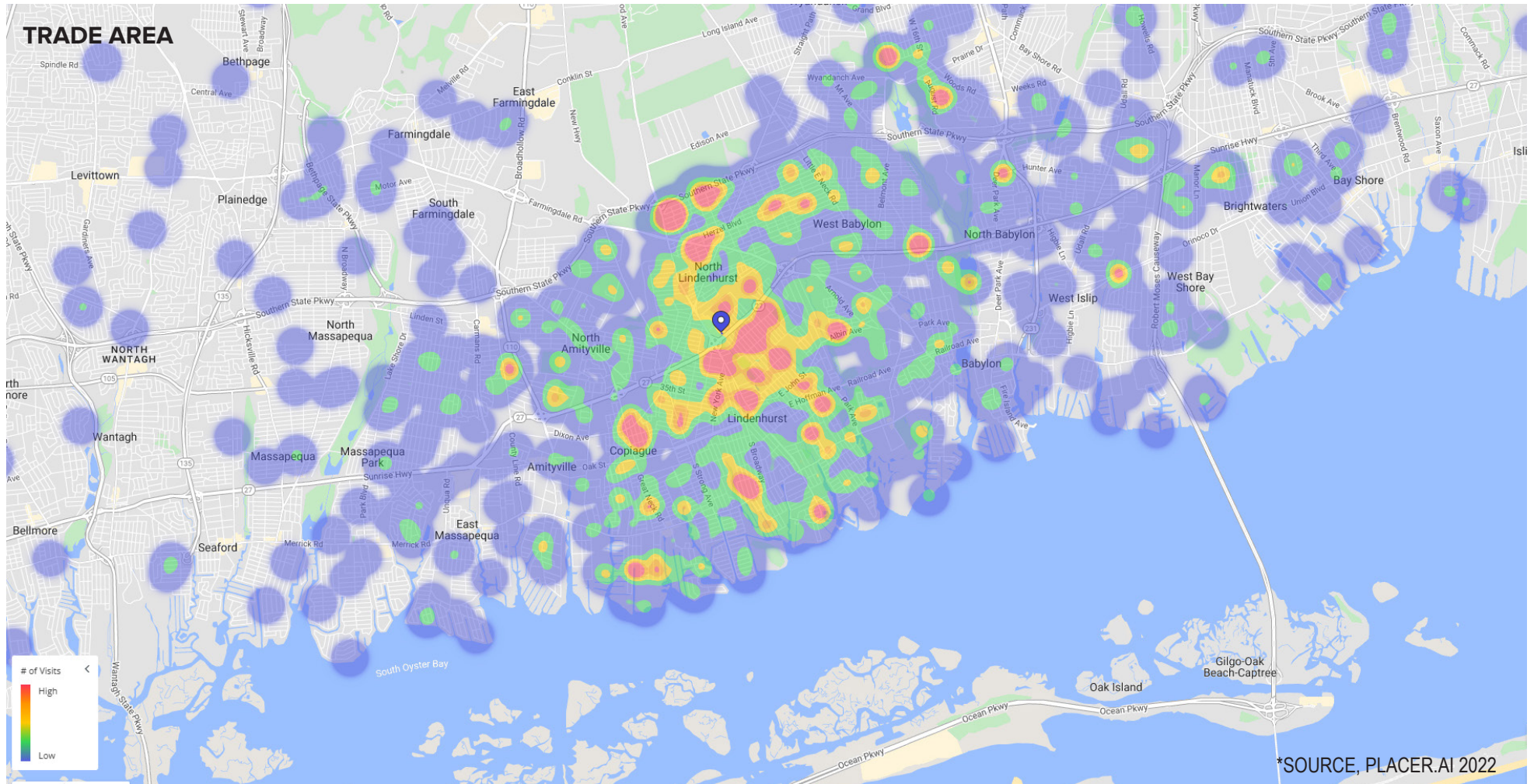
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