

OFFERING MEMORANDUM

59 Sunrise Highway, East Islip NY 11730
FREESTANDING RETAIL BUILDING

FOR LEASE



Exclusively Represented By:

Jason Merrell | Commercial Associate

Mobile: 631.767.3033 | jason@islandassociates.com

ia

Island Associates Real Estate, Inc.

www.islandassociates.com

EXECUTIVE SUMMARY



Island Associates Real Estate, Inc.

Building Size: +/- 3,500 SF

Zoning: Business 1

Frontage: 158 Feet

Lease Price: Price upon Request

Lot Size: 0.34 Acres

Traffic Counts: 68,000 + Cars/day

Parking: 22 Spaces

PROPERTY DESCRIPTION:

This offering presents a rare opportunity to acquire or lease a highly visible free-standing retail property along one of Long Island's most traveled corridors. Positioned on 0.34 acres with approximately 158 feet of direct frontage along the Sunrise Highway South Service Road, the building encompasses 3,500 square feet with a full basement, providing both functional space and expansion potential.

For many years, the property has operated successfully as a textile showroom, and it is now available for a wide range of uses including retail, showroom, professional offices, or service-oriented businesses seeking maximum exposure. Its prominent location delivers immediate access to Sunrise Highway, strong daily traffic counts, and excellent signage opportunities, ensuring unmatched visibility for tenants or owner-users.

The site is further enhanced by on-site parking for 22 vehicles and a flexible interior layout that can be readily adapted to support diverse business operations.

- **Prime Visibility & Access** | Direct frontage along Sunrise Highway South Service Road with immediate highway access and strong daily traffic counts.
- **Flexible 3,500 SF Footprint** | Free-standing building with full basement and adaptable layout, suitable for retail, showroom, office, or service-oriented businesses.
- **Ample On-Site Parking** | Accommodates 22 vehicles, supporting customer convenience and operational efficiency for a wide range of tenants or owner-users.
- **End User Opportunity** | Available for lease, offering an attractive opportunity for owner-users pursuing a strategic location.

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ADDITIONAL PHOTOS



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RETAILER MAP



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