

FOR SALE

180-196 W Sunrise Highway, Lindenhurst, NY

±7,100 SF RETAIL STRIP CENTER | ±0.58 ACRE LOT | SURROUNDED BY NATIONAL RETAIL

STABILIZED MULTI-TENANT RETAIL WITH SUNRISE HIGHWAY (NY-27) FRONTOAGE - 100% LEASED

FASTSIGNS
Make Your Statement

metro by T Mobile

STRAIGHTTAX

**Que
Locue**
Dominican Grill

Linden Gold Buyers
COINS JEWELRY DIAMONDS REPAIRS

**PLUS
CONVENIENCE**
LOTTO • BEER • CIGARS • SNACKS

BARBERSHOP
BARBERSHOP
ARCA



EXECUTIVE SUMMARY

ASKING PRICE: \$3,150,000

\$444 / SF | 6.48% Cap Rate (In Place)

2

180-196 W SUNRISE HIGHWAY

Cushman & Wakefield is pleased to exclusively present for sale, **180-196 West Sunrise Highway, Lindenhurst, NY**. This highly visible retail strip center comprises approximately 7,100 square feet across seven tenant spaces, positioned on a 25,221 square foot lot at the corner of a signalized intersection with nearly 200 feet of direct frontage along Sunrise Highway.

The property is fully leased to a diverse mix of food, service, and retail operators, supported by 34 on-site parking spaces and strong visibility in one of Suffolk County's most traveled commercial corridors. Surrounded by national retailers including Dunkin', 7-Eleven, and Bank of America, the center benefits from steady customer traffic and a resilient demand profile.

With its corner positioning, established tenant roster, and prime highway frontage, **180-196 West Sunrise Highway** represents an attractive opportunity to acquire a stabilized asset in a high-barrier-to-entry Long Island location with long-term value preservation.

FINANCIAL SUMMARY

Effective Gross Revenue:	\$286,090
Total Operating Expenses:	(\$81,889)
Net Operating Income:	\$204,201



PROPERTY SNAPSHOT



ADDRESS:
180-196 W Sunrise Hwy, Lindenhurst



MUNICIPALITY:
Town of Babylon / Suffolk County



SITE AREA:
±25,221 SF
(±0.58 acres)



BUILDING SIZE:
±7,100 SF



TENANCY:
7 tenants / 100% leased



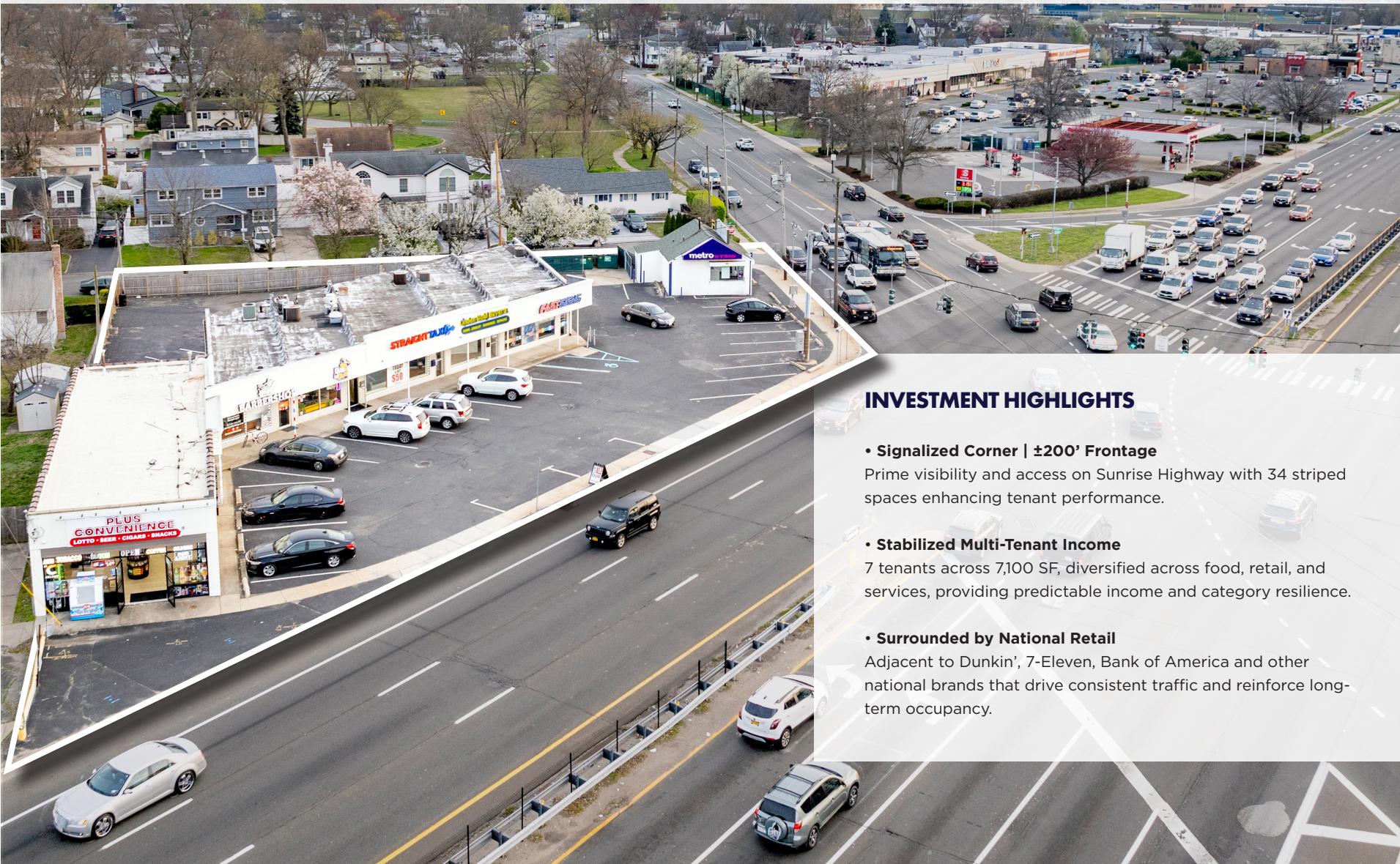
PARKING:
34 spaces (surface)



TAXES (2025/26):
\$60,163 (\$8.47 / SF)

3

180-196 W SUNRISE HIGHWAY



INVESTMENT HIGHLIGHTS

- **Signalized Corner | ±200' Frontage**

Prime visibility and access on Sunrise Highway with 34 striped spaces enhancing tenant performance.

- **Stabilized Multi-Tenant Income**

7 tenants across 7,100 SF, diversified across food, retail, and services, providing predictable income and category resilience.

- **Surrounded by National Retail**

Adjacent to Dunkin', 7-Eleven, Bank of America and other national brands that drive consistent traffic and reinforce long-term occupancy.

LOCAL AREA MAP

4

180-196 W SUNRISE HIGHWAY



LOCATION OVERVIEW

LINDENHURST, NY

Lindenhurst, located in Suffolk County on Long Island's South Shore, offers a balance of waterfront living, suburban convenience, and strong community infrastructure. The area is defined by its access to Great South Bay and a network of inland canals, which provide recreational opportunities such as boating, fishing, and water sports, while also supporting a robust residential market. Lindenhurst is served by the Lindenhurst Union Free School District, recognized among the top districts in the country, and is supported by multiple elementary schools spread throughout the neighborhood. The area benefits from excellent commuter access, with its own Long Island Rail Road station offering peak-hour service to Midtown Manhattan in under an hour.

LONG ISLAND, NY

Long Island is the largest island in the United States, extending from the opening of the Hudson River in the west to Montauk in the east. It is separated from the mainland by the Long Island Sound on the north shore, East River to the west and its south shore is the Atlantic Ocean. The island contains four counties: Queens and Kings (Brooklyn) are the western-most counties, while Nassau County lays to their east and then Suffolk County stretches the remainder of the island. Long Island is also one of the most populous regions in the United States with 7.7 million residents, approximately 5,600 people per square mile.

While Long Island's economy was originally built on the defense industry, it has used its roots in manufacturing and technology innovation to successfully transition to an economy where the medically high-tech and bio-tech startup industries now have the largest impact on the island, highlighted by Arrow Electronics, Quality King Distributors, Symbol Technologies and CA Technologies.

With the dramatic increase in Manhattan residential rents, nearby Long Island provides not only value-focused rents, but also abundant medical facilities, excellent public-school systems, award winning golf courses and country clubs, premier transportation infrastructure, and an overall improved quality of life, creating one of the most attractive and desirable areas in which to live, work and play.



Atlantic Ocean

333 E SHORE ROAD, MANHASSET

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STABILIZED MULTI-TENANT RETAIL WITH SUNRISE HIGHWAY (NY-27) FRONTAGE - 100% LEASED

For more information, please contact:

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LONG ISLAND
INVESTMENT SALES TEAM