



Retail Property For Lease

5640 Sunrise Hwy Sayville, NY 11782



Offering Summary	
Lease Rate:	\$30.00 - 35.00 SF/yr (NNN)
Building Size:	32,296 SF
Available SF:	1,150 - 5,400 SF
Lot Size:	3.94 Acres
Number of Units:	14
Renovated:	2010
Zoning:	Bus1-Town of Islip

Property Overview

Douglas Elliman Commercial, as exclusive agent for ownership, is pleased to offer for lease the property at 5640 Sunrise Highway, Sayville. 1500, 1300, 1150 (3,950 Contiguous) and 5,400 SF of prime retail space located on South Service Road of Sunrise Highway neighboring Sayville Ford dealership, Target, and Bowling Alley. Site is prime for National Tenants with a mix of tenants such as Domino's Pizza, Sweet Frog, Mattress Firm, KidStrong, Brother Three Pools, Wave Salon, Verizon Wireless, Orange Theory, Nail Salon and 24 hour Laundromat. Currently this center is 85% occupied with three contiguous vacancies of up to 3,950 SF available for lease.

Property Highlights

- Multi Tenanted
- High Visibility
- 110,000 Cars Per Day
- 202 Parking Spaces

For More Information:
Dennis Gandley
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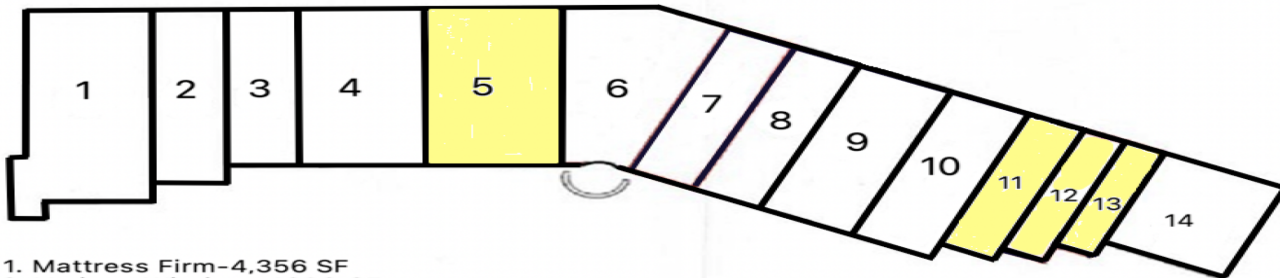


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5640 SUNRISE HIGHWAY | SAYVILLE | NY



- 1. Mattress Firm-4,356 SF
- 2. Verizon Wireless-1686 SF
- 3. Nail Salon-1610 SF
- 4. KidStrong-4010 SF
- 5. **VACANT-5400 SF-AVAIL Oct. 2022**
- 6. Orange Theory -3000 SF
- 7. Lab Corp-1500 SF
- 8. Laudromat-1500 SF
- 9. Sweet Frog Frozen Yogurt- 1500 SF
- 10. Dominos Pizza-1500 SF
- 11. **VACANT-1500 SF**
- 12. **VACANT-1300 SF**
- 13. **VACANT-1150 SF**
- 14. Wave Salon-3,400 SF

Availability
As of August 1st 2022

Contiguous SF 3,950 SF

← Sunrise Hwy., Sayville →

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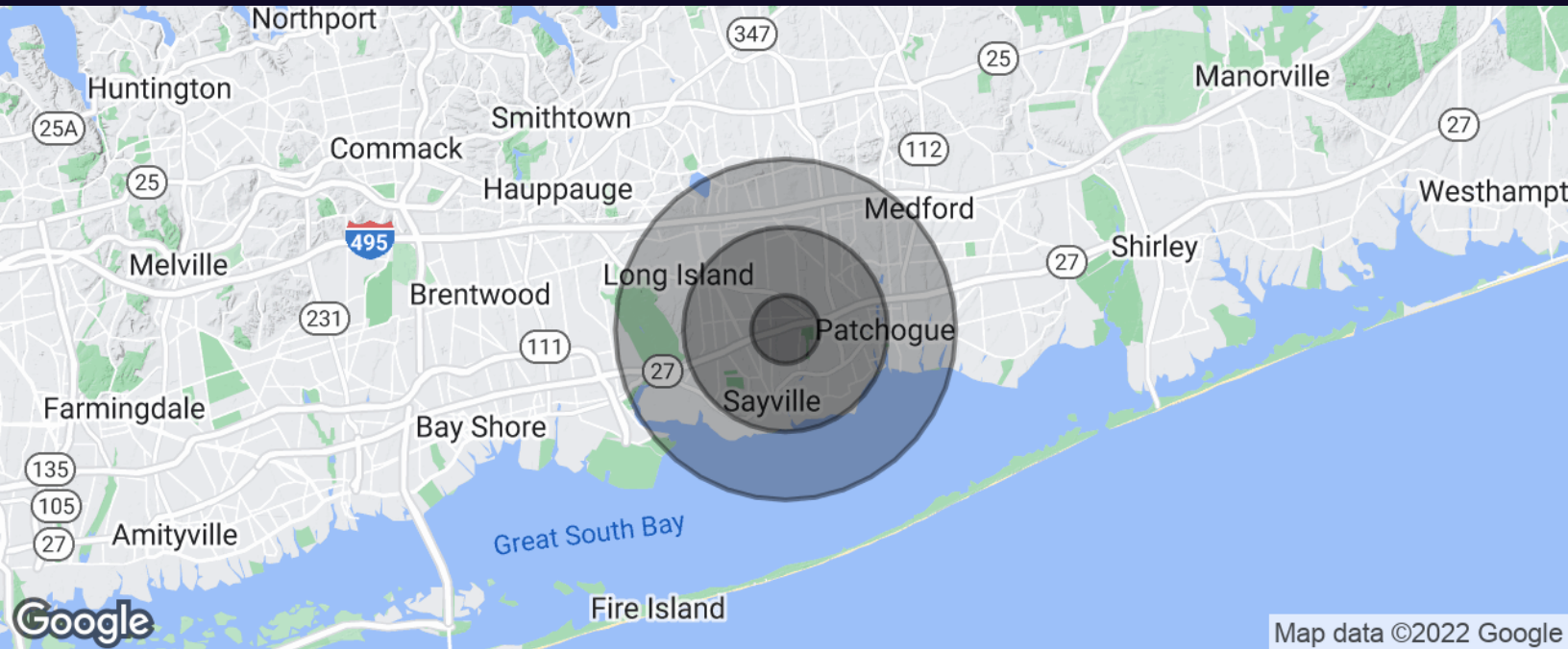
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,433	74,876	174,771
Average Age	40.8	40.7	39.4
Average Age (Male)	39.7	40.0	38.5
Average Age (Female)	41.4	41.2	40.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,399	26,918	61,820
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$93,793	\$99,595	\$95,453
Average House Value	\$450,669	\$462,662	\$425,673

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For More Information:

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