

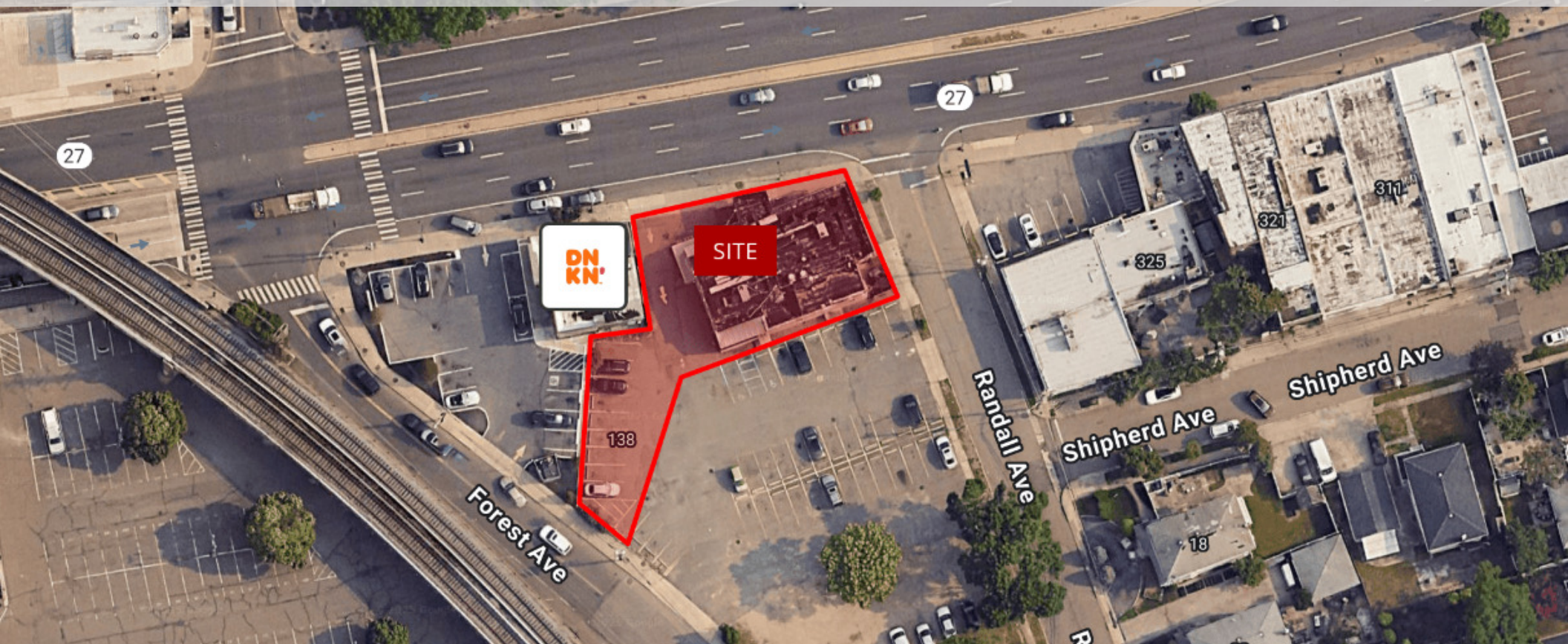
OFFERING MEMORANDUM

401 Sunrise Hwy | Lynbrook, New York 11563

PROPERTY FOR SALE



Commercial



EXECUTIVE SUMMARY



401 Sunrise Hwy | Lynbrook, New York 11563

Lot Size:	0.22 Acres	Sale Price:	Price on Request
Annual Taxes:	\$36,115.00		

Property only. Building is not for sale or lease.

Property Overview

Versatile End-User or Redevelopment Opportunity – 401 Sunrise Highway, Lynbrook.

This prime 0.22 acre site, zoned Commercial X, offers a rare opportunity for both end users and developers in the heart of Lynbrook. Comprised of 100 feet of frontage on heavily traveled Sunrise Highway, the property includes only the land, not the building that is on the land.

Strategically located next to Dunkin’ Donuts, just one lot in from the traffic light, and directly across the street from the Lynbrook LIRR station, the site offers unmatched exposure and convenience in one of Nassau County’s most active commercial corridors. Over 41,000 cars pass this location daily, making it ideal for restaurateurs, retailers, or developers seeking a high-traffic location with long-term upside.

With ample room for redevelopment, the site presents a compelling opportunity to reposition the existing structure or pursue ground-up development, capitalizing on scale, frontage, and location in a market with strong demand and limited inventory.

Exclusively represented by:

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Louis Fisher

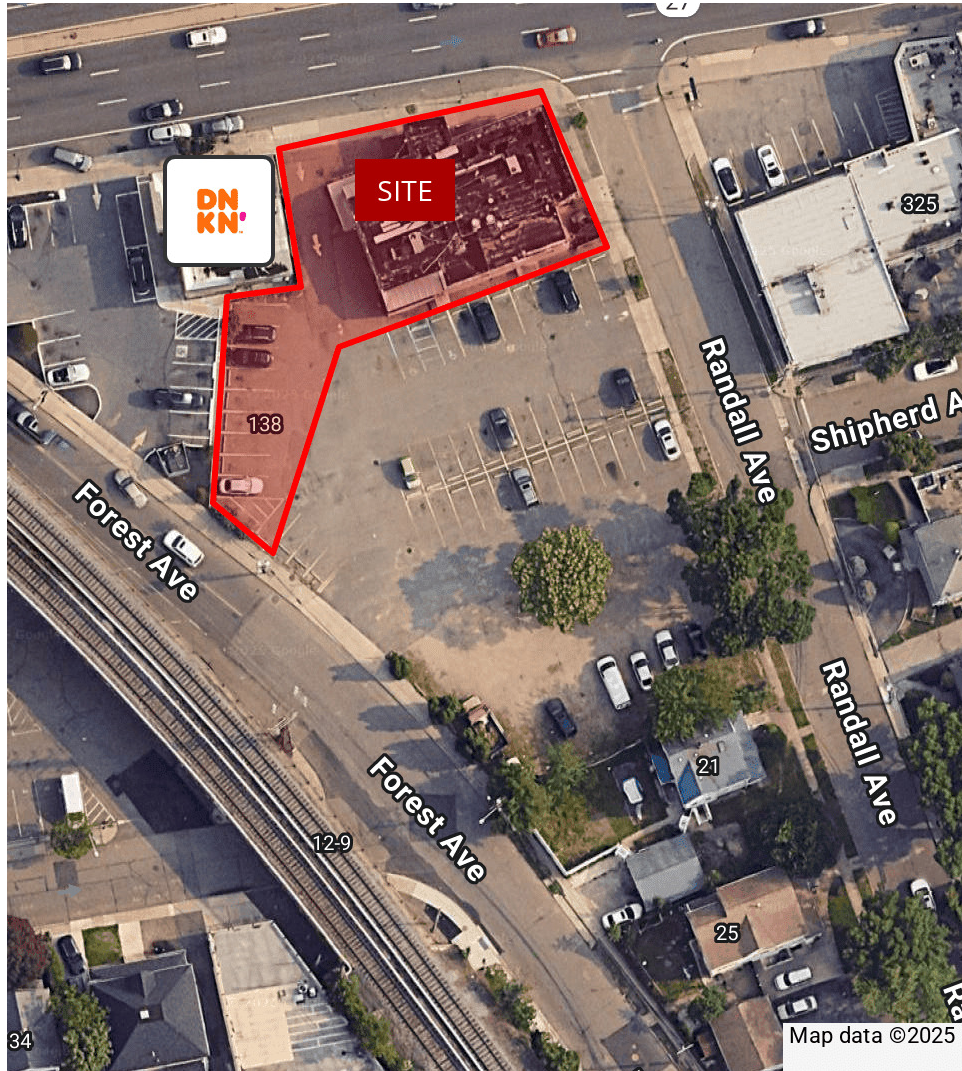
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COMPLETE HIGHLIGHTS

401 Sunrise Hwy | Lynbrook, New York 11563



Property Highlights

- Zoned Commercial X and comprised of two tax lots totaling 0.22 acres.
- Located next to Dunkin' Donuts, one lot in from the traffic light, and directly across from the Lynbrook LIRR station.
- Features 100 feet of frontage on Sunrise Highway with over 41,000 cars passing daily.
- Ample room for redevelopment or end-user repositioning.

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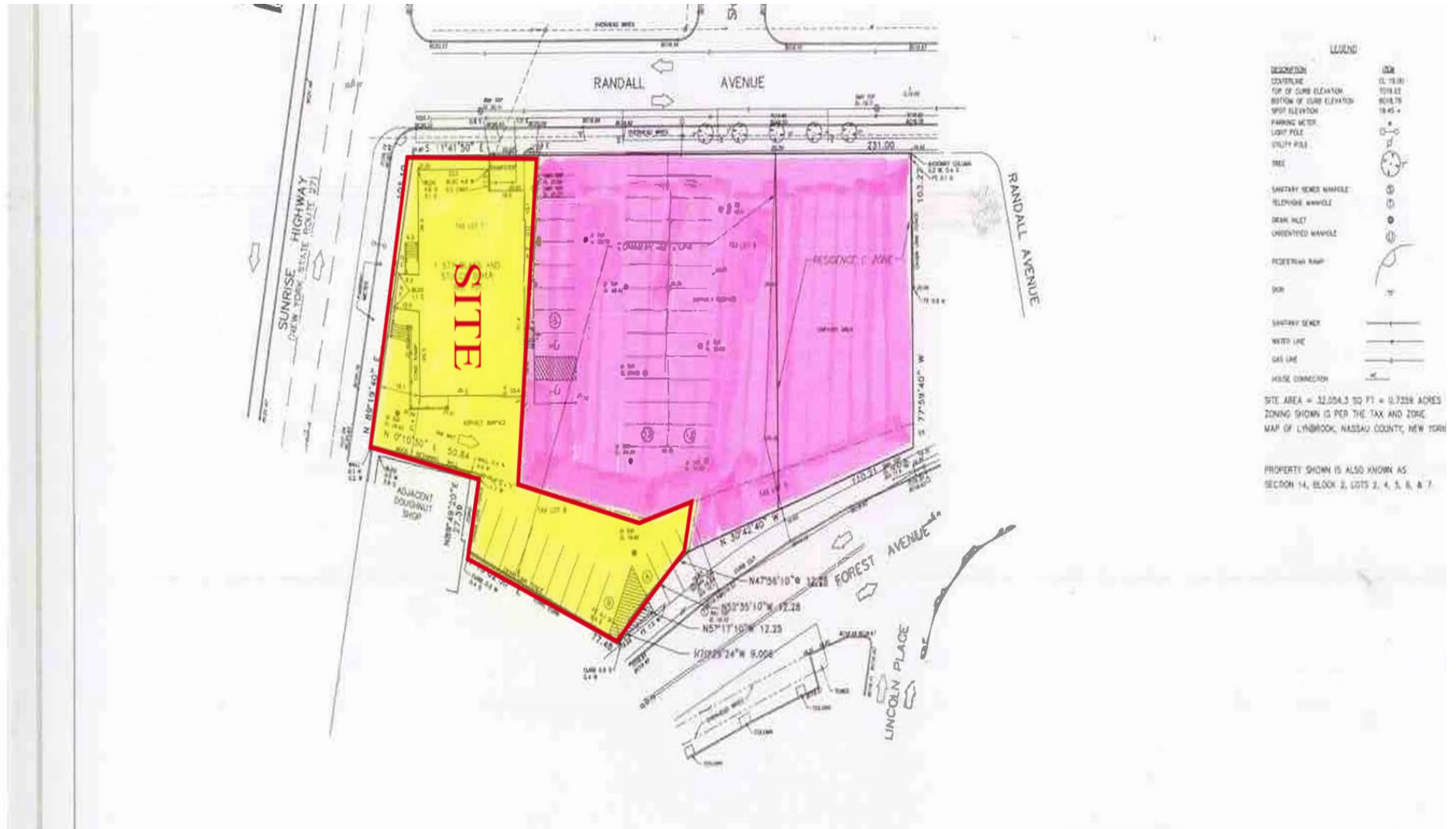
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PROPERTY SURVEY

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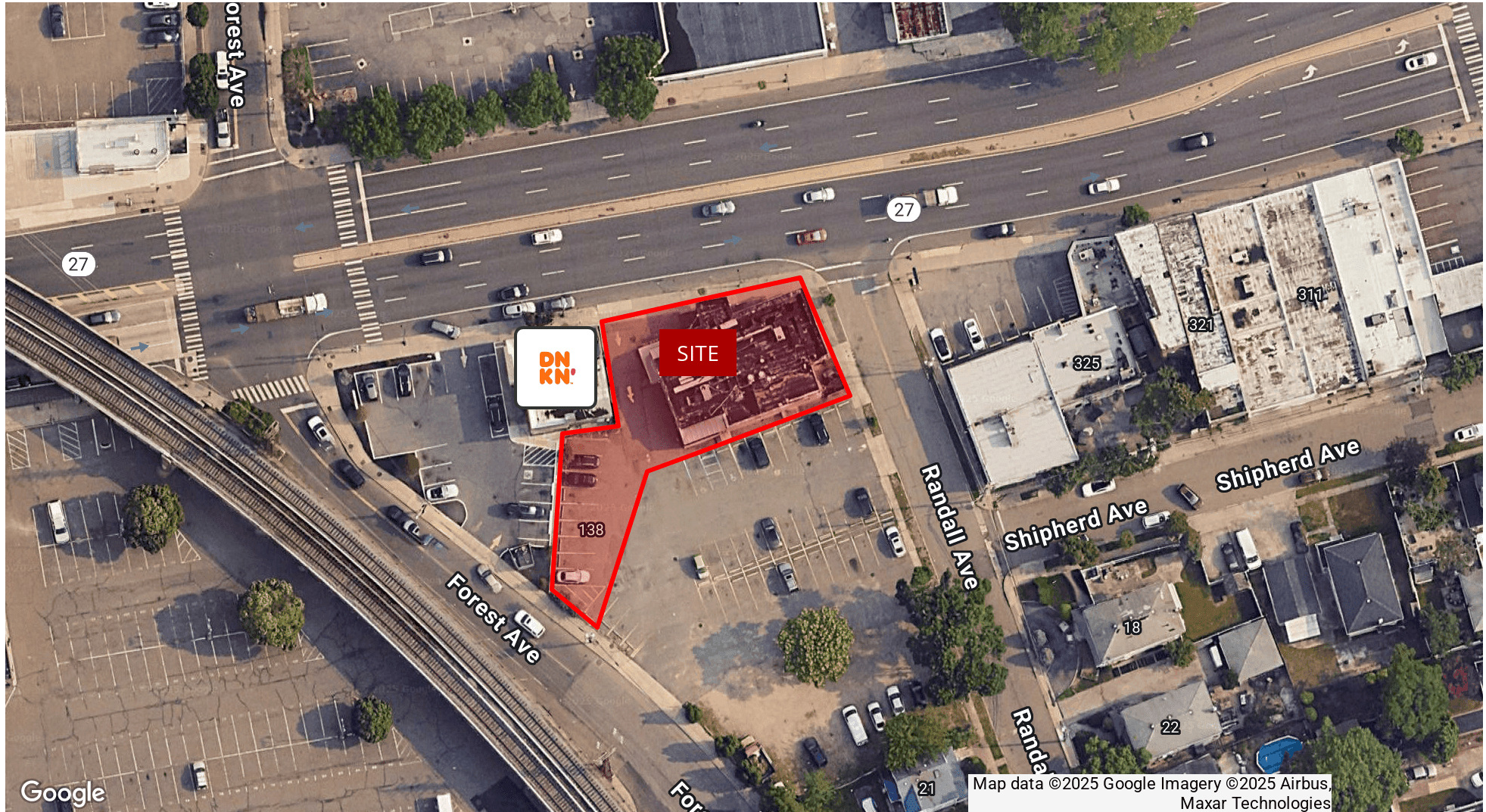
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AERIAL VIEW OF PROPERTY

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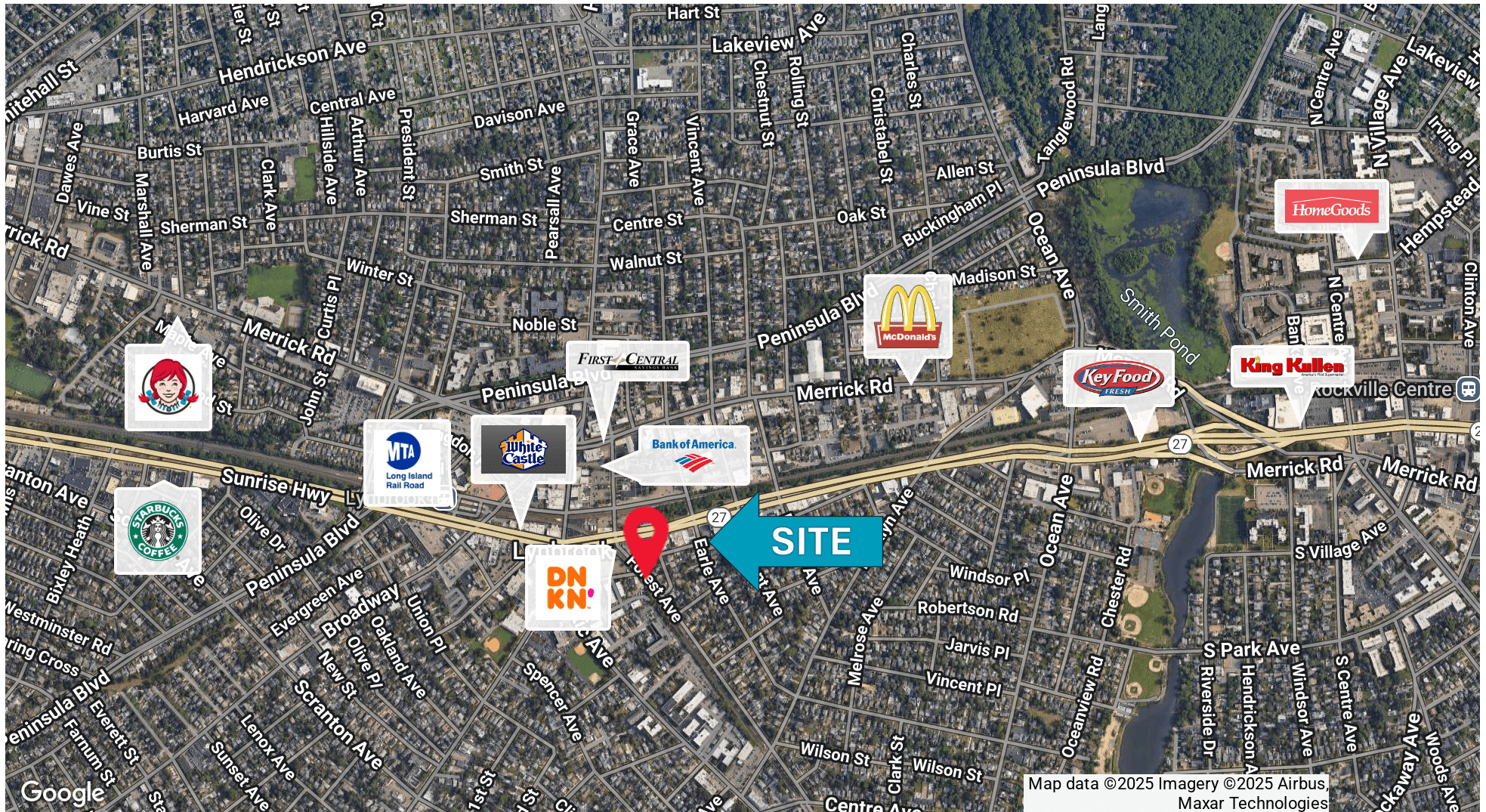
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RETAILER MAP

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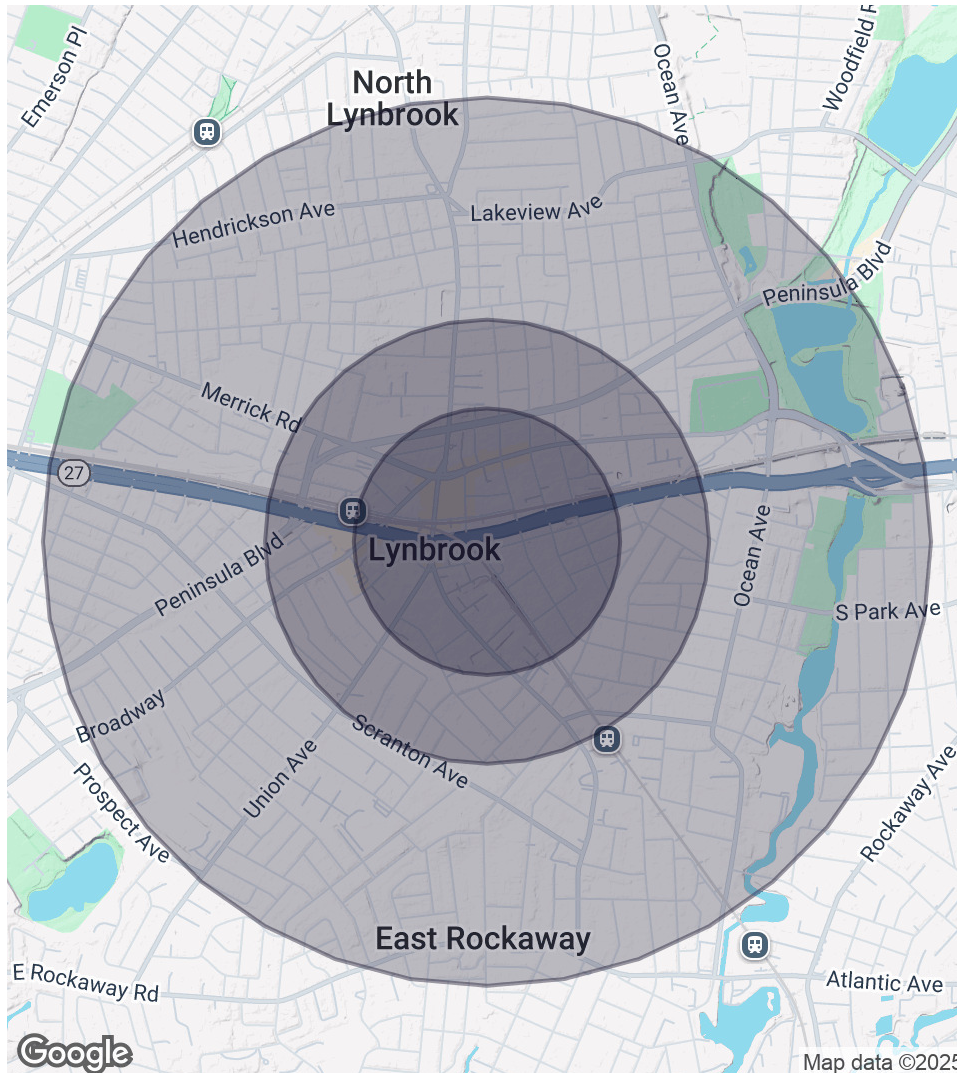
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DEMOGRAPHICS MAP & REPORT

401 Sunrise Hwy | Lynbrook, New York 11563



0.3 Miles Radius

Population

2,473

Households

975

Average HH Income

\$153,419

0.5 Miles Radius

Population

7,261

Households

2,861

Average HH Income

\$156,161

1 Mile Radius

Population

28,986

Households

10,795

Average HH Income

\$164,709

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