



For Lease

RIPCO
RETAIL LEASING

Massapequa Park, NY

4700 Sunrise Highway

Nassau County

24,000 SF Lot (0.55 acre)

Corner location with 167 FT of frontage on Sunrise Highway with exceptional visibility

Contact
Exclusive Agents

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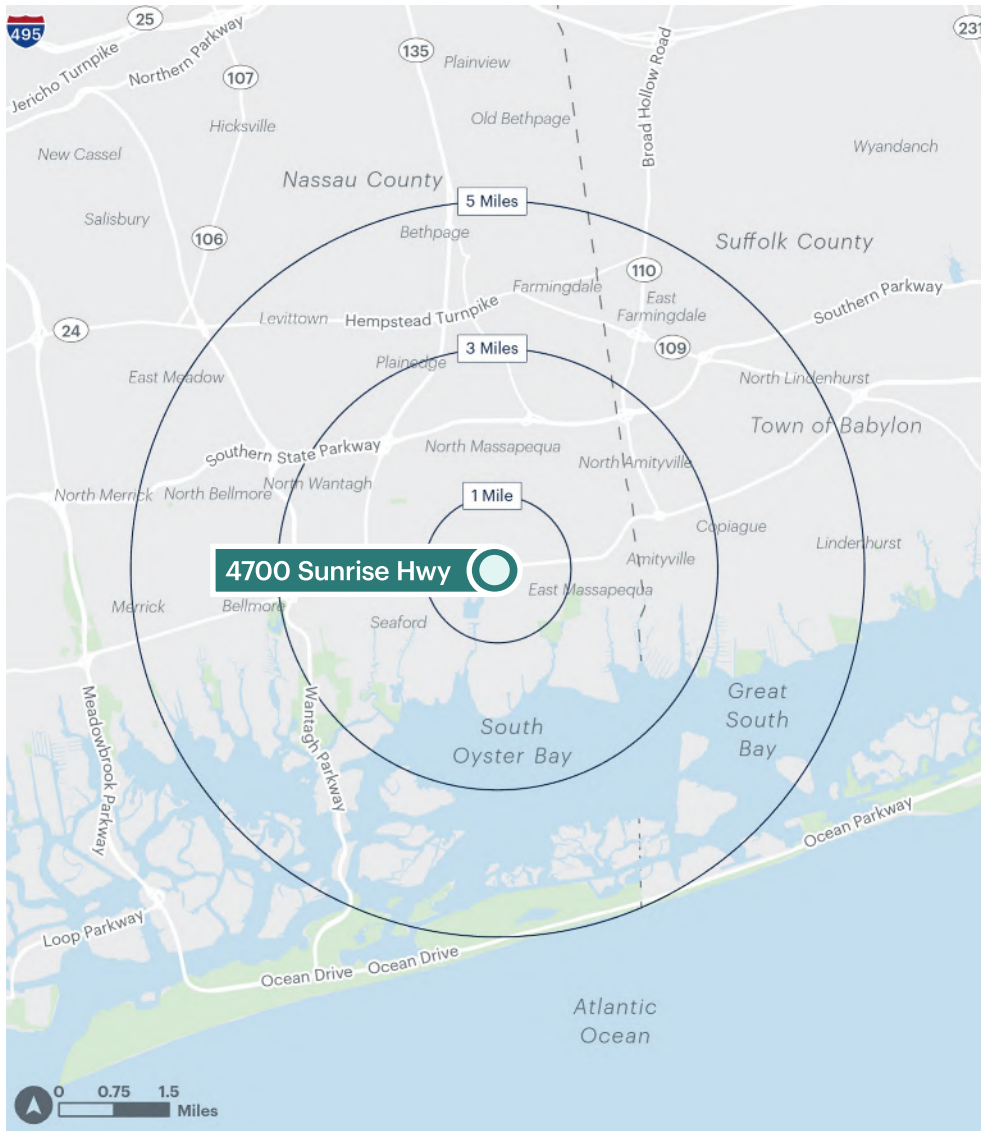
Space Details



Size	Lot Approx. 24,000 SF (0.55 acre)
Frontage	167 FT directly on Sunrise Highway
Rent	Upon request
Comments	Ground lease or build-to-suit opportunity Located on the southeast corner of Sunrise Highway and Lake Shore Boulevard Directly across from the Massapequa Park Train Station Approximately 55,000 vehicles per day on Sunrise Highway Traffic signal at corner Average household income in excess of \$200,000 within 1 mile
Neighbors	Whole Foods, ULTA, Barnes & Noble, QDOBA Mexican Eats, Dunkin', Infiniti of Massapequa

Area Retail





Area Demographics

	1 mile	3 miles	5 miles
Population	17,731	141,374	336,700
Total Households	6,096	48,518	114,000
Average Household Income	\$202,597	\$186,021	\$179,904
Median Household Income	\$170,331	\$154,763	\$150,208
% Population with Bachelors +	51.20%	47.99%	44.88%
Daytime Population	15,757	110,125	276,109
Total Daytime Employees	7,025	40,822	113,706
Total Businesses	858	4,232	11,668