



Retail Property For Lease

5640 Sunrise Hwy Sayville, NY 11782



Offering Summary

Lease Rate:	Per Request
Building Size:	32,296 SF
Available SF:	2,700
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 2,700 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, Wing Stop, Wave Salon, Verizon Wireless, Orange Theory, Nail Salon, Tu Tu School, Centric Medicine, Back Nine Indoor Golf and 24 hour Laundromat. Currently this center is 90% occupied. One vacancy available.

Property Highlights

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

For More Information:

Dennis Gandley

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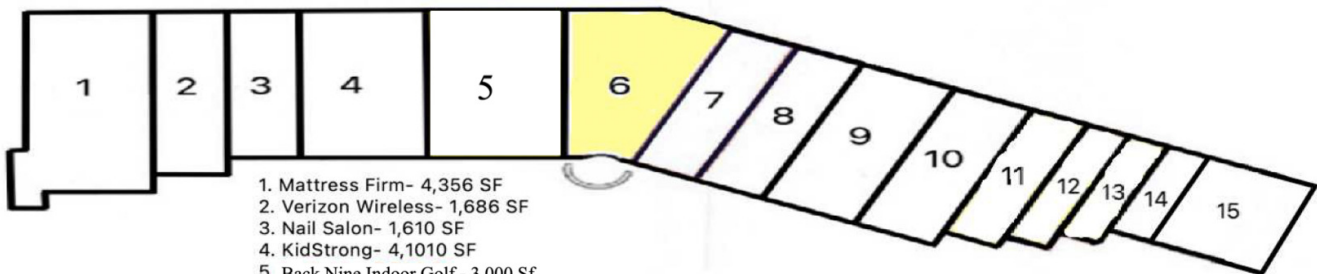


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5640 SUNRISE HIGHWAY | SAYVILLE | NY



1. Mattress Firm- 4,356 SF
2. Verizon Wireless- 1,686 SF
3. Nail Salon- 1,610 SF
4. KidStrong- 4,1010 SF
5. Back Nine Indoor Golf - 3,000 Sf
6. Available- 2,700 SF
7. Orange Theory- 3,000 SF
8. Lab Corp- 1,500 SF
9. Laundromat- 1,500 SF
10. Sweet Frog Frozen Yogurt- 1,500 Sf
11. Dominos Pizza- 1,500 SF
12. Wing Stop- 1,400 SF
13. Centric Medicine - 1300 SF
14. Tu Tu School- 1,150 SF
15. Wave Salon-3,400 SF

E ← Sunrise Hwy., Sayville → W



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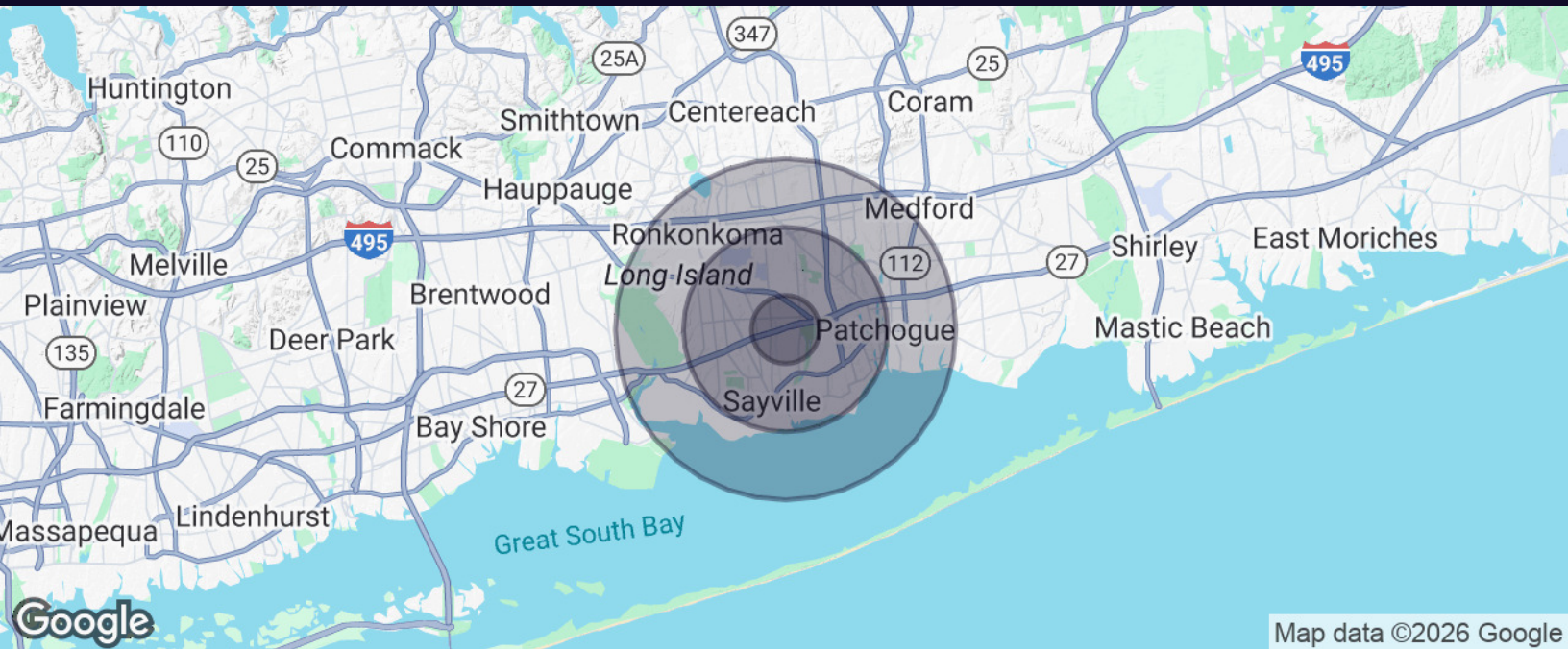
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,433	74,876	174,771
Average Age	40.8	40.7	39.4
Average Age (Male)	39.7	40.0	38.5
Average Age (Female)	41.4	41.2	40.2

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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