

Sunrise Plaza

36-84 East Sunrise Highway, Lindenhurst, NY 11757

PROPERTY INFORMATION

LAST SPACE AVAILABLE

SIZE AVAILABLE: ±3,000 SF RESTAURANT SPACE

RENT: UPON REQUEST

AVAILABILITY: ARRANGED

COMMENTS:

- STRONG NEIGHBORHOOD CENTER, ONGOING CAPITAL IMPROVEMENT PROGRAM WITH STABLE HANDS-ON OWNERSHIP
- EXCELLENT CO-TENANCY
- STRATEGICALLY LOCATED ON SUNRISE HIGHWAY AT WELLWOOD AVE. WITH OVER 59K VEHICLES PER DAY ON SUNRISE HIGHWAY

NEIGHBORING RETAIL:



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	23,252	81,898	147,553
HOUSEHOLDS	7,558	26,181	48,974
AVG. HOUSEHOLD INCOME	\$104,516	\$100,169	\$102,382

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB, CRX, CLS

LIC. Assoc. RE Broker

ed@schuckmanrealty.com

KENNETH SCHUCKMAN

LIC. RE Broker

ken@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

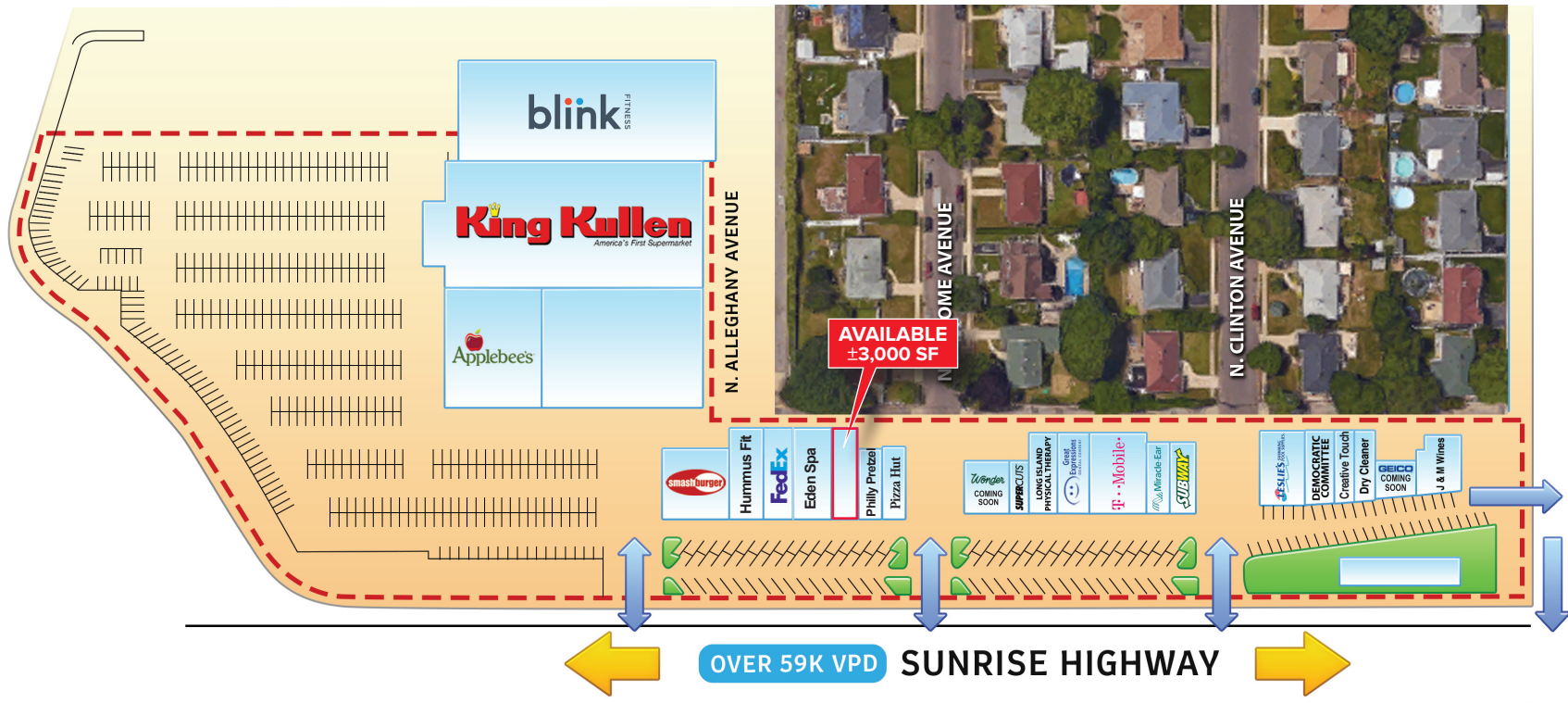
SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

Sunrise Plaza

36-84 East Sunrise Highway, Lindenhurst, NY 11757



36	SMASHBURGER		48	PHILLY PRETZEL		60	GREAT EXPRESSIONS	
40	HUMMUS FIT		50	PIZZA HUT		62	T-MOBILE	
42	FED EX		52-54	WONDER (COMING SOON)		64	MIRACLE EAR	
44	EDEN SPA		56	SUPER-CUTS		66	SUBWAY	
46	AVAILABLE	3,000 SF	58	L.I. PHYSICAL THERAPY		70-72	LESLIE'S POOL	
						74	DEMOCRATIC COMMITTEE	
						76	CREATIVE TOUCH	
						78	DRY CLEANER	
						80-82	GEICO (COMING SOON)	
						84	J&M WINES	

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB, CRX, CLS

LIC. Assoc. RE Broker

ed@schuckmanrealty.com

KENNETH SCHUCKMAN

LIC. RE Broker

ken@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

36-84 East Sunrise Highway, Lindenhurst, NY 11757

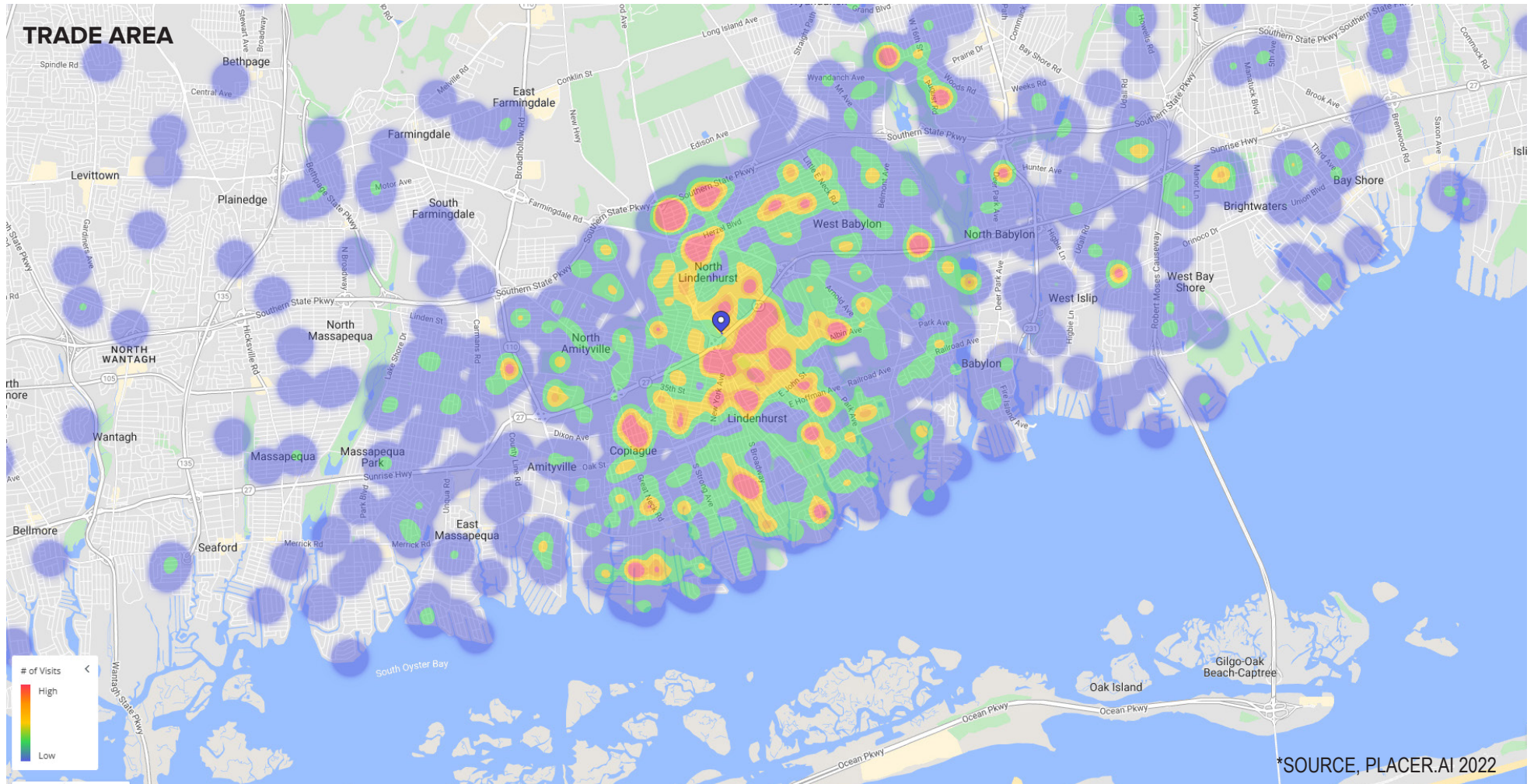
schuckmanrealty.com

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN®
REALTY INC.

Sunrise Plaza

36-84 East Sunrise Highway, Lindenhurst, NY 11757



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

EDWARD GOTTLIEB, CRX, CLS

LIC. Assoc. RE Broker

ed@schuckmanrealty.com

KENNETH SCHUCKMAN

LIC. RE Broker

ken@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.