

Rockville Centre, NY 11570

278 Sunrise Highway - Sun Rock Center

Last Available Unit
UNIT 278 1,350 SF
PLUS LOWER LEVEL



Property Highlights

- Entire Center Completely Renovated
- Located within the Prime Retail Hub of Rockville Centre
- Direct access to Multiple Municipal Parking Lots & Street Parking
- Proximity to Multiple ZAGAT Rated Restaurants
- Heavy Pedestrian Traffic
- Excellent Area Demographics (see slide 3)
- Excellent Landlord and Management
- Two Blocks from LIRR Station 35 min. to NYC

Exclusive Broker:

Richard A. Diller  rad6785@gmail.com
RE Associate Broker | Director of Commercial Division

 516.639.0021(c)

Investment Sales,
Leasing and
Advisory Services

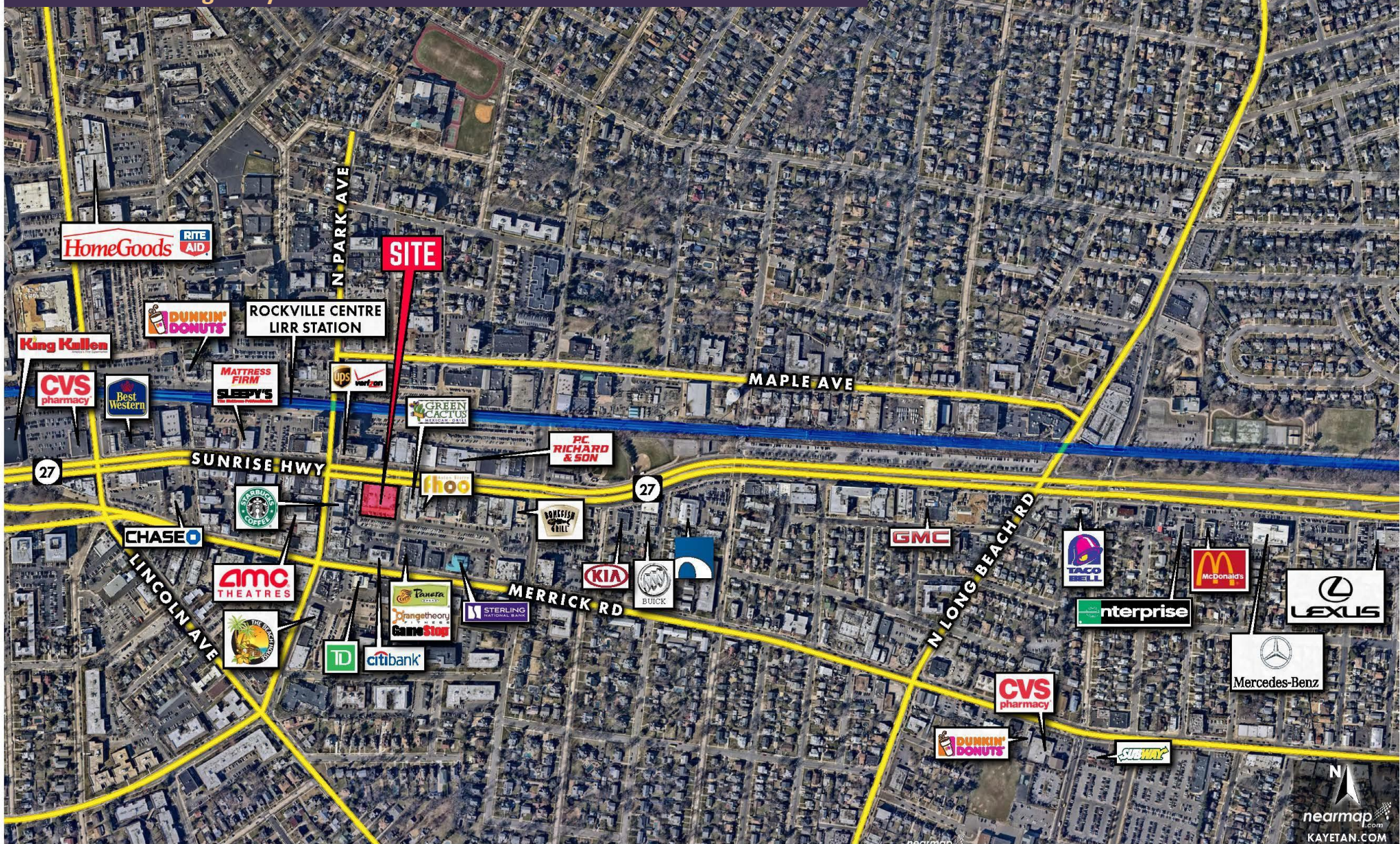

**CHARLES
RUTENBERG**
COMMERCIAL

Charles Rutenberg Realty, Inc. | 255 Executive Dr. Suite 208 | Plainview, NY | 11803

Rockville Centre, NY 11570

278 Sunrise Highway

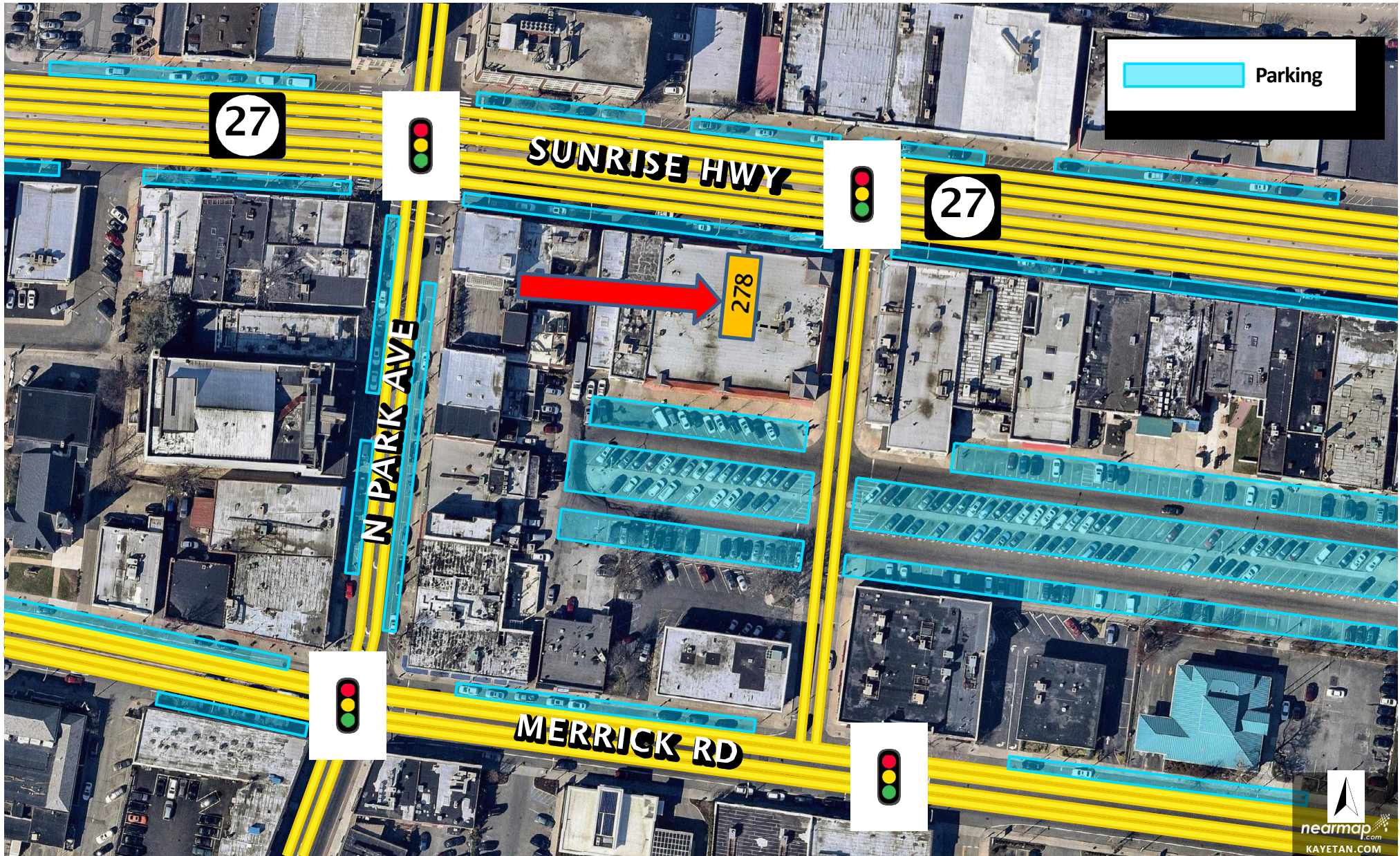
Last Available Retail Space
UNIT 278 1,350 SF
PLUS LOWER LEVEL



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278 Sunrise Highway

Closeup Aerial

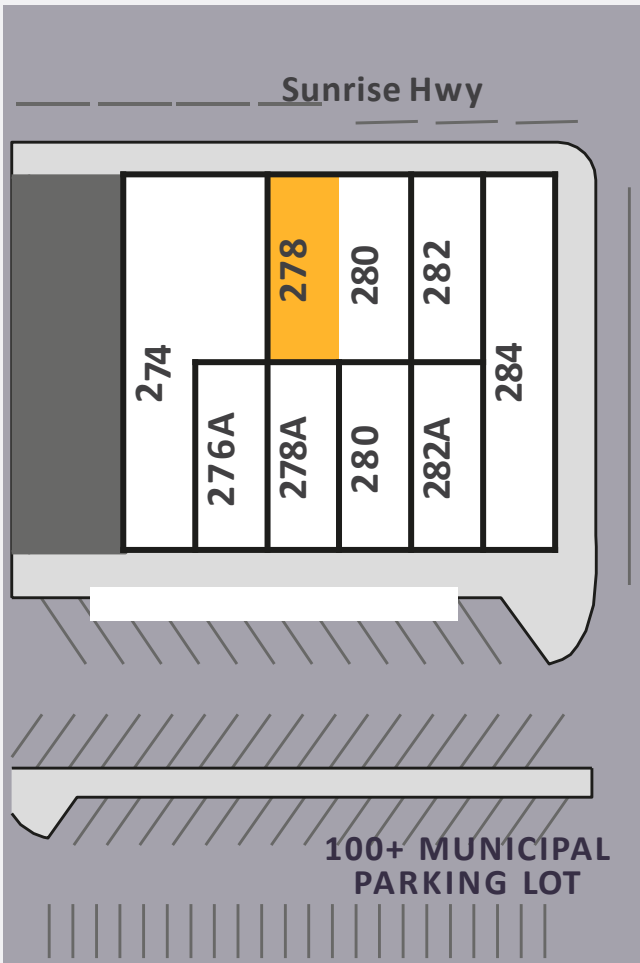


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Site Plan



Tenant Key

Unit #	Tenant
274	Tiger Schulmann's
276A, 278A	Icon Nails & Spa
278	Available
280	Children's Playground
282	Optometrist
282A	Dentist
284	Matty's Toy Shop

Area Demographics

	1 mile	3 mile	5 mile
Population:	24,440	201,515	550,214
Ave. HH Income:	\$114,410	\$121,960	\$117,531

Retail Sales Volume

- 1 Mile – \$57,875,535
- 3 Mile – \$4,219,662,043
- 5 Mile – \$9,780,806,782

Asking Price

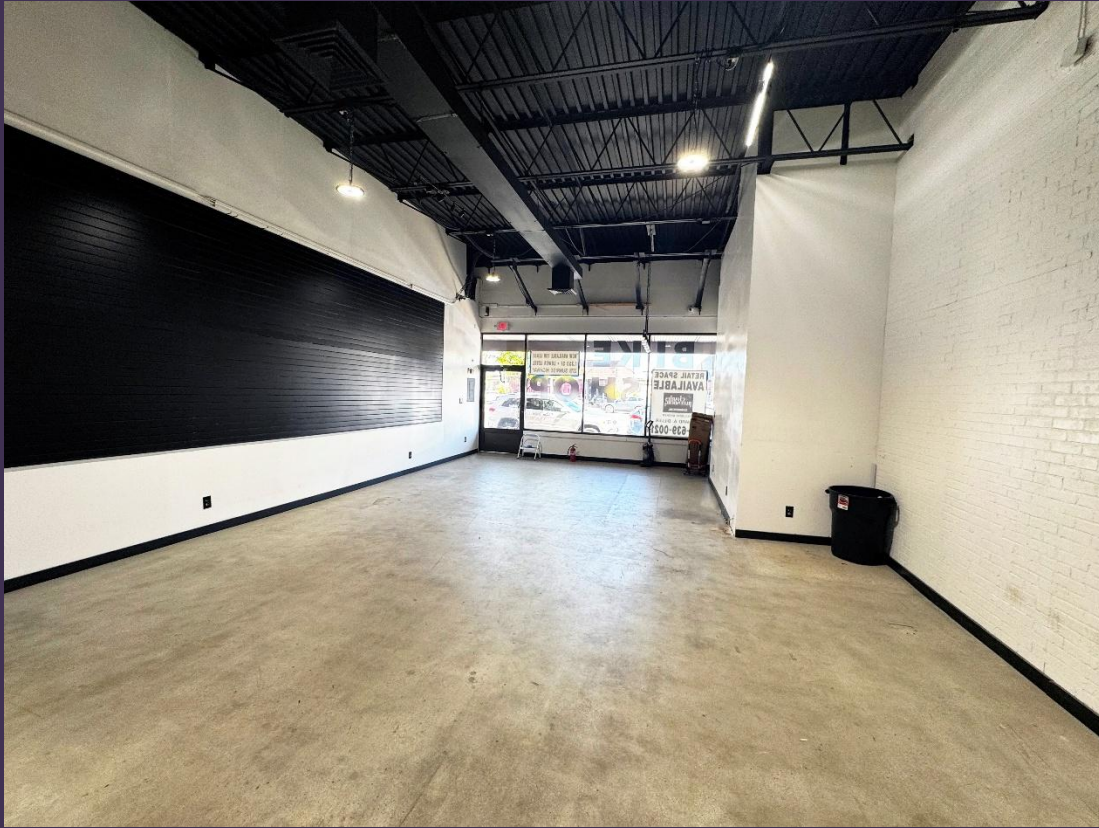
Call for quote

Neighbors

- Citi Bank
- J.P Morgan Chase
- Astoria Bank
- TD Bank
- Sterling National
- Nissan of Rockville Center
- Mercedes Benz of Rockville Centre
- Volvo
- GMC
- Buick
- KIA
- High-Tech AMC Fantasy Theater
- Multiple ZAGAT Rated Restaurants & Cabarets
- Best Western
- Holiday Inn Express
- Ramada Inn
- Multiple High End & Local Retailors
- New York Blood Bank
- Fitness Gyms
- Rockville Centre LIRR Station
- South Nassau Hospital
- Mercy Hospital
- Malloy College
- Single Family Homes Condominiums, Co Op's and Multifamily
- Professional Office Buildings

Main Floor

An Open Space with Huge Potential



 **CHARLES
RUTENBERG**
COMMERCIAL

Office

Provides an Open View into the goings on of your Business



Window View of Sunrise Highway

A Great View of a Bustling Main Road



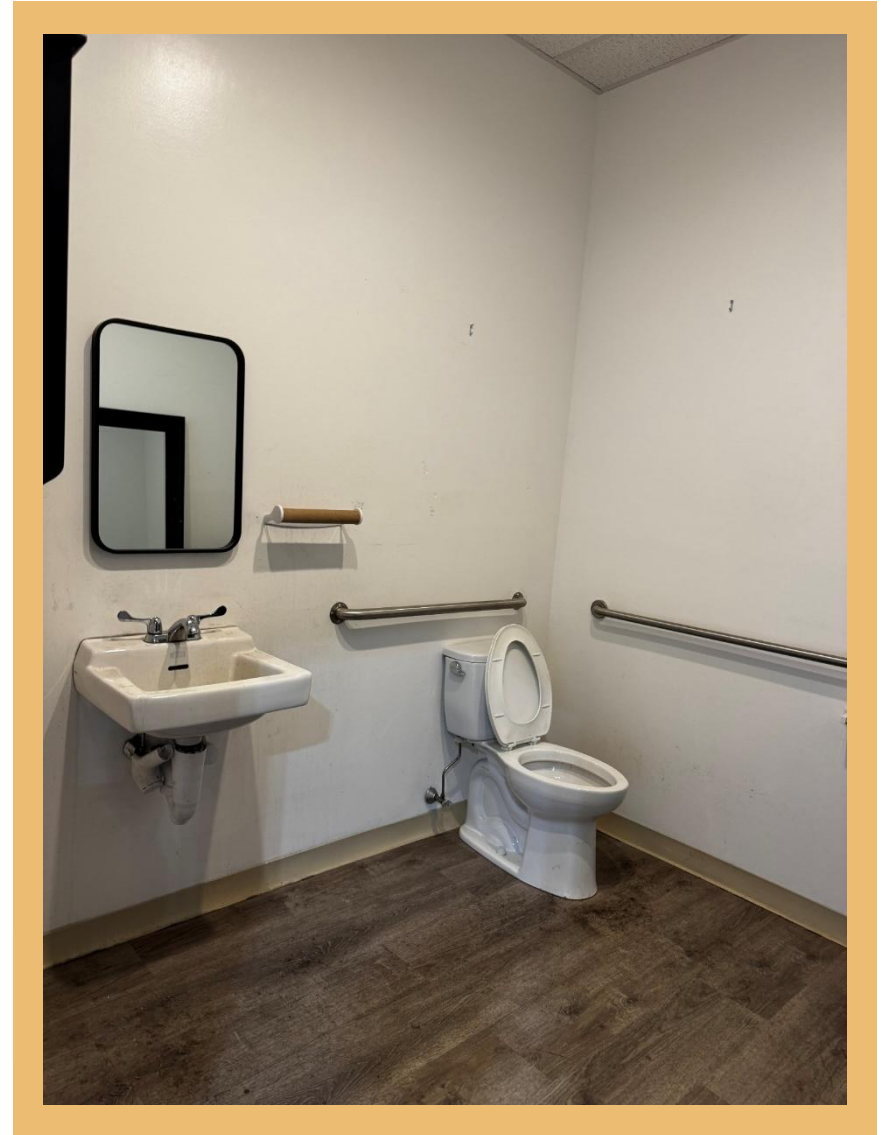
Security System

Installed with Security Camera Coverage



Bathroom

Gender Neutral, with Handicap Access



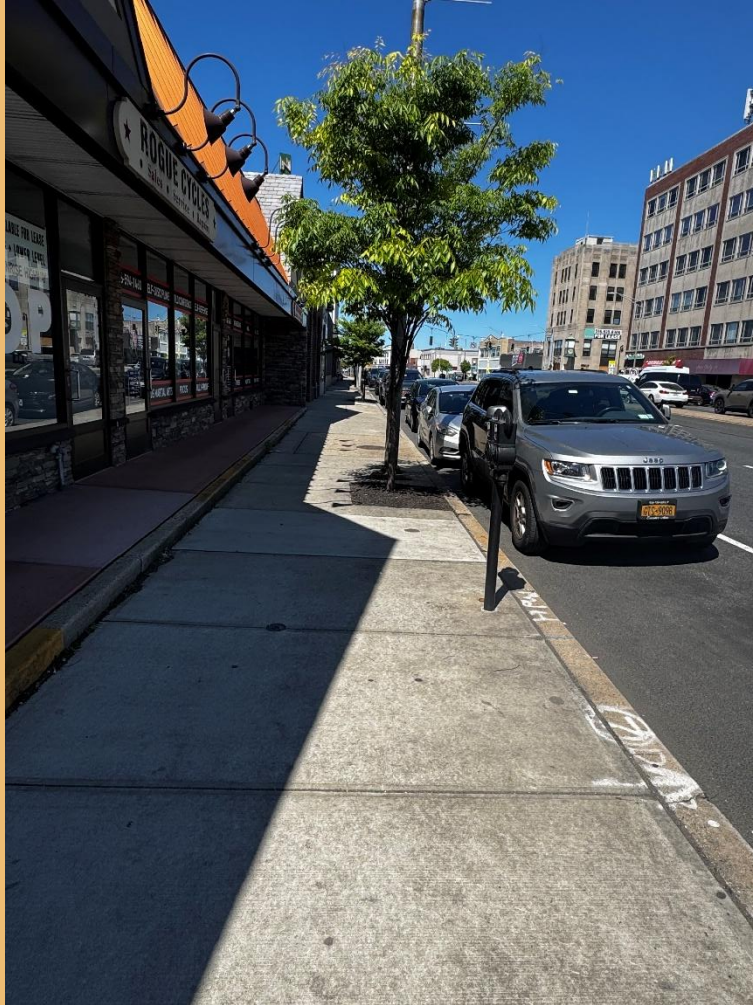
Lower Level

A Large Room with Plenty of Storage Space



Parking

Both Street and Municipal Parking Spaces





C O M M E R C I A L

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