

AVAILABLE FOR SALE

700 ROCKAWAY TURNPIKE, LAWRENCE, NY 11559

STREET VIEW



AREA MAP



CONTACT:

DARYL SEALY
516.498.1010 ext. 220
ds@comretail.com

MIKE RAIFAISEN
516.498.1010 ext. 235
mr@comretail.com

525 Northern Boulevard, Suite 310
Great Neck, NY 11021
Tel: 516.498.1010
Fax: 516.498.1088
www.comretail.com

BUILDING SPECIFICATIONS

- 4-STORY BLDG APPROX. 29,250 SQ. FT.
 - 1ST FLOOR APPROX. 4,500 SQ. FT.
 - 2ND – 4TH FLOORS APPROX. 8,250 SQ. FT. EACH
- LOT APPROX. 1 ACRE
- ASKING SALE PRICE UPON REQUEST
- AREA RETAILERS INCLUDE LOWE'S, TJ MAXX, MODELL'S, SUBWAY, IHOP, COSTCO, POPEYES, BURGER KING AND MORE
- AT TRAFFIC LIGHT
- APPROX. 100 CAR PARKING
- RECENTLY RE-PAVED PARKING LOT/NEW LIGHTING
- ROCKAWAY TURNPIKE – 70K VPD

DEMOGRAPHICS

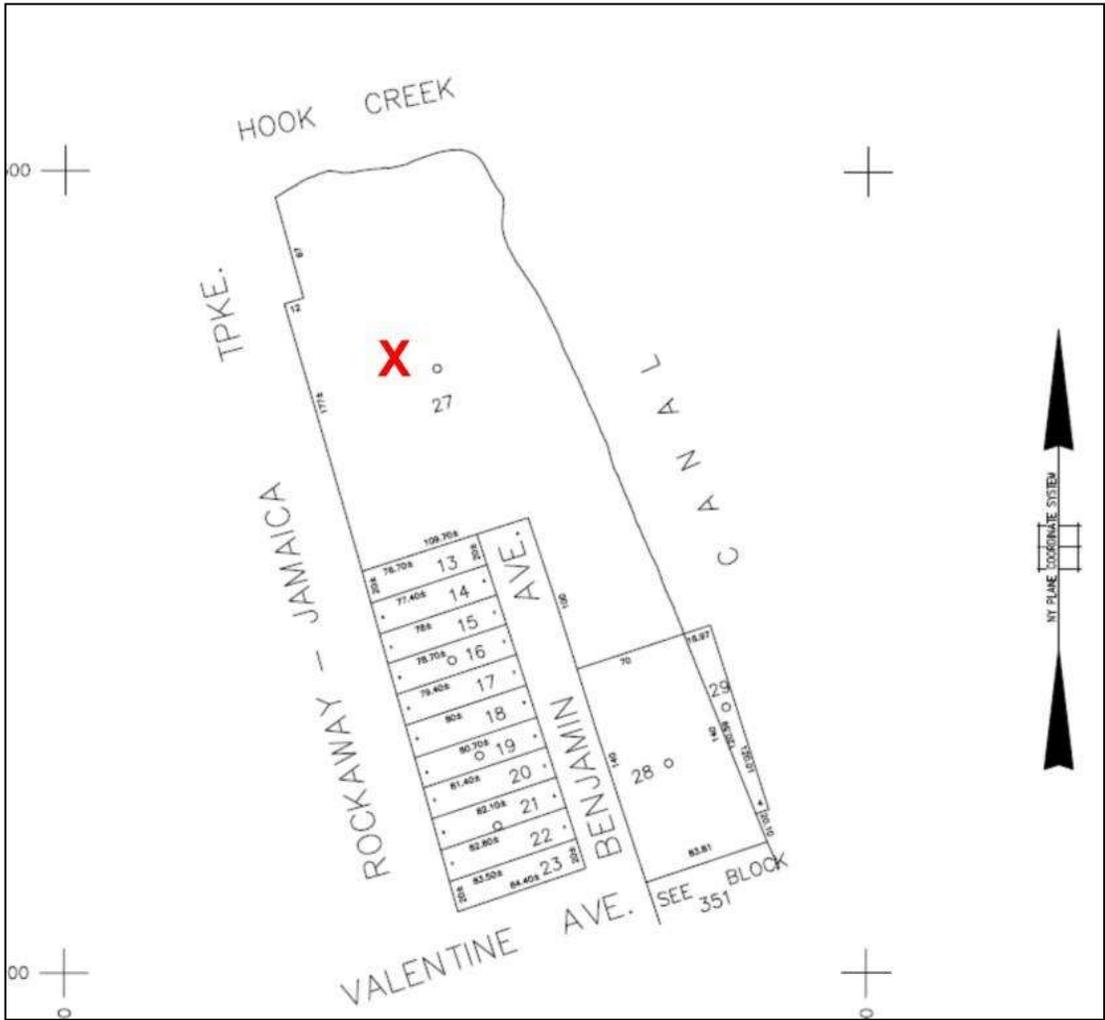
<u>Radius</u>	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	12,140	78,215	199,329
# of Households	3,798	24,293	63,170
Avg. HH Income	\$136,913	\$119,366	\$97,984
Daytime Pop	6,244	30,403	72,934



April 6, 2015

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

TAX MAP



AGENT:

DARYL SEALY
516.498.1010 ext. 220
ds@comretail.com

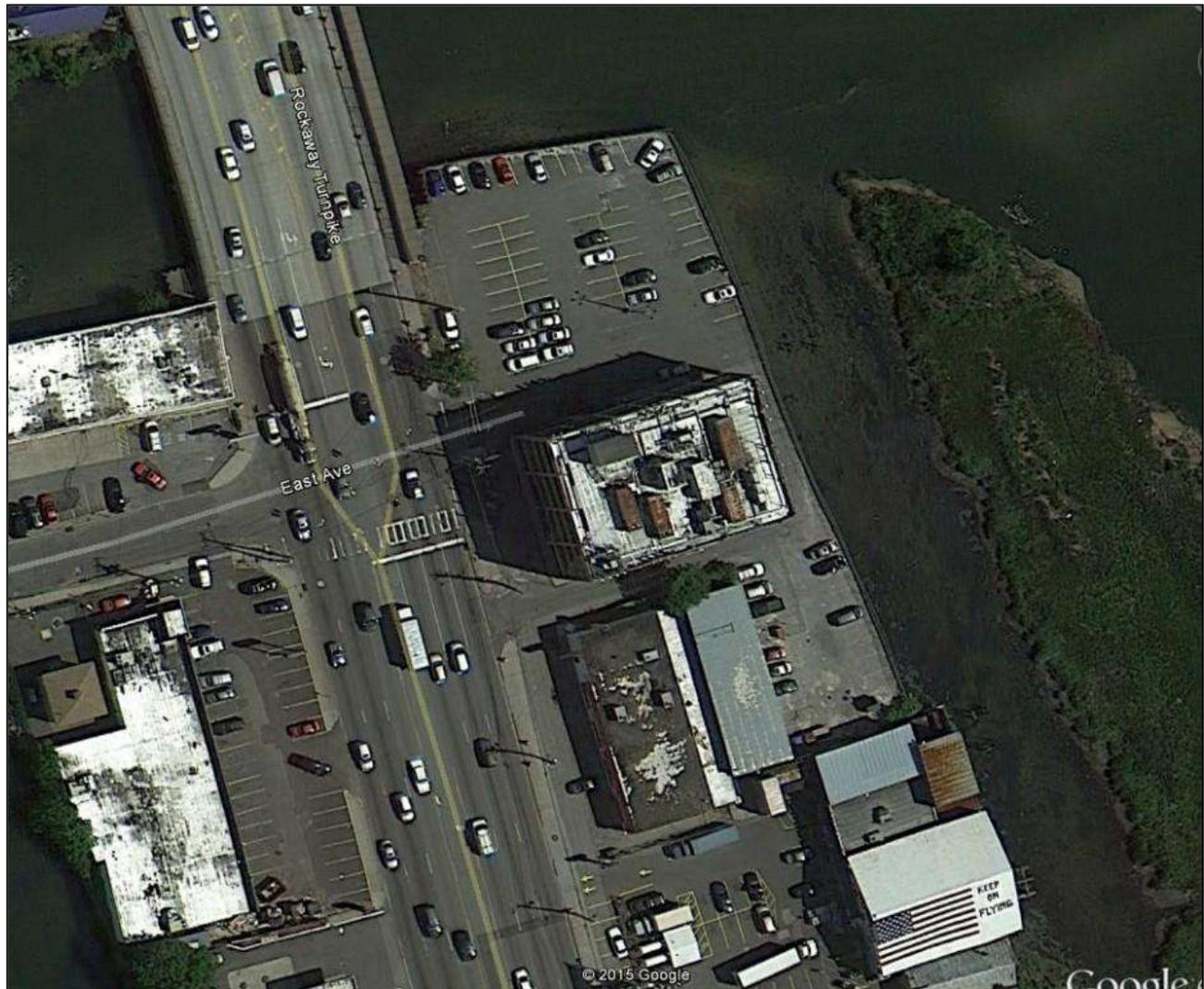
MIKE RAIFAISEN
516.498.1010 ext. 235
mr@comretail.com



April 6, 2015

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

AERIAL VIEW



AGENT:

DARYL SEALY
516.498.1010 ext. 220
ds@comretail.com

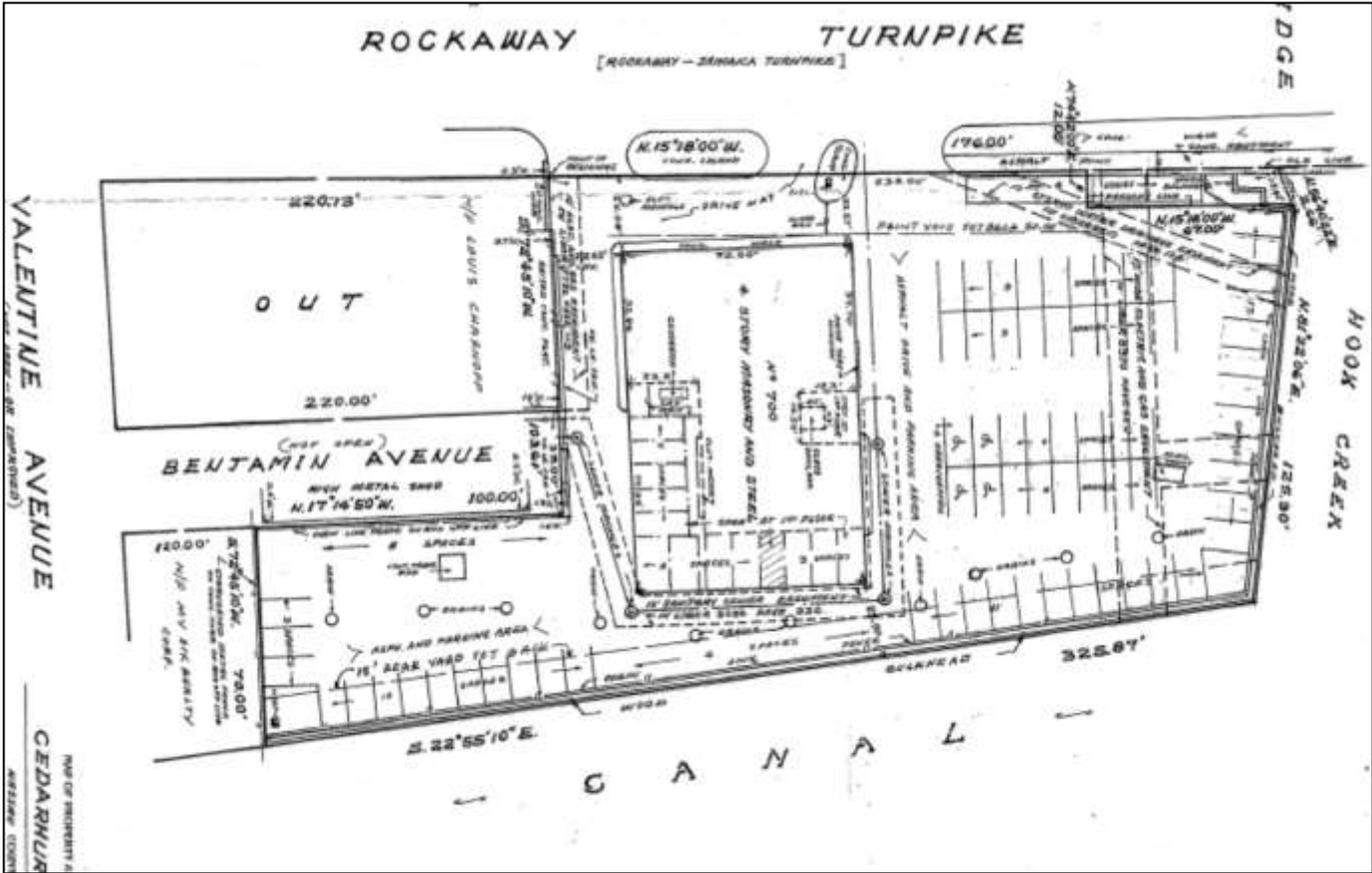
MIKE RAIFAISEN
516.498.1010 ext. 235
mr@comretail.com



April 6, 2015

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.

SURVEY



AGENT:

DARYL SEALY
516.498.1010 ext. 220
ds@comretail.com

MIKE RAIFAISEN
516.498.1010 ext. 235
mr@comretail.com



April 6, 2015

All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any information. All dimensions are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Unless specifically stated herein, this advertisement does not suggest that the broker has a listing in this property or properties or that any property is currently available.