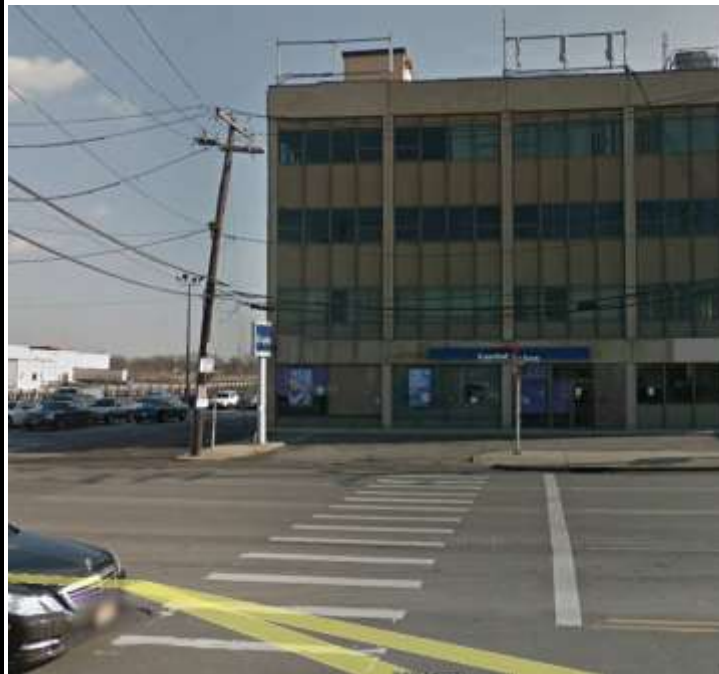


# AVAILABLE FOR SALE

## 700 ROCKAWAY TURNPIKE, LAWRENCE, NY 11559

STREET VIEW



AREA MAP



### CONTACT:

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**525 Northern Boulevard, Suite 310**  
**Great Neck, NY 11021**  
**Tel: 516.498.1010**  
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[www.comretail.com](http://www.comretail.com)



### BUILDING SPECIFICATIONS

- 4-STORY BLDG APPROX. 29,250 SQ. FT.
  - 1<sup>ST</sup> FLOOR APPROX. 4,500 SQ. FT
  - 2<sup>ND</sup> – 4<sup>TH</sup> 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

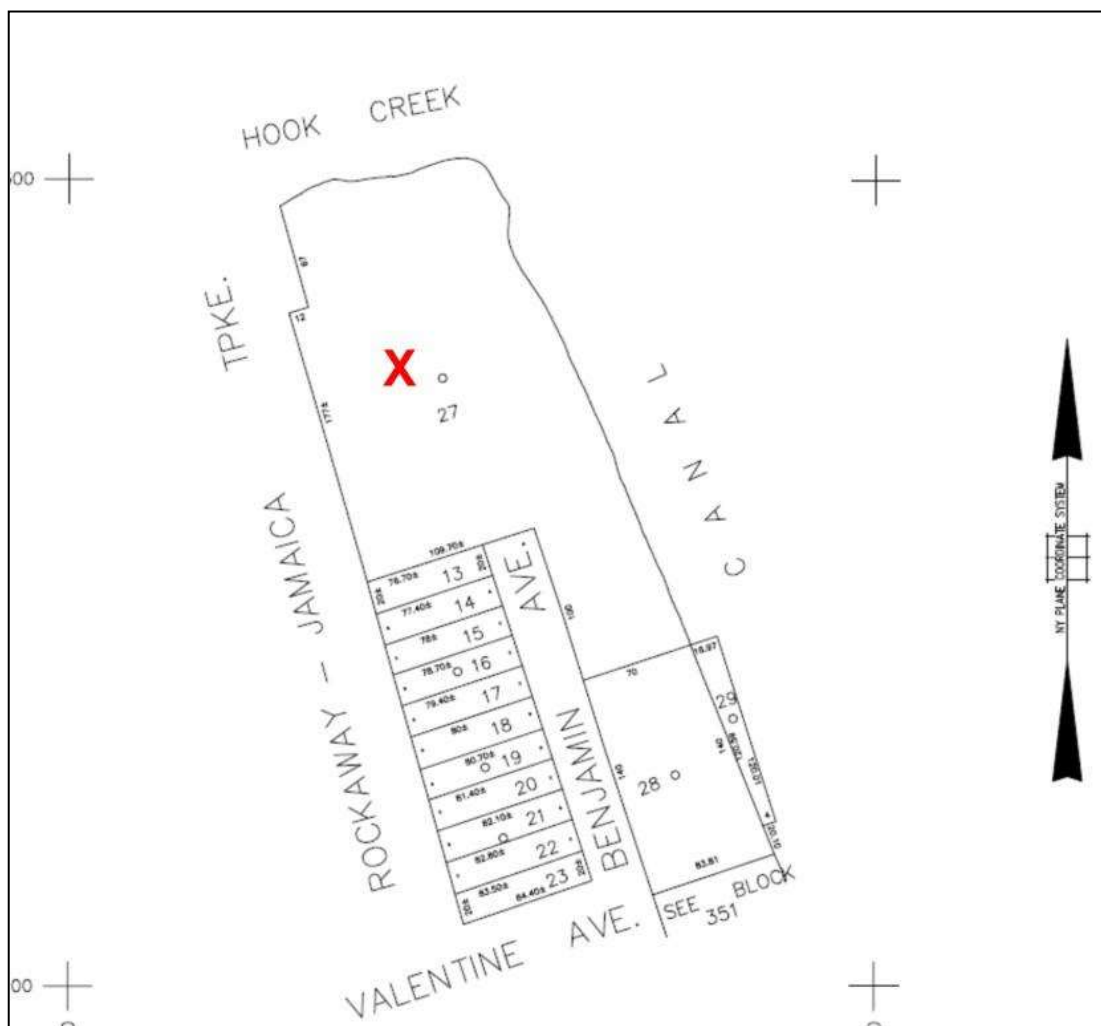
### DEMOGRAPHICS

<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

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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:

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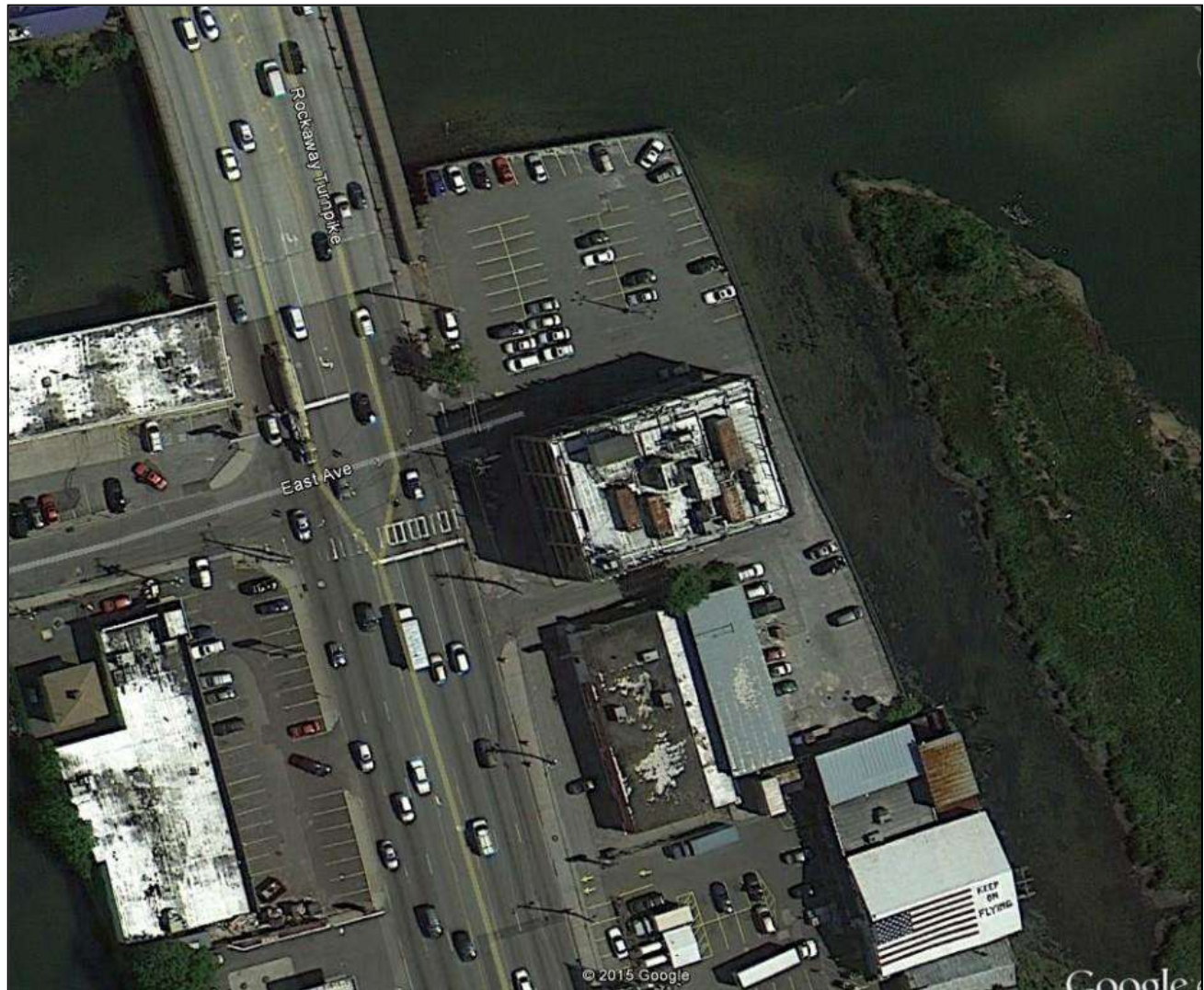
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## AERIAL VIEW



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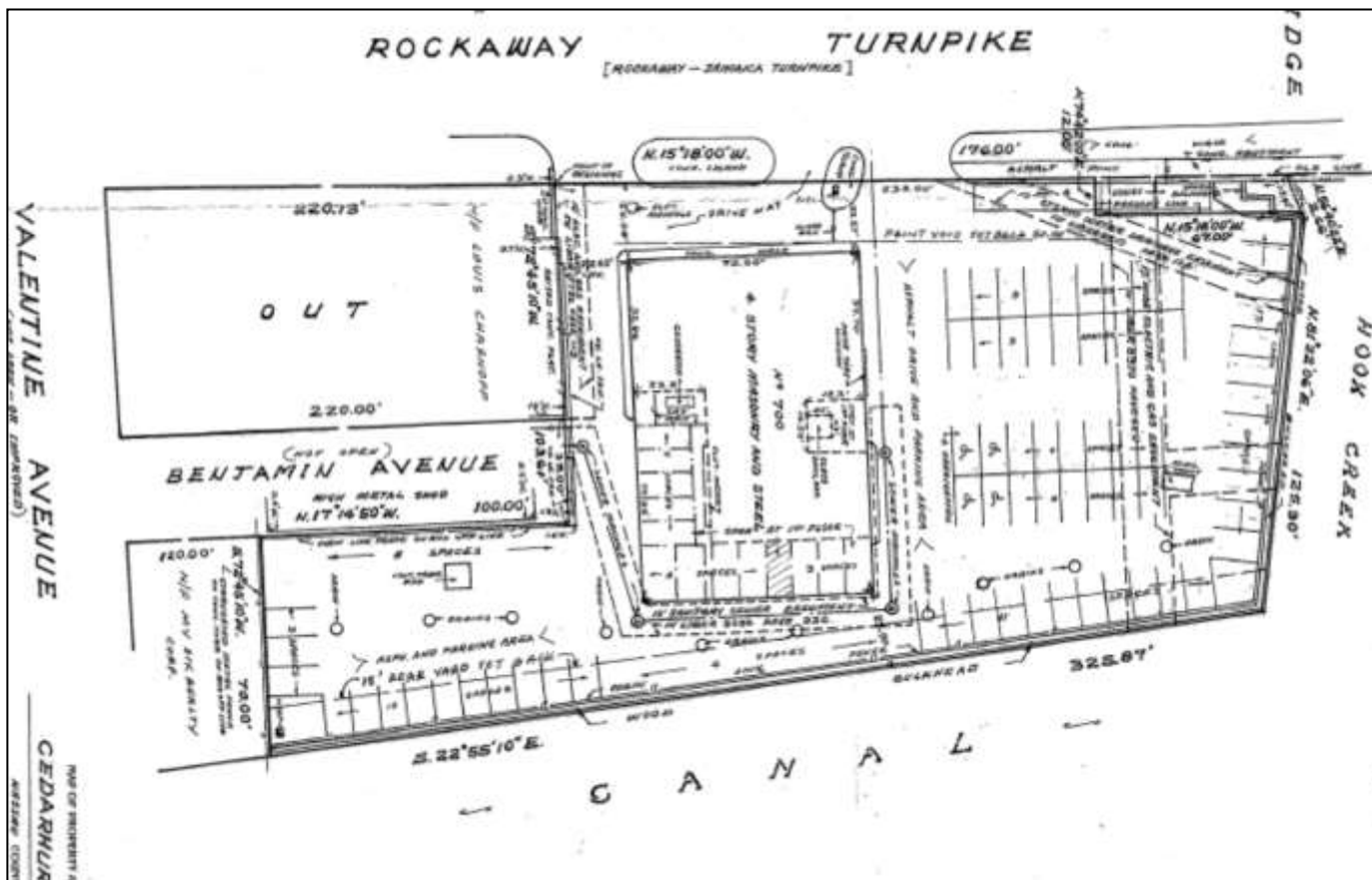


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## SURVEY



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