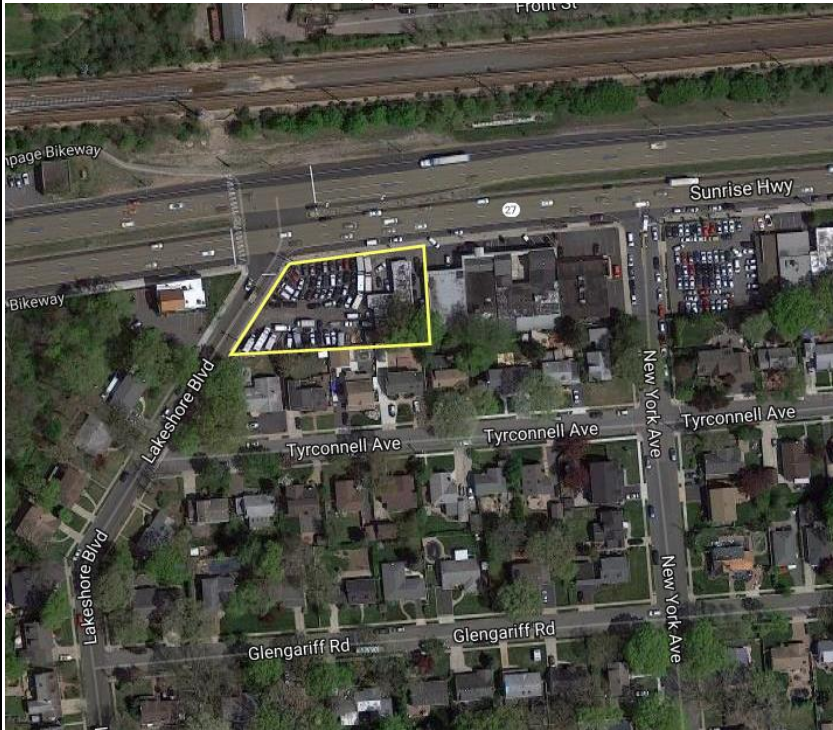


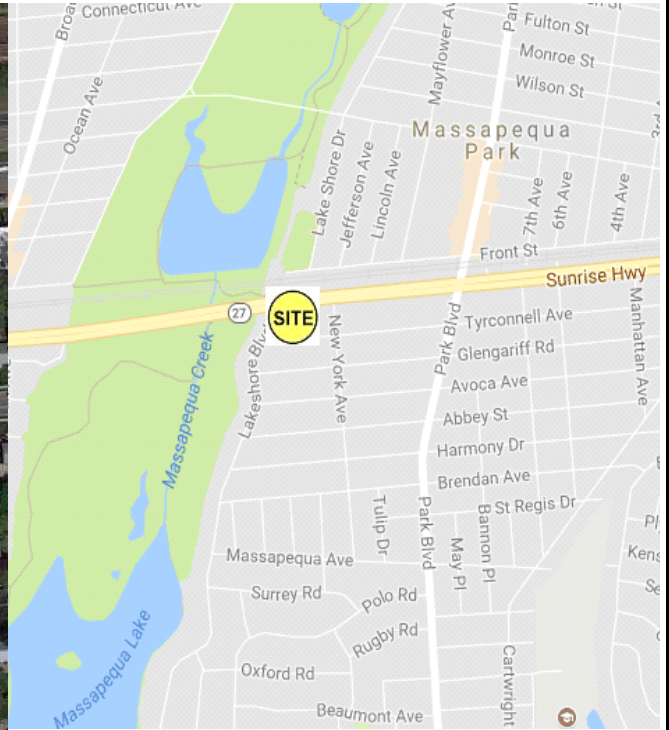
NEW EXCLUSIVE AVAILABLE

4700 SUNRISE HIGHWAY, MASSAPEQUA PARK, NY 11762

AERIAL VIEW



AREA MAP



CONTACT:

DARYL SEALY
516.498.1010 ext. 220
ds@comretail.com

ANTHONY JURKOVIC
516.498.1010 ext. 212
aj@comretail.com

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

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BUILDING SPECIFICATIONS

- LOT APPROX. 24,000 SQ. FT.
- GROUND LEASE ASKING \$220,000 PER YEAR
- EXTRAS \$57,000
- CURRENTLY VANTASTIC VAN RENTAL
- TRAFFIC LIGHT ON CORNER
- SUNRISE HWY – 50K VPD

DEMOGRAPHICS

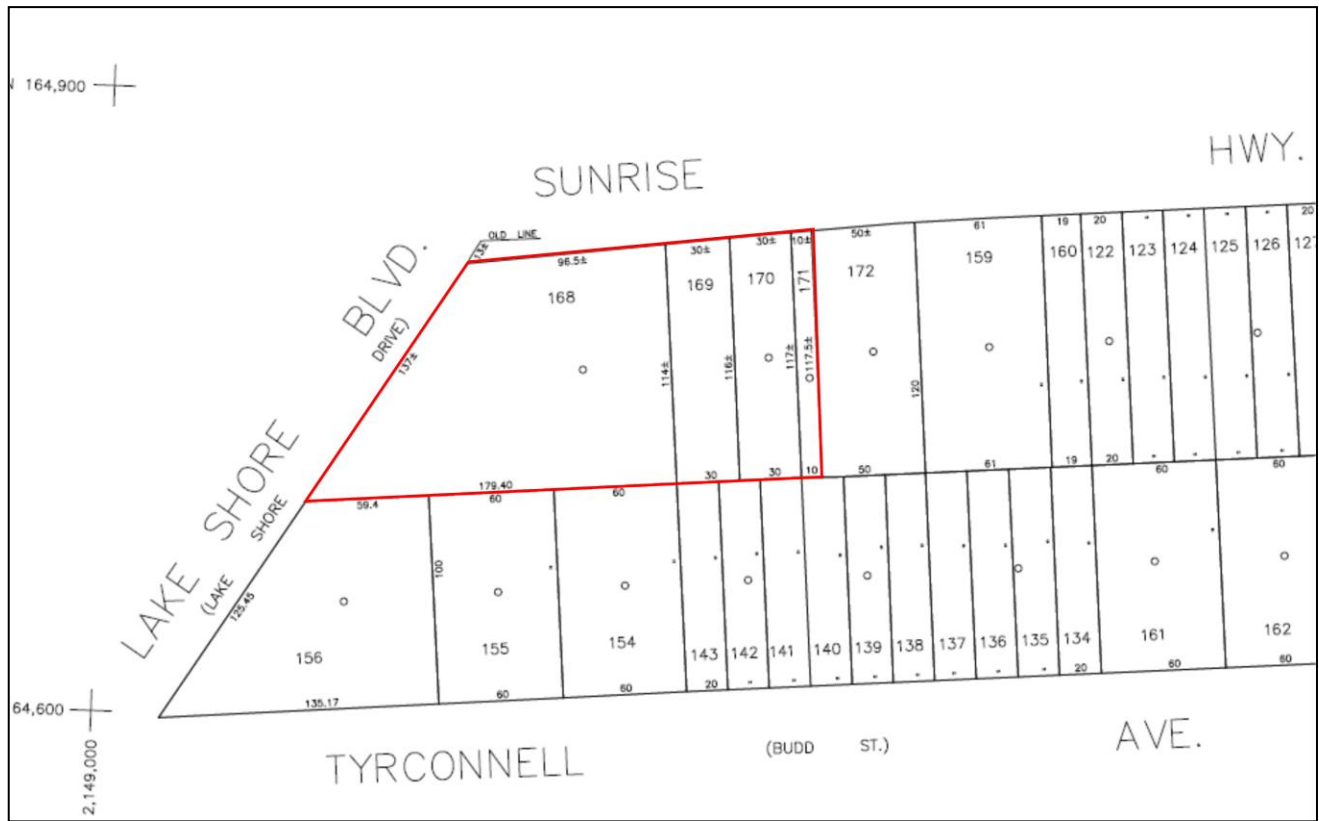
<u>Radius</u>	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	18,621	78,453	145,707
# of Households	6,162	26,191	48,947
Avg. HH Income	\$145,562	\$143,589	\$136,898
Daytime Pop	6,046	18,878	40,306



January 16, 2018

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TAX MAP



AGENT:

DARYL SEALY
 516.498.1010 ext. 220
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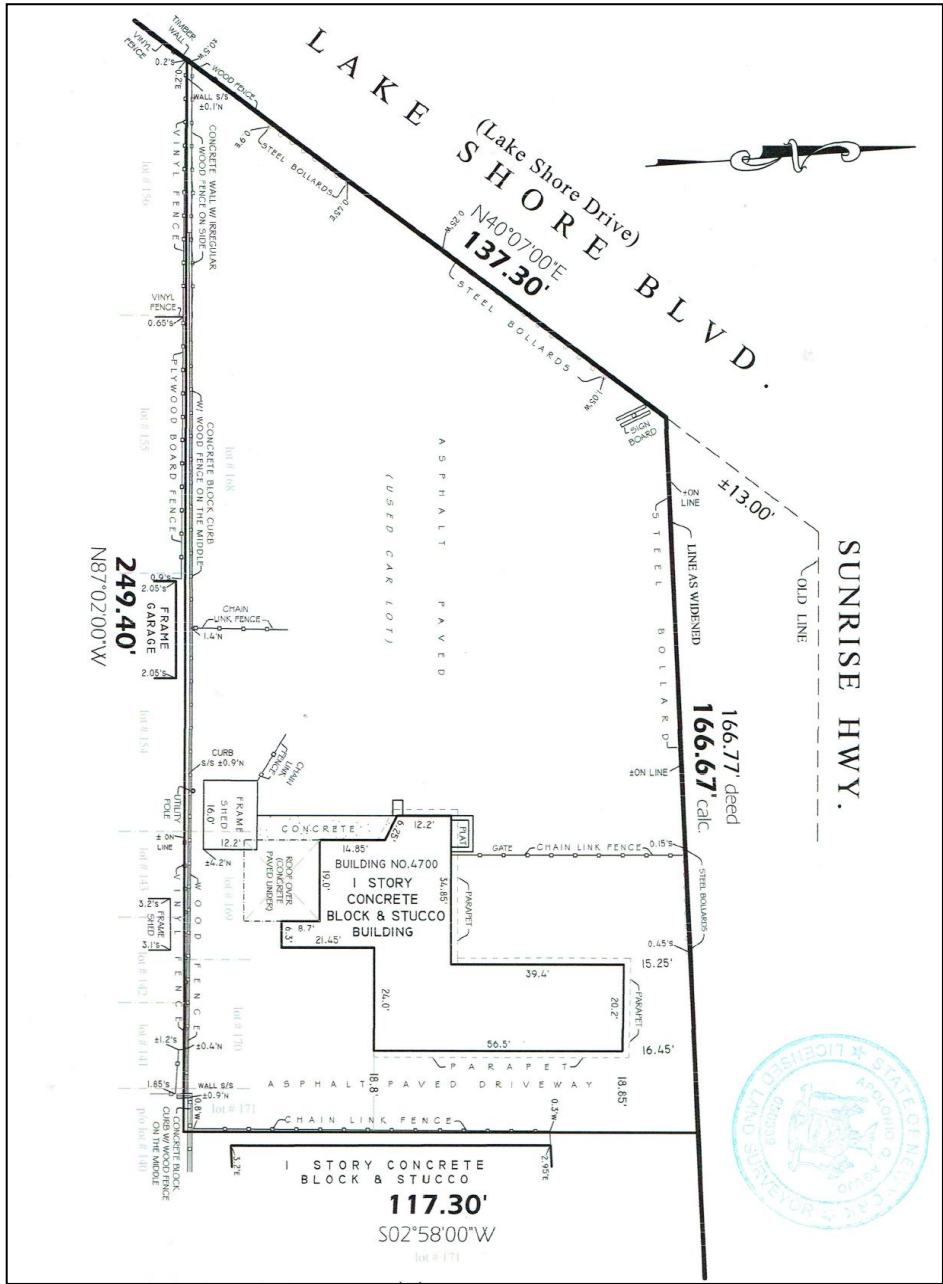
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SURVEY



AGENT:

DARYL SEALY
 516.498.1010 ext. 220
ds@comretail.com

ANTHONY JURKOVIC
 516.498.1010 ext. 212
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