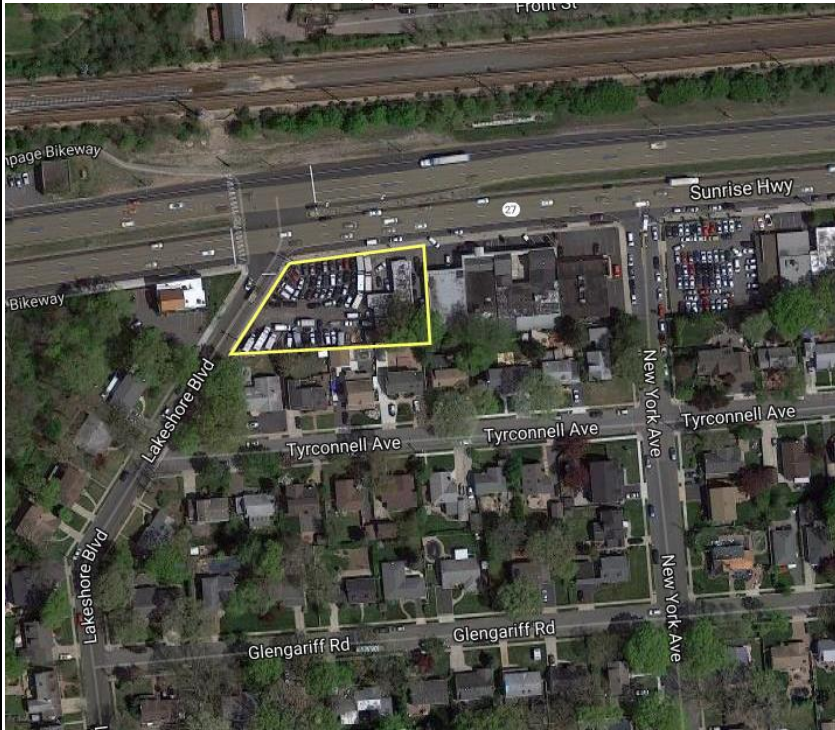


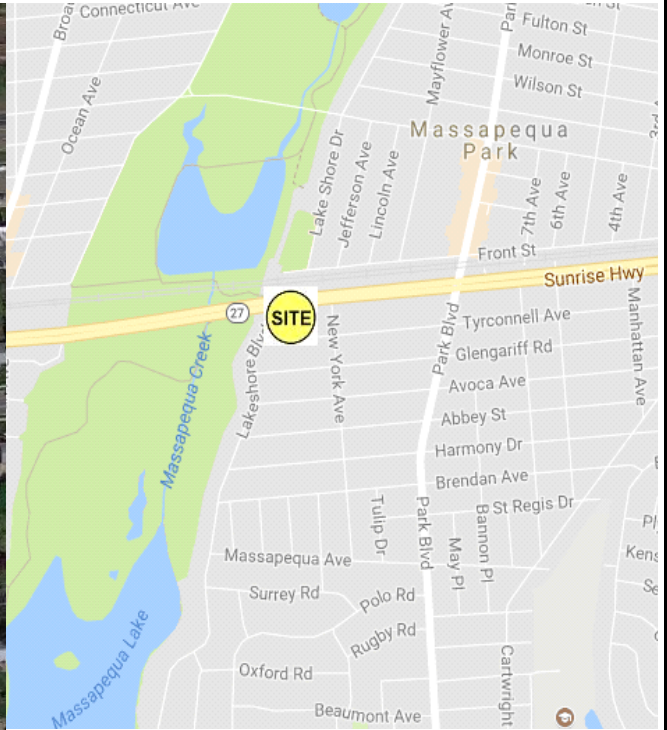
NEW EXCLUSIVE AVAILABLE

4700 SUNRISE HIGHWAY, MASSAPEQUA PARK, NY 11762

AERIAL VIEW



AREA MAP



CONTACT:

DARYL SEALY
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BUILDING SPECIFICATIONS

- LOT APPROX. 24,000 SQ. FT.
- PROPOSED NEW BLDG OF APPROX. 4,000-5,000 SQ. FT. WITH PARKING (MAY DIVIDE)
- ASKING RENT \$50 PSF
- EXTRAS \$12-\$14 PSF
- OWNER WILL DELIVER VANILLA SHELL
- CURRENTLY VANTASTIC VAN RENTAL
- TRAFFIC LIGHT ON CORNER
- SUNRISE HWY – 50K VPD

DEMOGRAPHICS

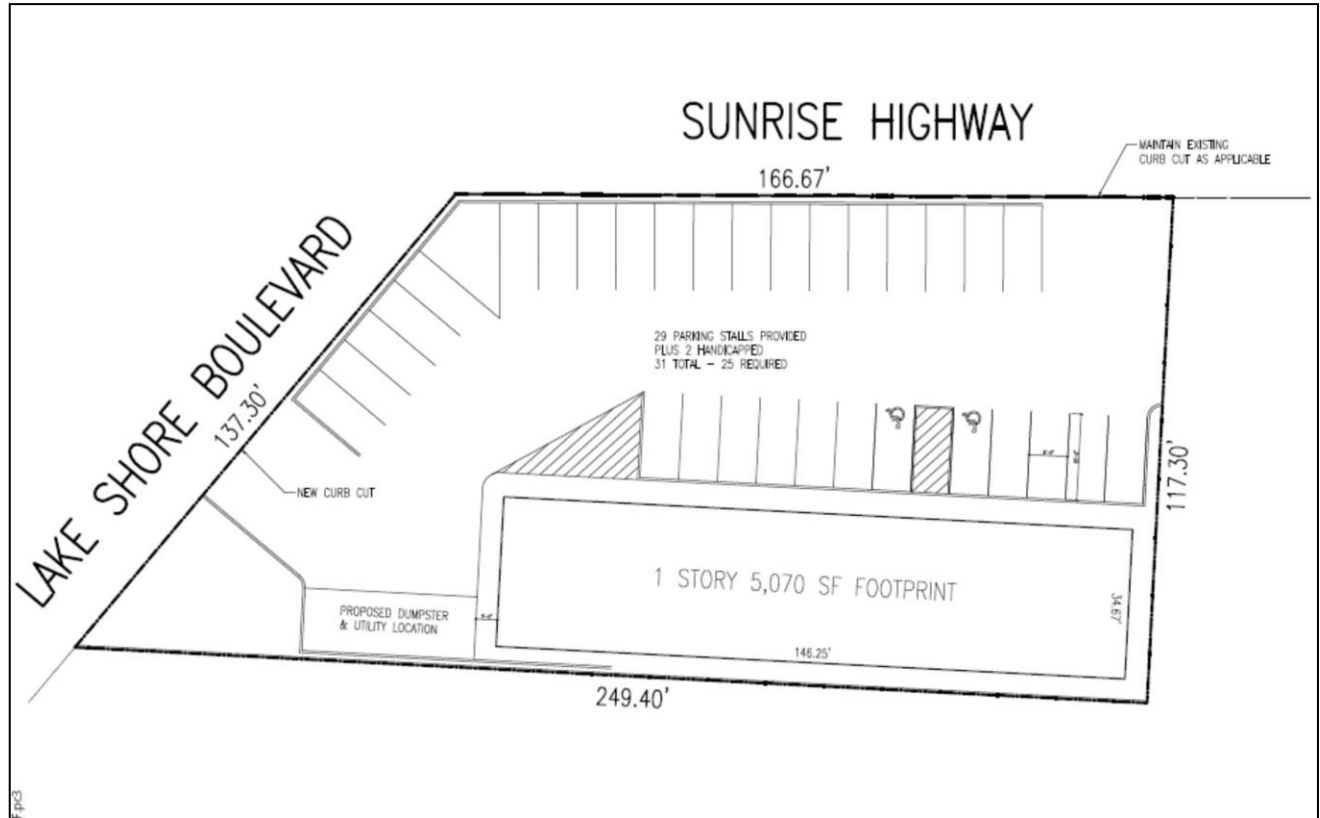
<u>Radius</u>	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	18,621	78,453	145,707
# of Households	6,162	26,191	48,947
Avg. HH Income	\$145,562	\$143,589	\$136,898
Daytime Pop	6,046	18,878	40,306



January 16, 2018

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PROPOSED SITE PLAN



AGENT:

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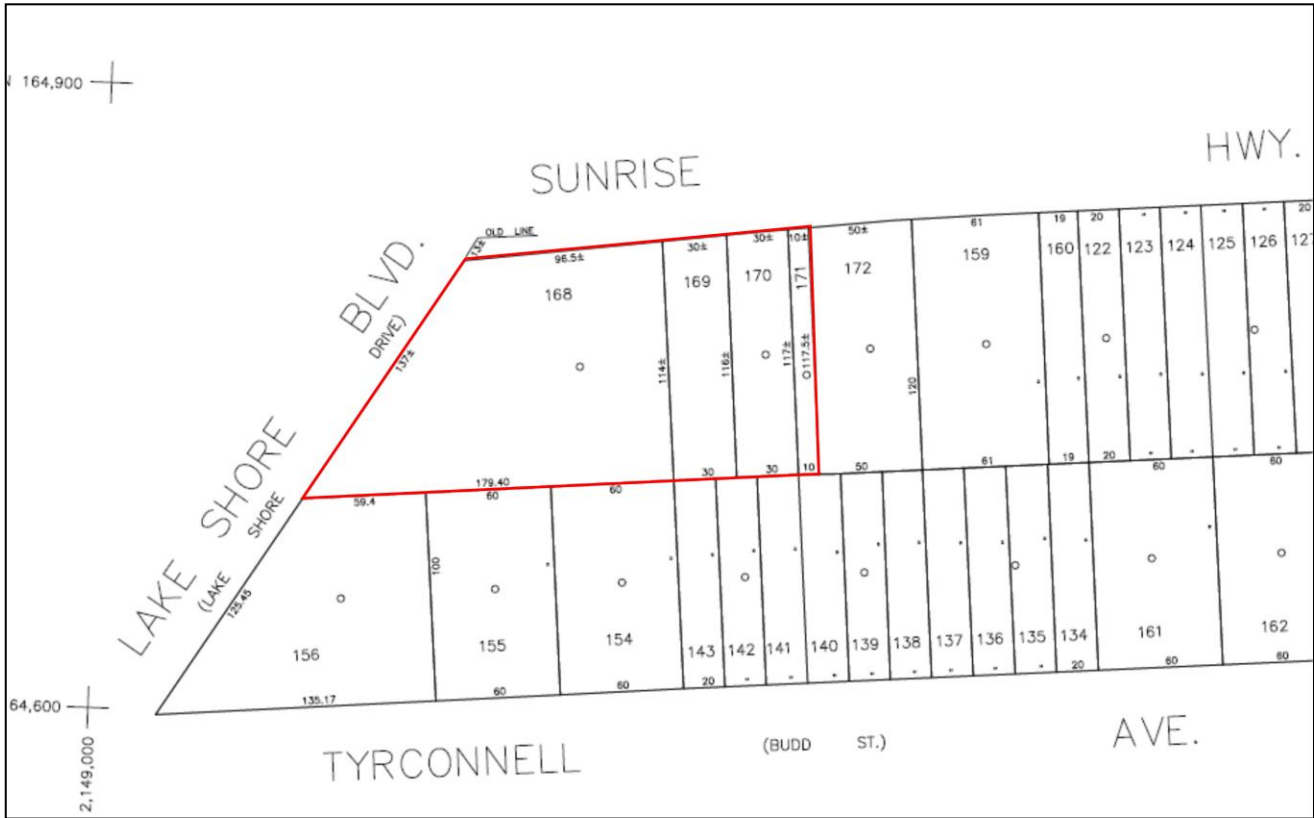
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TAX MAP



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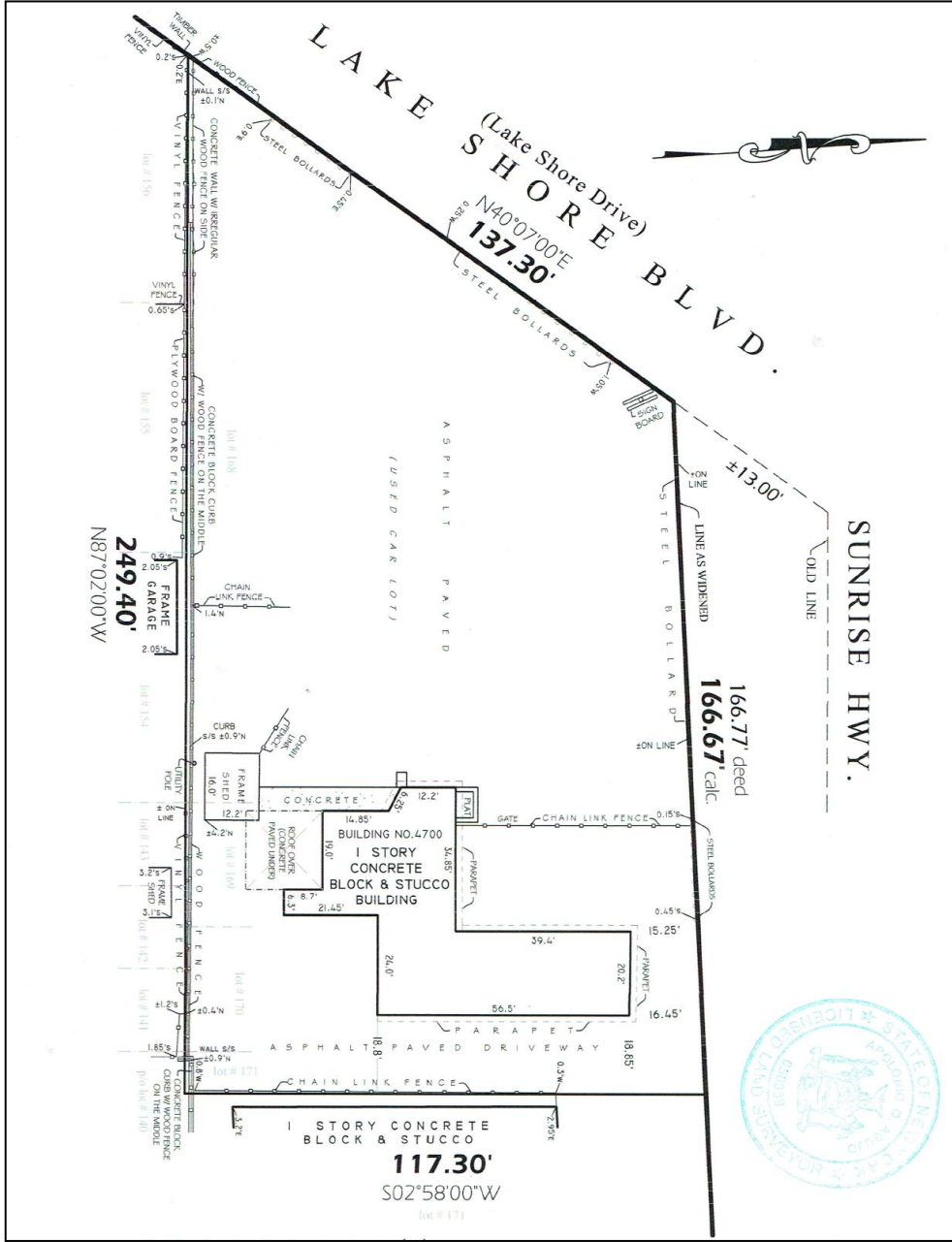
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SURVEY



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