

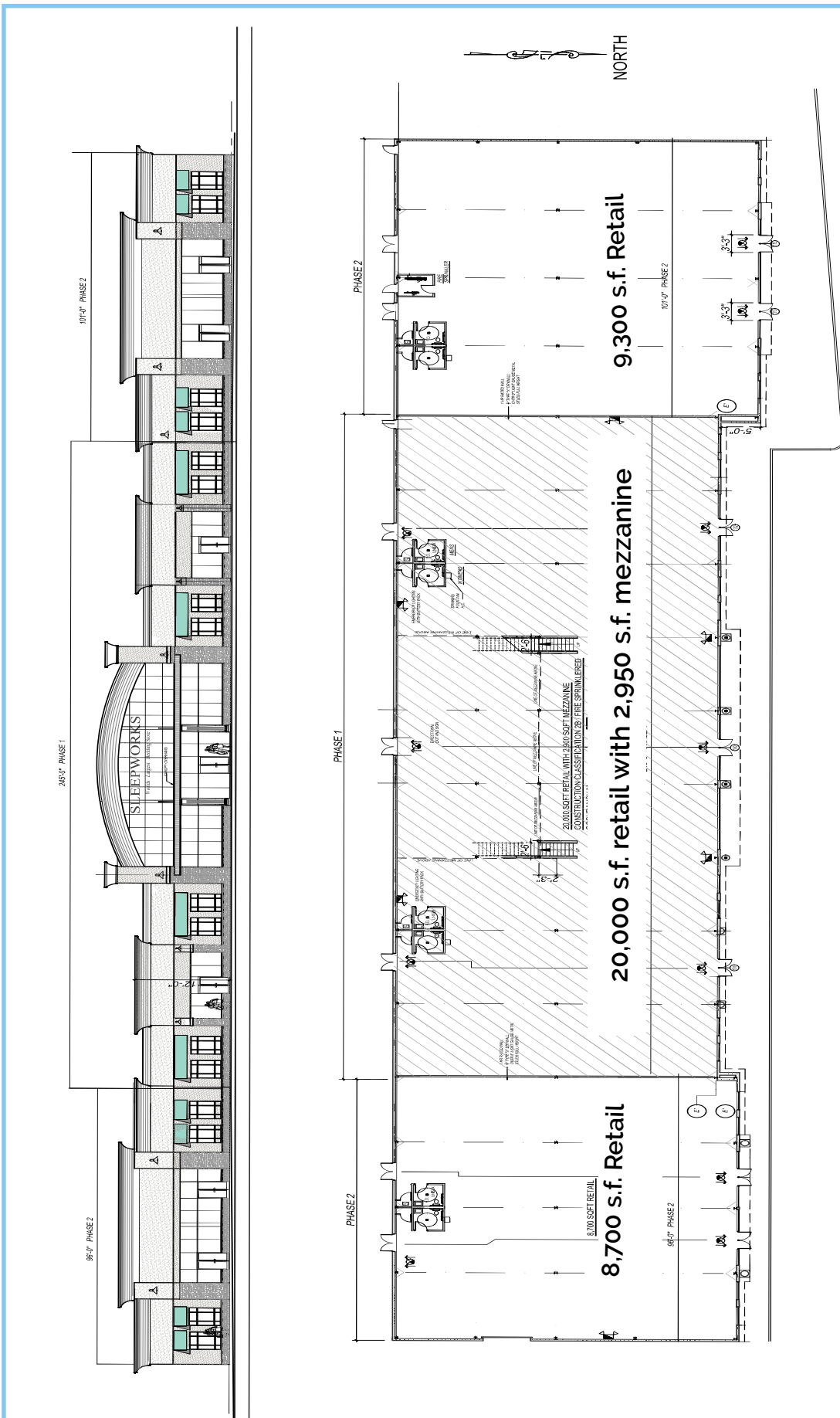
EAST PATCHOGUE, NEW YORK

122 Sunrise Hwy S Service Road

EAST PATCHOGUE, NY

122 Sunrise Hwy S Service Road

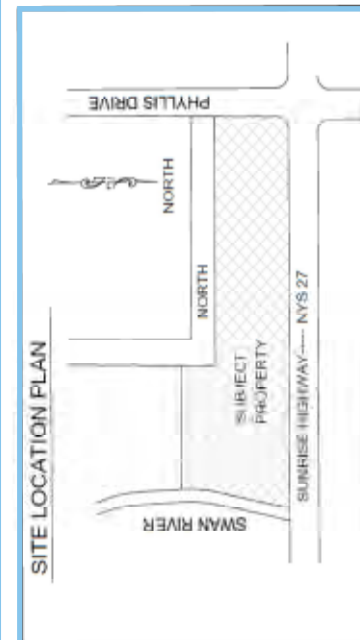
FOR SALE AND/OR LEASE - 4,500 s.f. - 40,950 s.f.



TOTAL SQUARE FOOTAGE: 40,950 S.F.

Can sub-divide from as small as 4,500 s.f.

Parking for potentially 215 cars

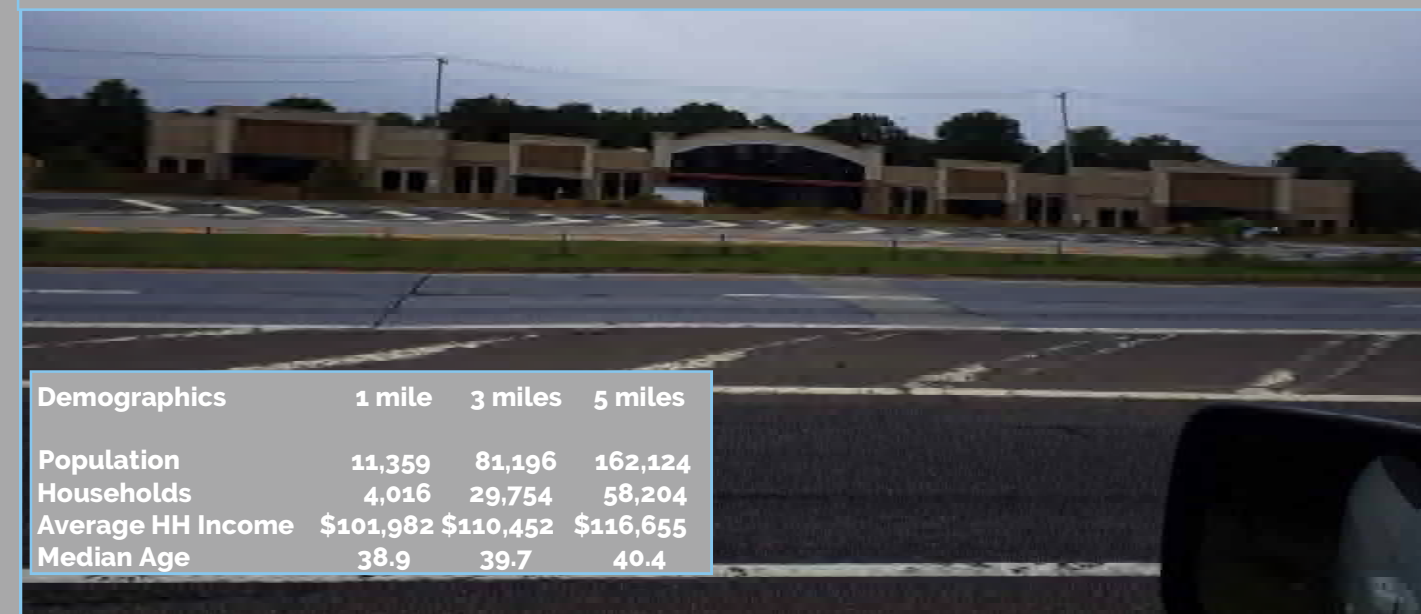


FOR SALE AND/OR LEASE: 5.9 acres

- New construction - 95% complete.
- Average ceiling height 18' to over 20' clear
- High visibility
- Potentially up to 215 parking spaces
- Can sub-divide from as small as 4,500 s.f.

Traffic Count: 99,000 cars daily on Sunrise Highway (Rt. 27)

LEASE: Up to 38,000 s.f. ground floor (divisible) with 2,950 s.f. mezzanine.
TOTAL = 40,950 S.F.



Demographics	1 mile	3 miles	5 miles
Population	11,359	81,196	162,124
Households	4,016	29,754	58,204
Average HH Income	\$101,982	\$110,452	\$116,655
Median Age	38.9	39.7	40.4



WELCO REALTY, INC. 2525 Palmer Avenue, New Rochelle, NY 10801 . T (914) 576-7500 / Fax: 7596 . www.welcorealty.com

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications.

122 Sunrise Hwy S Service Rd
East Patchogue, New York

Patchogue Mall
verizon MEN'S WEARHOUSE
 CATHERINES **dressbarn** **COLD STONE**
ULTA **SALLY BEAUTY** **Rainbow** **tropical CAFE**
Sprint **EUROPEAN WAY CENTER** **MATTRESS FIRM** **Michaels** **BOB'S STORES**
McDonald's **HomeGoods** **NiGize** **Marshalls**
Applebees **Payless** **LA FITNESS**
CHASE **DICK'S SPORTING GOODS** **M&S** **GNC**

Waverly Plaza
RITE AID **petco** **ALDI**
Panera **CHIPOTLE MEXICAN GRILL** **STARBUCKS COFFEE**
BLINDS TO GO **DIRECT FROM OUR FACTORY**

COSTCO WHOLESALE
savers
T-Mobile

STAPLES **SUBWAY**
King Kullen **Orangetheory FITNESS**

7 ELEVEN **DUNKIN' DONUTS**

JENNIFER FURNITURE

Walgreens **metroPCS**

DOLLAR GENERAL

FAMILY DOLLAR

Sprint

Carvel

Burlington

THEATRES

N Ocean Ave

TACO BELL

BURGER KING

Advance Auto Parts

MAVIS DISCOUNT TIRE

T-Mobile

SUBWAY

jiffylube

CHASE

Pizza Hut **DUNKIN' DONUTS**

AAMCO TOTAL CAR CARE

STERLING NATIONAL BANK

Walgreens

ShopRite

CHUCK E. CHEESE'S

Kentucky Fried Chicken

7 ELEVEN

CVS pharmacy

Party City

MATTRESS FIRM

PAPA JOHN'S

DOLLAR TREE

CVS pharmacy

Walgreens **AutoZone** **RAC**

LOWE'S

McDonald's

POPEYES

GOODYEAR **T-Mobile**

SUBWAY

Checkers **7 ELEVEN**

Advance Auto Parts **Dominos**

WELCO REALTY, INC.

99K cars daily



SUNRISE HIGHWAY

SUNRISE HIGHWAY

27

27

27

112

80

97