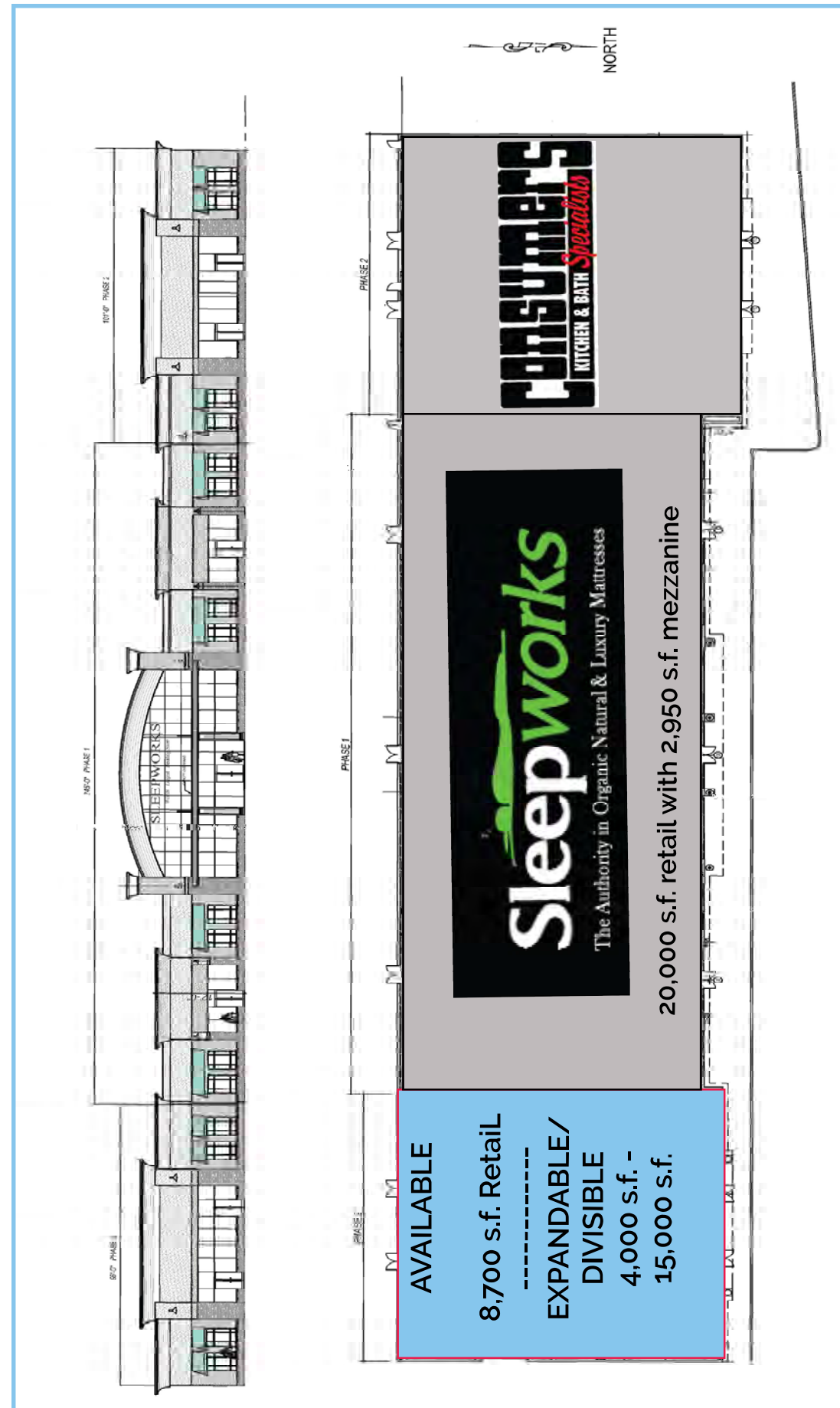


EAST PATCHOGUE, NEW YORK

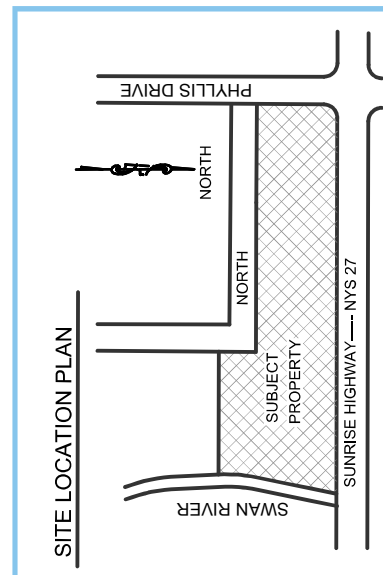
122 Sunrise Hwy S Service Road



TOTAL SQUARE FOOTAGE: 40,950 S.F.

Can sub-divide from as small as 4,000 s.f.

Parking for potentially 215 cars



EAST PATCHOGUE, NY

122 Sunrise Hwy S Service Road

4,000 s.f. - 15,000 s.f.



AVAILABLE: 4,000 s.f. up to 15,000 s.f.

JOIN NEW SLEEPWORKS SUPERSTORE & CONSUMERS KITCHEN & BATH.

SEEKING OTHER HOME RELATED RETAILERS.

- Average ceiling height 18' to over 20' clear
- High visibility
- Potentially up to 215 parking spaces
- Can sub-divide from as small as 4,000 s.f.

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



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



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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
BEST BUY 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 Nrgize Marshalls
Applebees Payless LA FITNESS
CHASE DICK'S SPORTING GOODS Meats GNC LIVE WELL

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

Walgreens CVS pharmacy
STERLING NATIONAL BANK 7-ELEVEN
AAMCO TOTAL CAR CARE
Kentucky Fried Chicken

Pizza Hut DUNKIN' DONUTS

CHUCK E. CHEESE'S

ShopRite

7-ELEVEN DOLLAR TREE

THE HOME DEPOT
BURGER KING
7-ELEVEN

CHASE
jiffylube
SUBWAY
T-Mobile

COSTCO WHOLESALE
savers
T-Mobile

99K cars daily

SUNRISE HIGHWAY

STAPLES SUBWAY
King Kullen Orangetheory FITNESS

7-ELEVEN DUNKIN' DONUTS

MAVIS DISCOUNT TIRE

Advance Auto Parts

Party City

MATTRESS FIRM

JENNIFER FURNITURE

Walgreens metroPCS

the Y

Sprint

TACO BELL

BURGER KING

PIZZA PAPA JOHN'S

Walgreens AutoZone RAC

LOWE'S

DOLLAR GENERAL

Carvel

BR Dunkin' Donuts

DOLLAR TREE

CVS pharmacy

McDonald's

WALGREENS metroPCS

THEATRES

FAMILY DOLLAR

Sherwin-Williams Burlington

Advance Auto Parts

Checkers 7-ELEVEN

GOODYEAR T-Mobile

SUBWAY

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