

# 155 West Sunrise Highway

Lindenhurst, NY

**For  
Lease with  
Drive Thru**



<b>Address:</b>	155 West Sunrise Highway, Lindenhurst, NY 11754		
<b>Available:</b>	3,220 SF with Drive Thru 2,337 SF & 3,186 SF & 1,637 SF 1,414 Mezzanine 14,112 SF Total Building Size		
<b>2010 DEMOS:</b>	<b><u>1-Mile Radius</u></b>	<b><u>3-Mile Radius</u></b>	<b><u>5-Mile Radius</u></b>
<b>Population:</b>	22,756	160,124	320,972
<b>Avg HH Income:</b>	\$58,140	\$77,748	\$83,050
<b>Lease:</b>	\$20.00 PSF (Inline) \$30.00 PSF (Endcap)		
<b>Taxes:</b>	\$8.88 PSF		
<b>Details:</b>	Located on Sunrise Highway and Straight Path in Lindenhurst at traffic light. Entrances and Exits on both Sunrise Highway and Straight Path. Traffic Count of 70,000 cars per day. Parking for 74 cars. Area Tenants include Citibank, Subways, Home Depot, Target, Mercedes Benz, Sleepys and Rite Aid Site Approved for Restaurant, Medical, Retail and Office		

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals-all without notice



Island Associates Real Estate Inc.

*For more information, contact:*

Roger Delisle, Jr

roger@islandassociates.com

Phone: 631.982.2100 • Fax: 631.982.2101

444 Rte 111, Suite 1, Smithtown, NY 11787

[www.islandassociates.com](http://www.islandassociates.com)

# 155 West Sunrise Highway

Lindenhurst, NY

