



Island Associates Real Estate Inc.

**South Bay Diner
185 East Sunrise Highway
Lindenhurst, NY**



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www.islandassociates.com

631-982-2100



Property Info

***Subdividable / 6,249 SF Freestanding Building on 1.02 Acres**

Lease Price: \$325,000.00

Taxes: \$46,699

❖ +/- 70 Parking Spaces

❖ Block to Block Location with Traffic light on heavily traveled Sunrise Highway

❖ Over 62,000 Daily Traffic Counts

❖ Located across from Babylon Town Hall

❖ 219' of Frontage on Sunrise Highway & 225' on N Jefferson Ave.

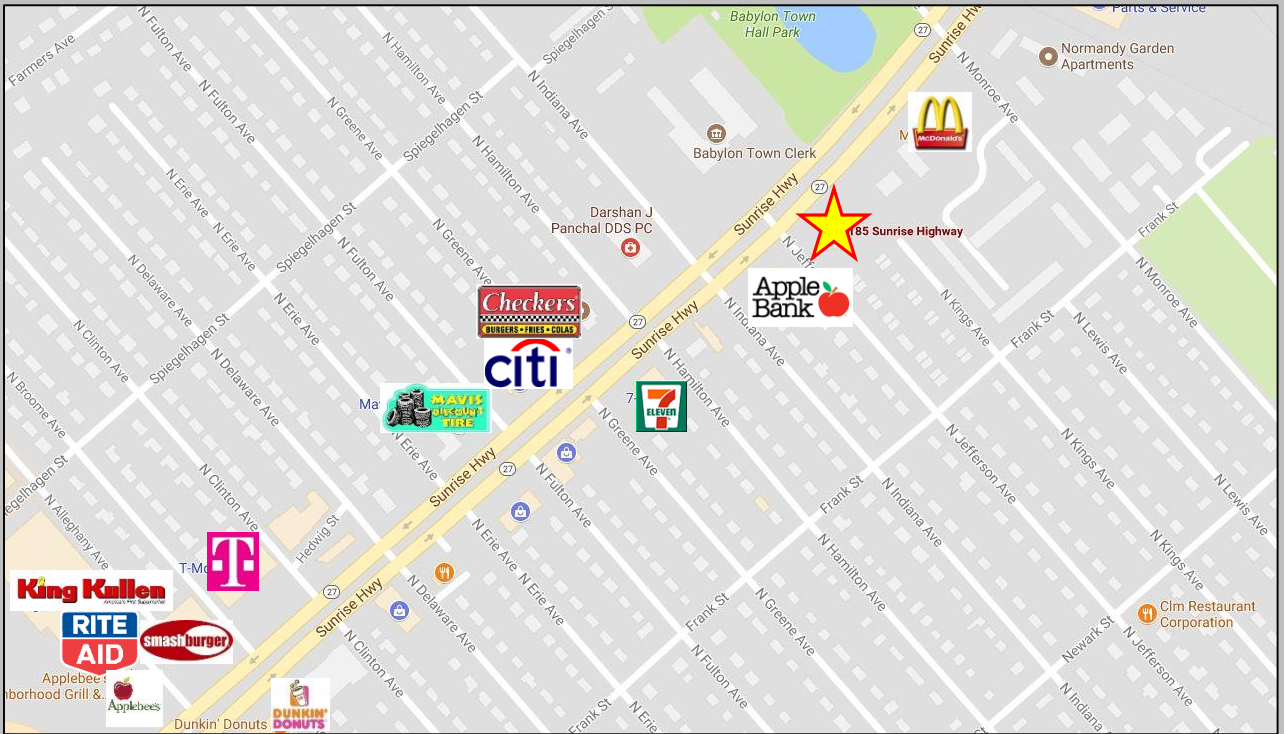
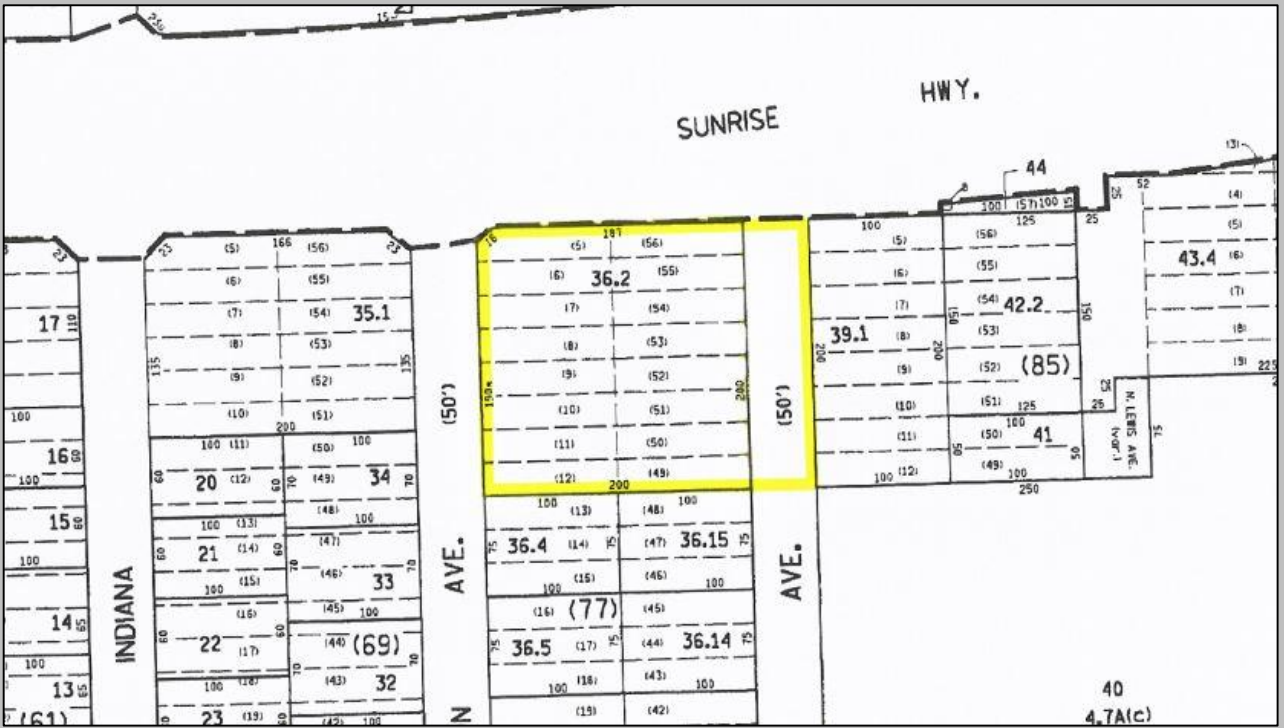
Demographics	1 Mile	3 Miles	5 Miles
Total Population	21,173	138,164	297,499
Median HH Income	\$84,000	\$83,307	\$92,764



All information is subject to errors, omissions, modification, and withdrawal.

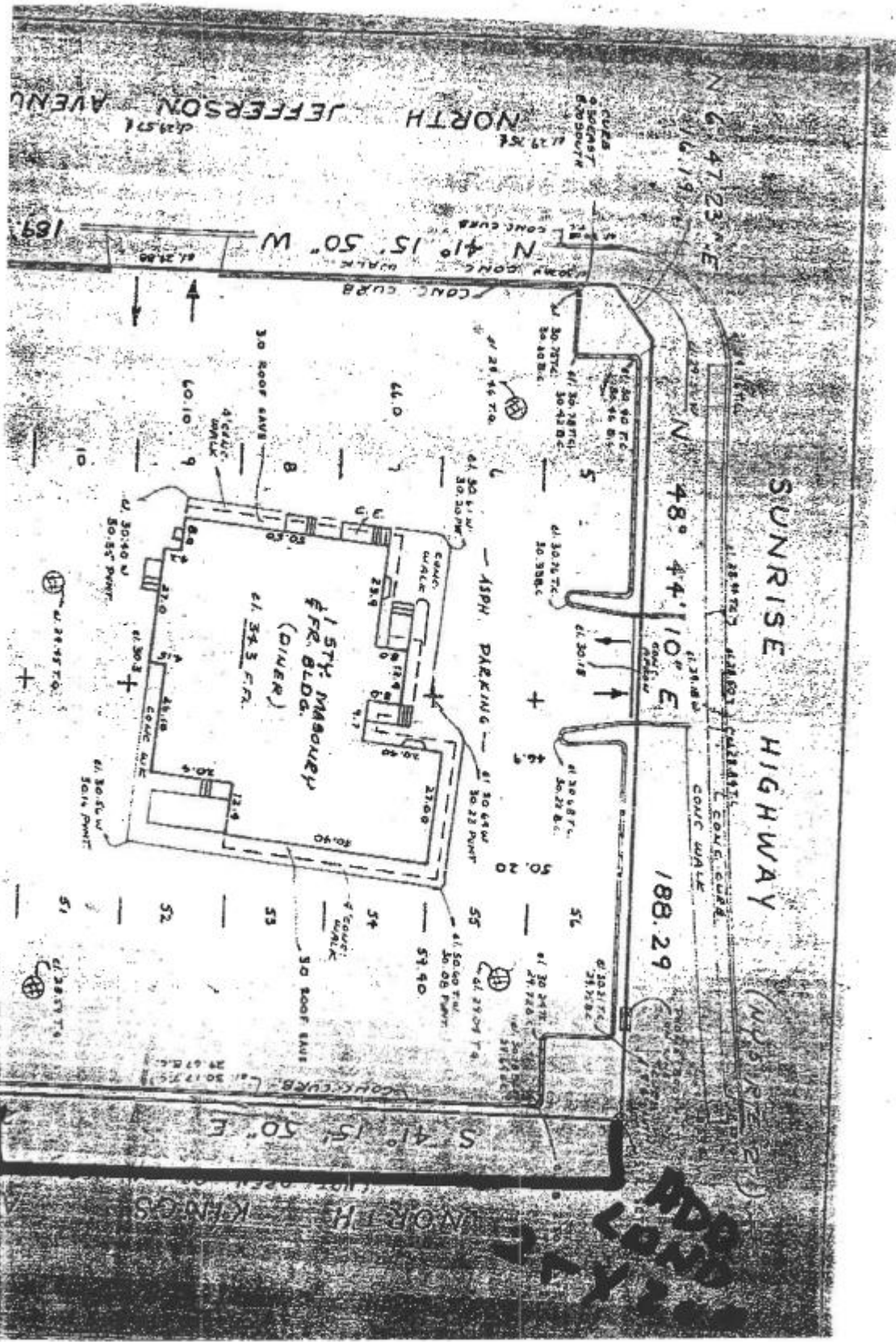
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

Tax Map and Local Businesses



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Site Survey



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