



Island Associates Real Estate Inc.

We create value

# 2300 Sunrise Highway Islip, NY



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**(631) 982-2100**

# Property Information

**2,085 SF on .84 Acres Available**

**Sale Price: \$1,200,000.00 Taxes: \$23,905.62**

**Ground Lease: \$84,000 / NNN Taxes: \$11.06/SF**

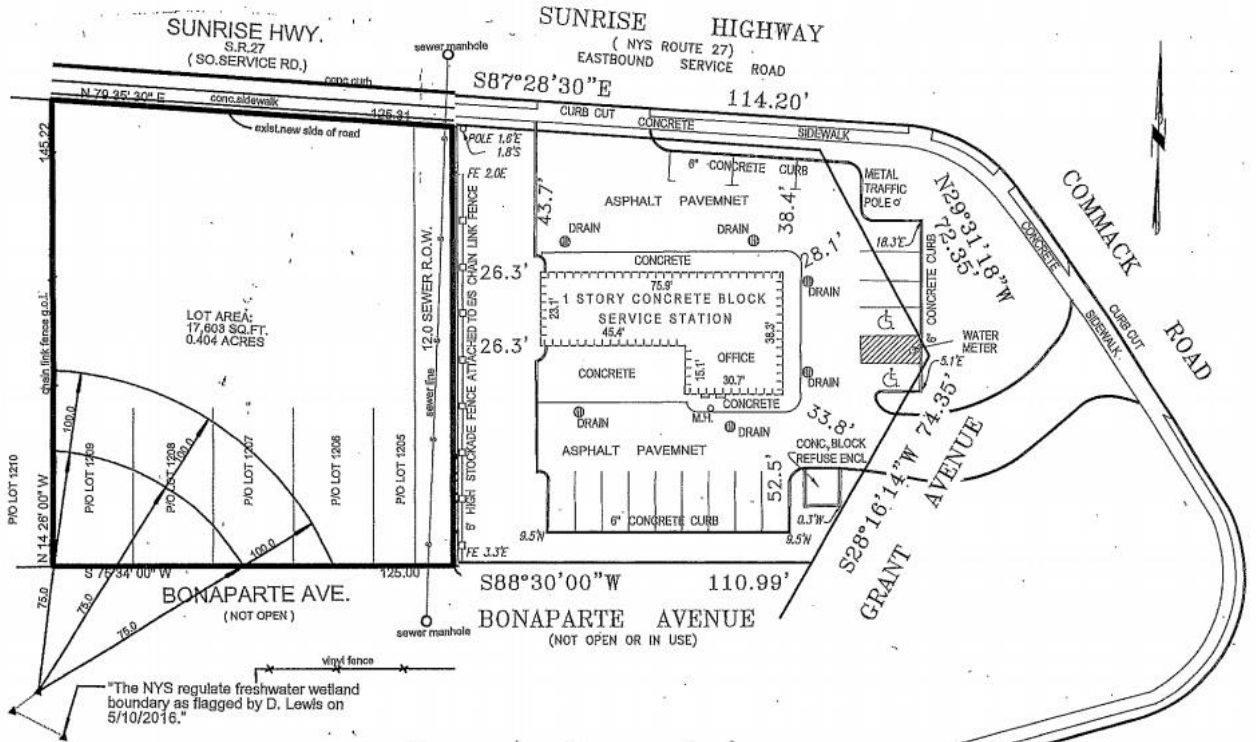


Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,751	105,596	213,314
Median HH Income	\$94,385	\$89,109	\$88,088

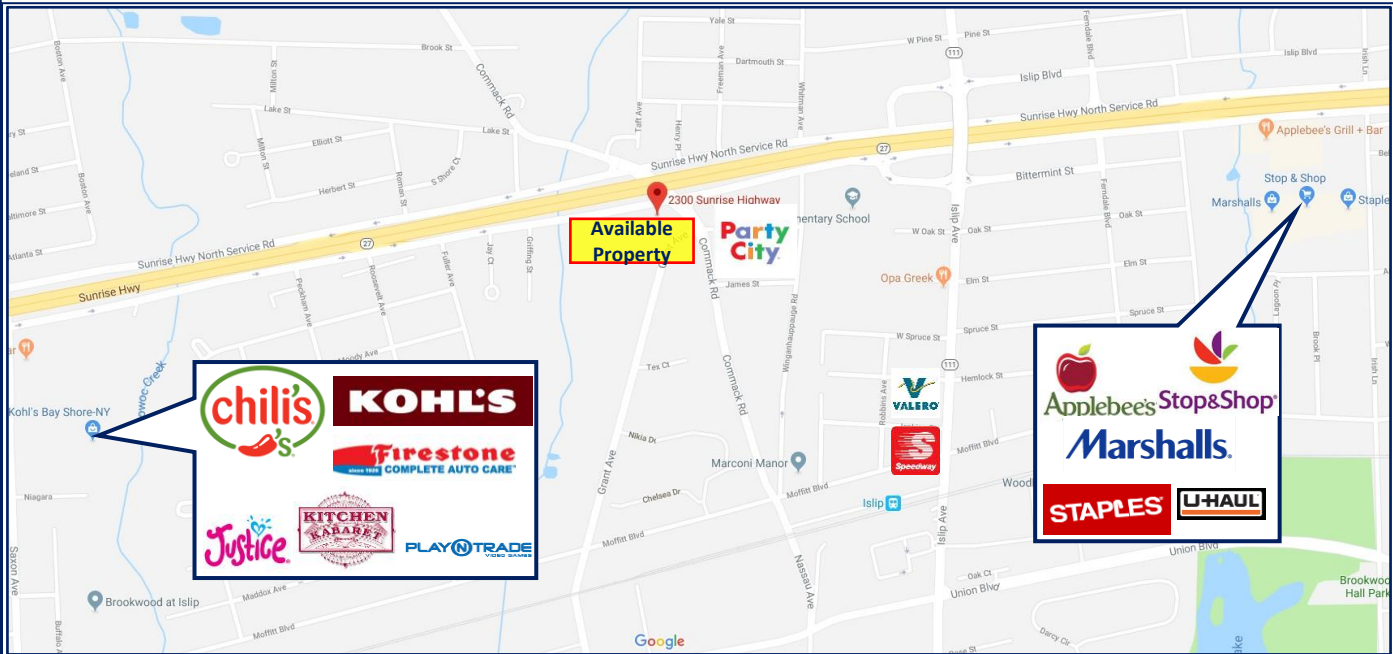
- ❖ Great location with easy access on Sunrise Highway South Service Road at the Commack Road intersection, easy egress, heavily traveled access road.
- ❖ Corner Lot with 154' of Frontage on Sunrise Highway Service Rd. & 96' Frontage on Commack Rd.
  - ❖ Dedicated Turning Lane, Signalized Intersection.
  - ❖ Over 26,000 Daily Traffic Counts

# Area Map & Site Plan

2300 Sunrise Highway, Islip



Steven J. Rainone  
 Netter Real Estate.  
 (631) 661-5100, ext 124



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.