

ACQUISITIONS

DEVELOPMENT

Philips International is a premier leader and innovator in the real estate industry.

716 SUNRISE HIGHWAY ROCKVILLE CENTRE, NY

MERRICK ROAD RERICK ROAD NEW YORK AME NEW YORK AME FFIDAYS NEW YORK AME EAST SUMRISE HIGHWAY VEST

PROPERTY OVERVIEW

- Located on the East side of Sunrise Highway, in the heart of the city of Rockville Centre, Town of Hempstead, Nassau County, New York
- Currently occupied by a 7,285 sf TGI Friday's
- 146 Parking Spaces on property, including 5 marked Handicap
- One half mile from Rockville Centre LIRR train station
- Neighboring retailers: Bonefish Grill, Panera, McDonald's, Red Crab, UPS Store, Best Buy, Applebee's, Seven-Eleven

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------------|-----------|-----------|-----------|
| Population | 25,915 | 210,327 | 498,643 |
| Average HH Income | \$163,681 | \$144,528 | \$149,495 |
| Total HH | 9,226 | 69,725 | 162,794 |
| Median Age | 41.1 | 40.3 | 40.1 |



CONTACT: Andrew Aberham T: 212-951-3833 F: 212-545-1355 aaberham@pihc.com



Philips International 40 Cuttermill Road, Suite 206, Great Neck, NY 11021



ACQUISITIONS

DEVELOPMENT

MANAGEMENT

Philips International is a premier leader and innovator in the real estate industry.

716 SUNRISE HIGHWAY

ROCKVILLE CENTRE, NY

Sunrise Highway





CONTACT: Andrew Aberham T: 212-951-3833 F: 212-545-1355 aaberham@pihc.com

All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.

