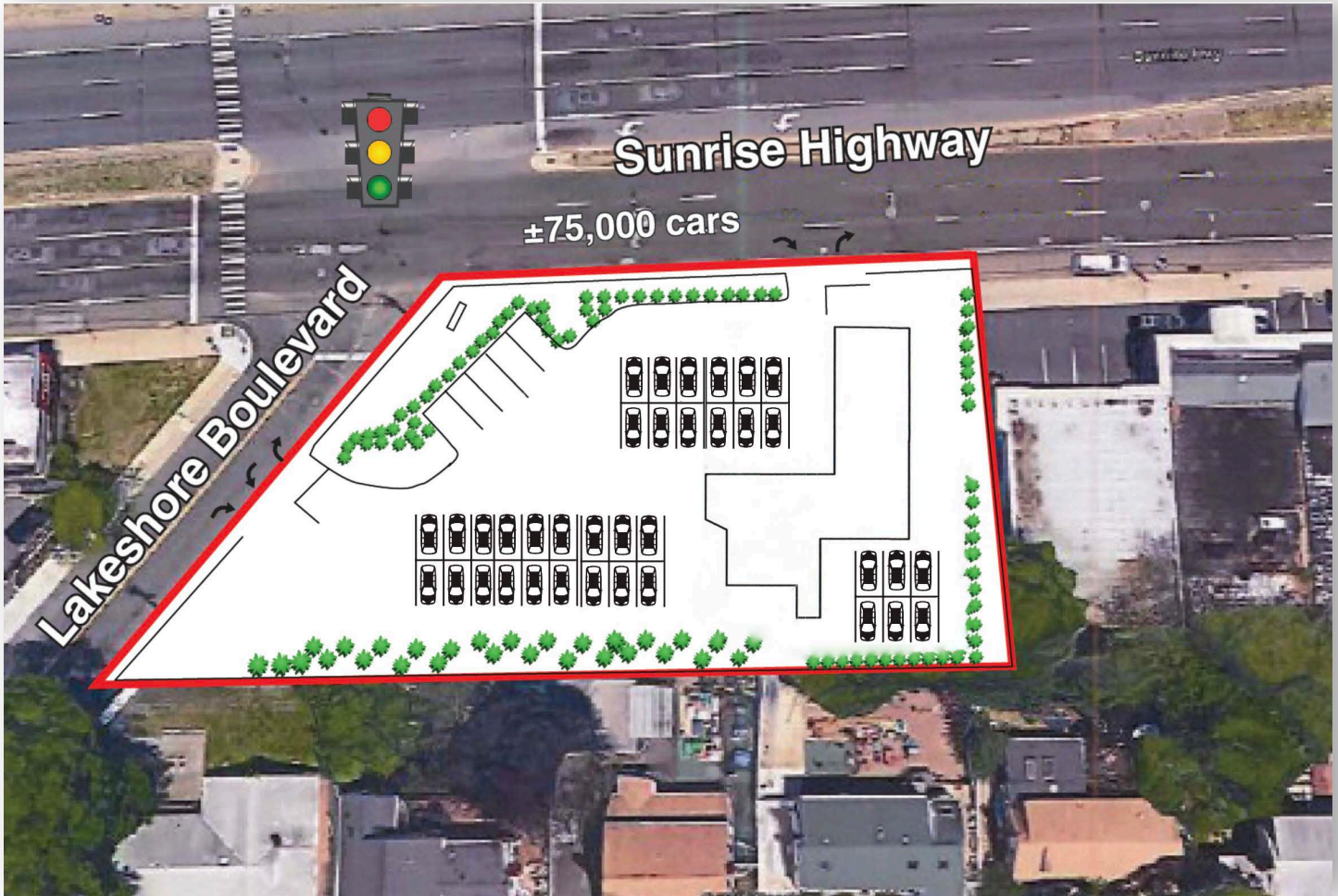




4700 SUNRISE HIGHWAY | MASSAPEQUA PARK, NEW YORK



- Located on the southeast corner of Sunrise Highway and Lake Shore Boulevard in Massapequa Park, Nassau County, New York, 11762. Sunrise Highway is a major East/West commercial artery connecting Nassau to Suffolk County. This property is located near Sunrise Mall, which hosts many national retailers. Also located across from Massapequa Park train station to New York City.
- The land is approx. 24,000 sq. ft. with over 167 ft. of frontage directly on Sunrise Highway.
- The property is located in the heart of Nassau County's South Shore, with an average household income in excess of \$97,000. The property is easily accessible from all directions and services the Massapequa Park community with a population of greater than 330,000 residents. The ability to control the corner traffic and great visibility make this site one of the best values in the Massapequa and Seaford markets.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
• Population	20,519	141,818	333,897
• Average HH Income	\$111,941	\$100,864	\$97,345

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.

