



**PLISKIN
REALTY AND
DEVELOPMENT, INC.**
Knowledge. Service. Integrity.

LANDLORD MOTIVATED: WANTS TO MAKE DEALS!
Space(s) for Lease: 4481 Sunrise Highway, Bohemia NY



Type: *RETAIL (UP TO 5 SPACES AVAILABLE)*
Unit Size: *± 2,000 SF or ± 4,100 SF (Combinable)
± 2,700 SF, or, ± 1,400 SF (Combinable)*

Rent: *Call for details*

NOTE: **HIGH TRAFFIC AREA**

Co and Neighboring Tenants: Verizon, Salon Centric, T-Mobile, 7-Eleven, McDonalds, Best Market, Rite Aid, Dunkin Donuts, Alita Tile, Performance Auto, Starbucks

Brief Description: Outstanding strip center located on Sunrise Highway offering exceptional visibility! **Up to 3 spaces are available** ranging from 1,400 SF to 2,700 SF. Some spaces are combinable offering a wide range of size options. Strong demographics and an extremely robust traffic count combine to provide an ideal opportunity for most retail entrepreneurs. Call for additional details. **ADT: 76,320 (westbound)**

For More Information Contact:

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DEMOGRAPHICS
1 Mile 3 mile 5 mile
HH Income \$103,890 \$117,098 \$117,480

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