

**EXCLUSIVE FOR SALE: RETAIL STRIP CENTER**  
**8.9% (projected CAP)**

4481 – 4517 Sunrise Highway, Bohemia NY 11716

**19,000 SF RETAIL STRIP CENTER FOR SALE**



**FOR MORE INFORMATION, PLEASE CONTACT:**

**Overview:**

**Price: \$3,950,000.00      CAP: 8.9% (projected)**

Pliskin Realty and Development is pleased to offer for sale a one-story retail strip center located in Bohemia New York. Located on the westbound side of Sunrise Highway, this 19,000SF retail building consists of 8 retail units and over 475 feet of frontage on Sunrise Highway! With a westbound ADT count of 76,320, this retail strip offers incredible exposure and visibility. The property offers some on-site parking, plenty of street parking and, a potential for additional on-site parking. With about 47% currently occupied, this opportunity offers a great potential for the right investor.

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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**Key Considerations:**

- **8.9% CAP (projected)**
- Over 76,320 VPD
- Building built in the 1980's