

LINDENHURST, NEW YORK

0.5 Acre Development Site | Ground Lease



LOCATION

21 Sunrise Highway
Lindenhurst, NY

PROPERTY SIZE

0.50 Acre

CURRENT BUILDING SIZE

3,200 Square Feet

FRONTAGE

173.71 Feet on Sunrise Highway

TRAFFIC

59,000 vehicles per day

TAXES

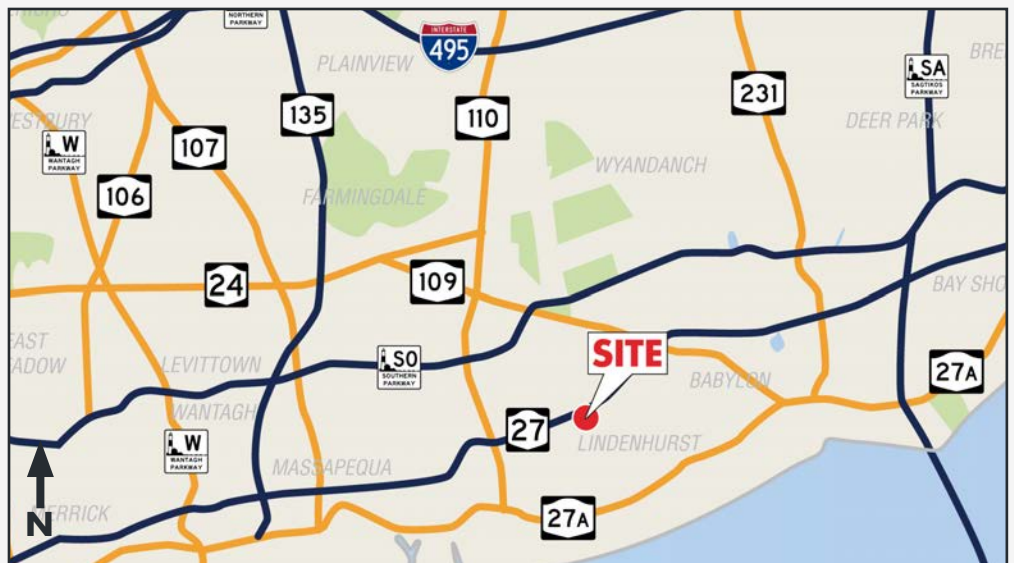
\$20,670

PRICE

\$130,000

COMMENTS

- Corner location in a densely populated area, with great Sunrise Highway visibility
- Please do not disturb existing tenant (King Bear Service Center)
- Property can be delivered vacant



| DEMOS | 1 MILE | 3 MILE | 5 MILE |
|---------|-----------|-----------|-----------|
| POP | 22,652 | 146,553 | 299,636 |
| A.H.H.I | \$107,720 | \$106,703 | \$124,206 |

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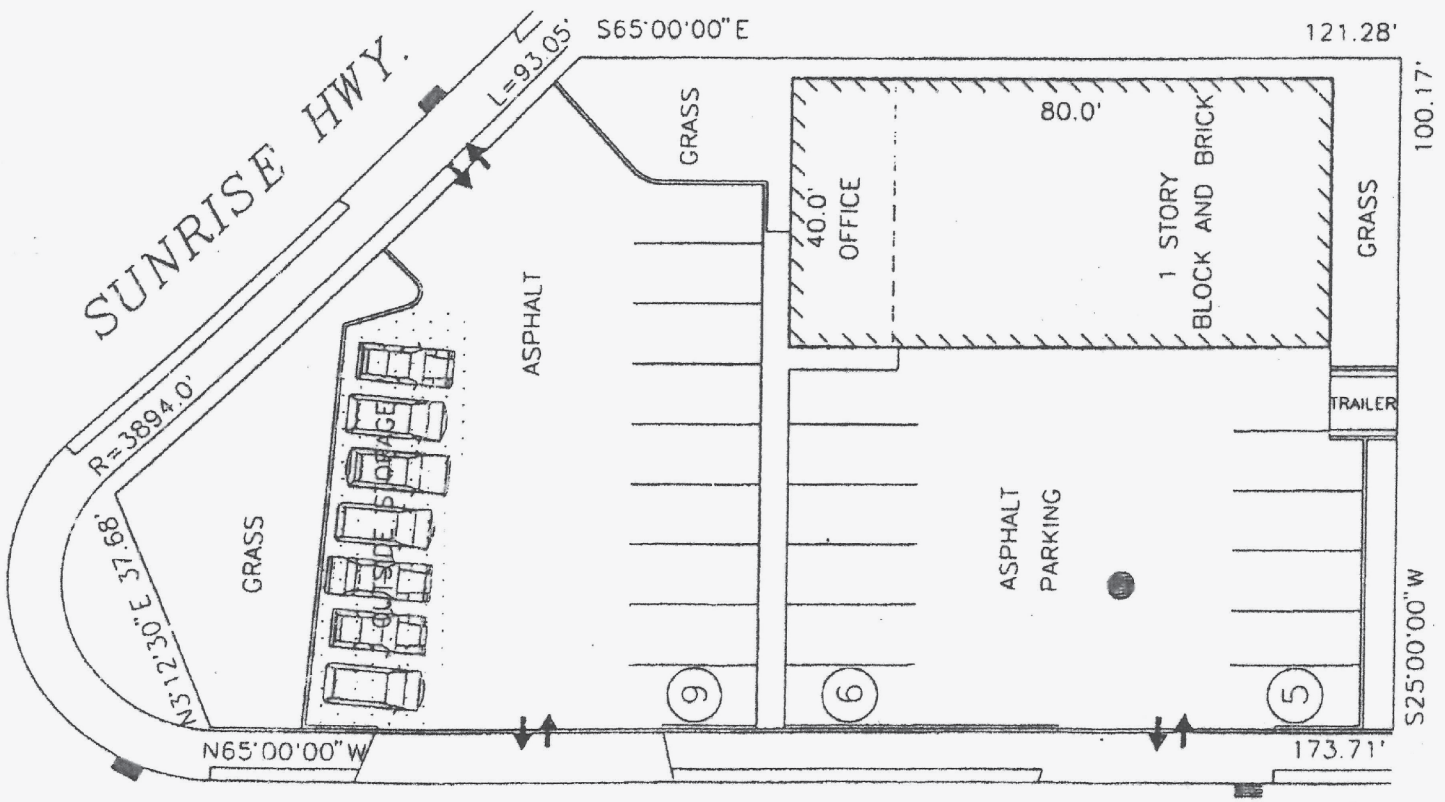
FOR MORE INFORMATION

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500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

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44 STREET

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