



BELL REALTY

Sunrise Highway – Corner Site

S/E/C Sunrise Highway & Route 107, Massapequa, New York

FACT SHEET

Address: 4222 Sunrise Highway

Layout: Land: 27,429 sq ft

Building: 7,636

Parking Spaces: 39

Current Stores:

Store #1-



Store #2 – Available

Square Footage 1,335

Base Rent: \$4,400

Store #3 - Available

Square Footage 1,849

Base Rent: \$6,000

Store #4



Surrounding Tenants: Capital One Bank, Walgreens, Sherman Williams, WAMU

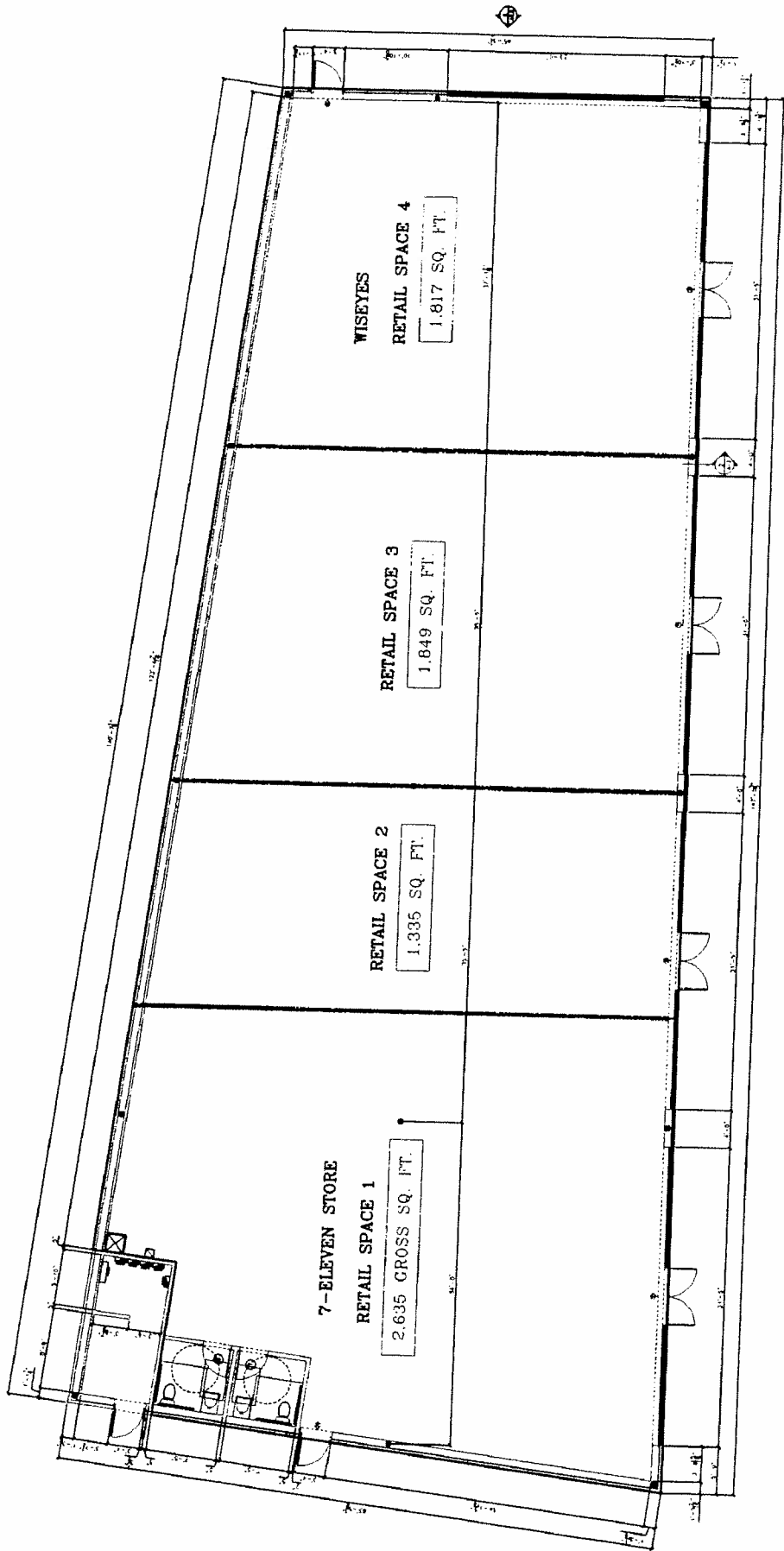
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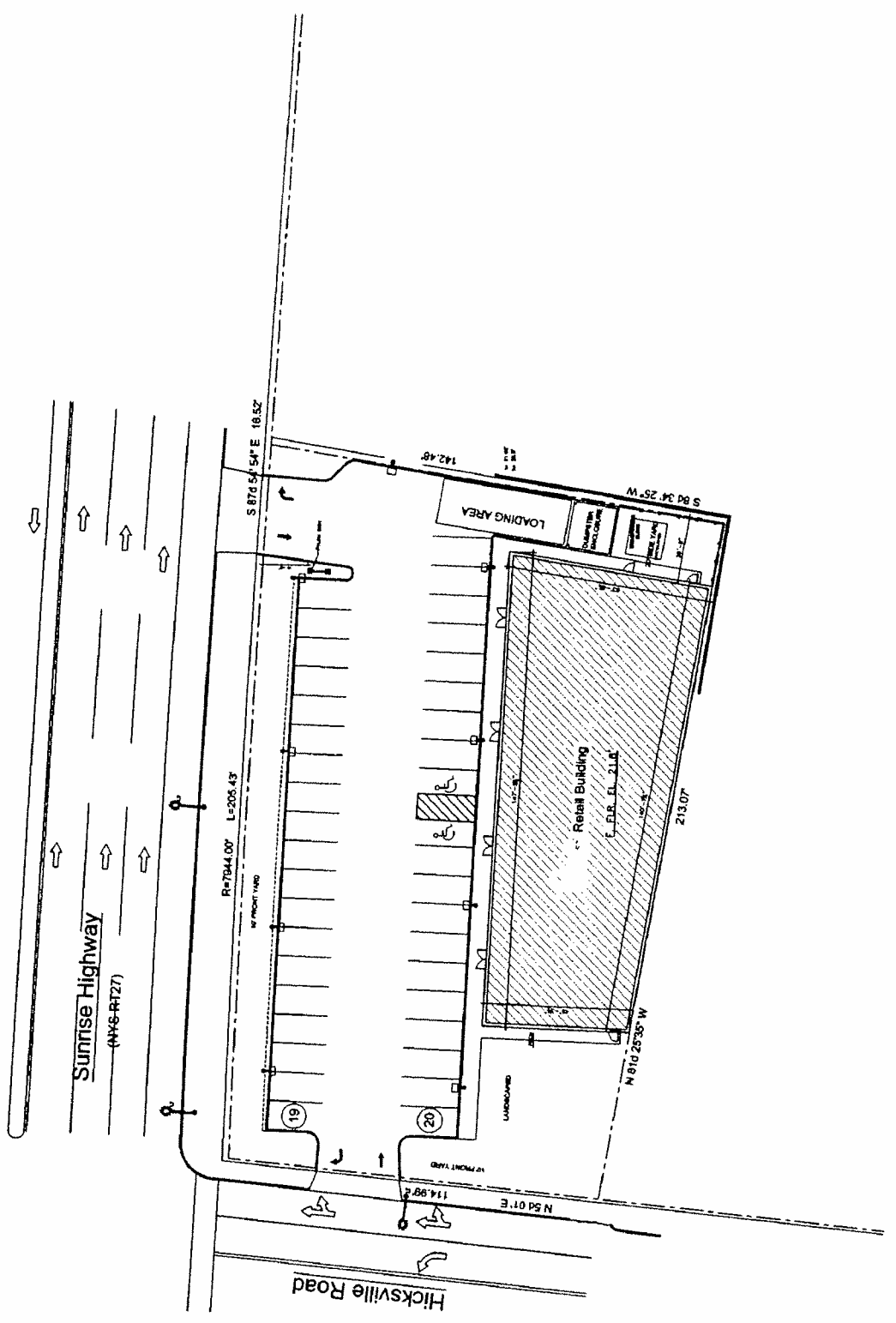


Other Features:

- Over 60,000 cars pass this property every day
- Located at major intersection with traffic light
- Blocks from LIRR train station



RETAIL SQ. FT. PLAN



Sunrise Highway
(MS-R177)

Hicksville Road

Retail Building
C.F.R. 61.214

LOADING AREA

LANDSCAPED

R=7044.00' L=205.43'

S 87° 54' E 18.52'

S 84° 34' 25" W

213.07'

N 81° 25' 35" W

N 54° 07' E

14.99'

142.48'

19

20

