

# FORMER JENNIFER FURNITURE

700 S Sunrise Highway-Patchogue, NY 11713

## PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	9,657	84,386	179,686
Avg. HH Income	\$141,870	\$157,966	\$154,550
Total Households	4,114	32,166	65,345

## HIGHLIGHTS

- Located 3 miles south from Exit 62 of LIE, adjacent to Nichols Rd.
- Located on heavily trafficked Sunrise Highway
- Neighboring Tenants include:  
The Learning Experience, Costco,  
The Home Depot, King Kullen, Pathmark,  
Stapes, etc.

## NOTES

- GLA: 21,285 SF
- Traffic Count: 70,000 VPD
- Fully Leased



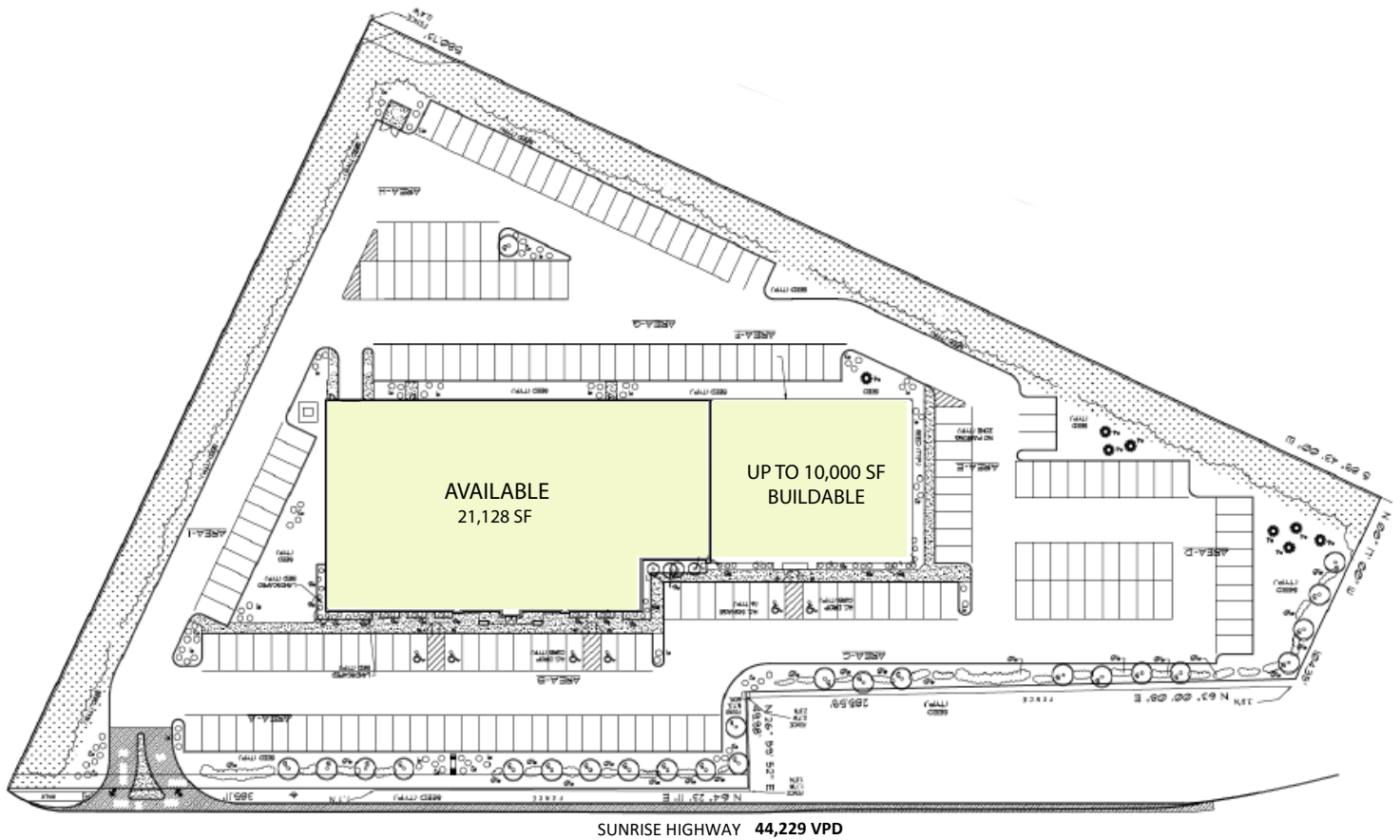
**MASON**  
ASSET MANAGEMENT

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## SITE PLAN



Suite	Tenant	Square Feet
1	Available	21,128



LEASED



AVAILABLE



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## RETAILER MAP



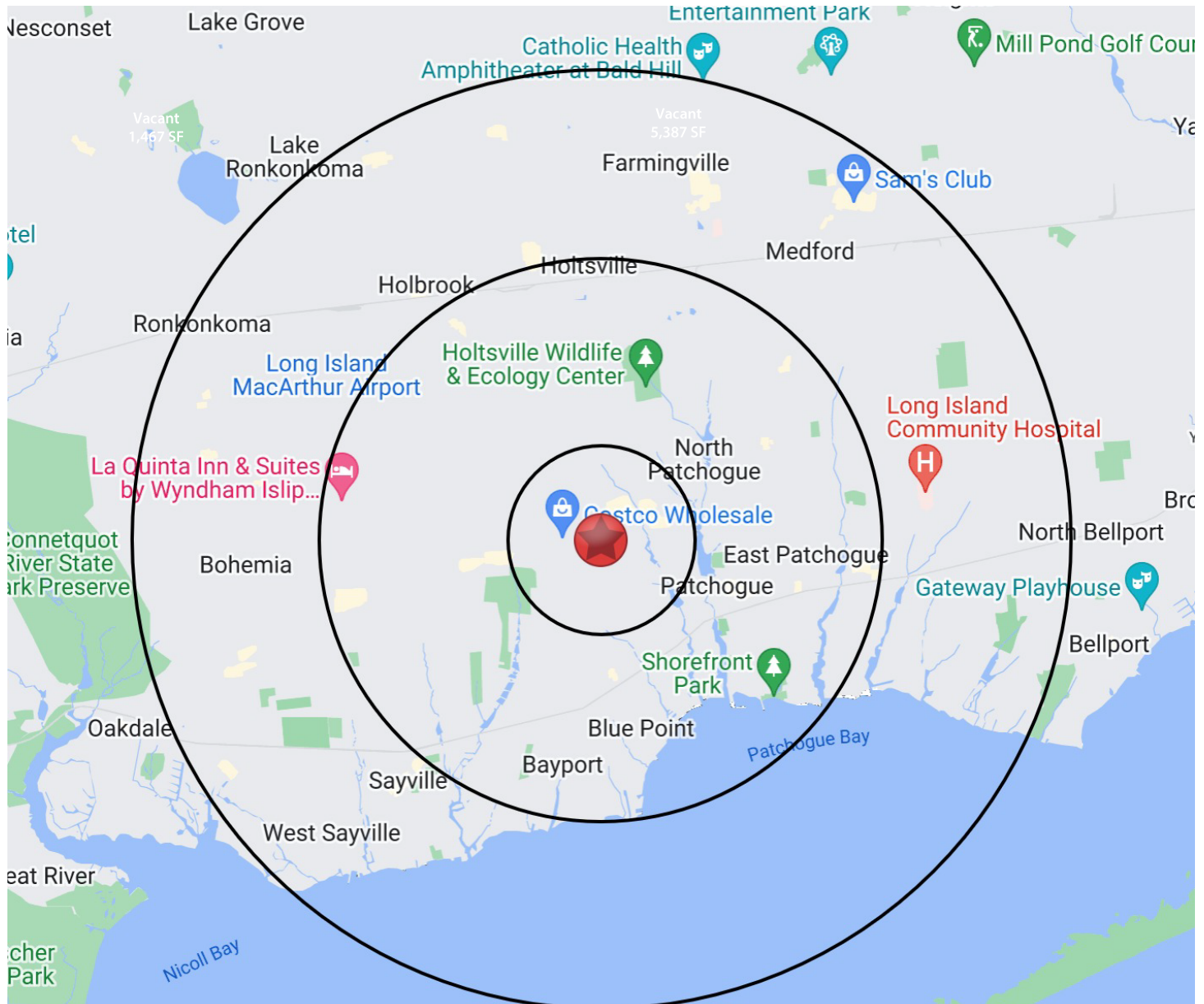
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## RADIUS MAP



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