

ROCKVILLE CENTER SUNRISE HIGHWAY

LOCATION:

346-352 Sunrise Hwy
SEC Morris Ave
Rockville Center, NY 11570

SIZE: Building approximately
8,850 sf (plus basement) on a
14,000 square foot lot.

DESCRIPTION:

- Vacant 1,250 sf store.
- Vacant 1,250 sf store.
- 3,750 sf restaurant available
November 2015.
- Full Basements.
- Note it may be possible to vacate building.

CONDITION: "As is" Please inspect

ZONING: Commercial/Retail

TENANTS: Nail Salon/Spa, Palace of Wong Res-
taurant, Mineola Flag.

NEARBY TENANTS: Bonefish Grill, Rockville
Center Diner, Ace Hardware, Chase Bank, CVS, 7-
Eleven, HSBC, RKO Rockville Center, many more
boutique, shops, medical offices, national, regional
and local retailers and Restaurants.



NEIGHBORHOOD: Well populated middle to
upper middle income neighborhood; site is located
near the very busy LIRR Rockville Center Station.
Sunrise Highway is one of Nassau County's busiest
commercial roadways. The AADT is 48,970.

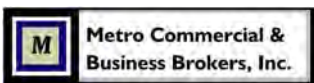
PRICE: TBD

REAL ESTATE TAXES: \$10 per sq ft.

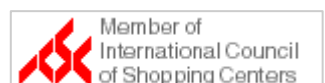
NOTE: Excellent Sunrise Highway, Rockville
Center Location!

2015	1 Mile	3 Mile	5 Mile
Population	25,236	206,184	542,000
Median HH Income	\$88,389	\$92,881	\$89,666

This property is offered subject to availability, errors, omissions, or changes in price or terms without notice.



For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554
www.metrocbb.com



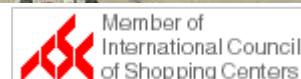
John R. Wilmarth
(516) 640-5440 john@metrocb.com

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(631) 623-6914 metrocb@aol.com

348 Sunrise Highway Rockville Center, NY 11570

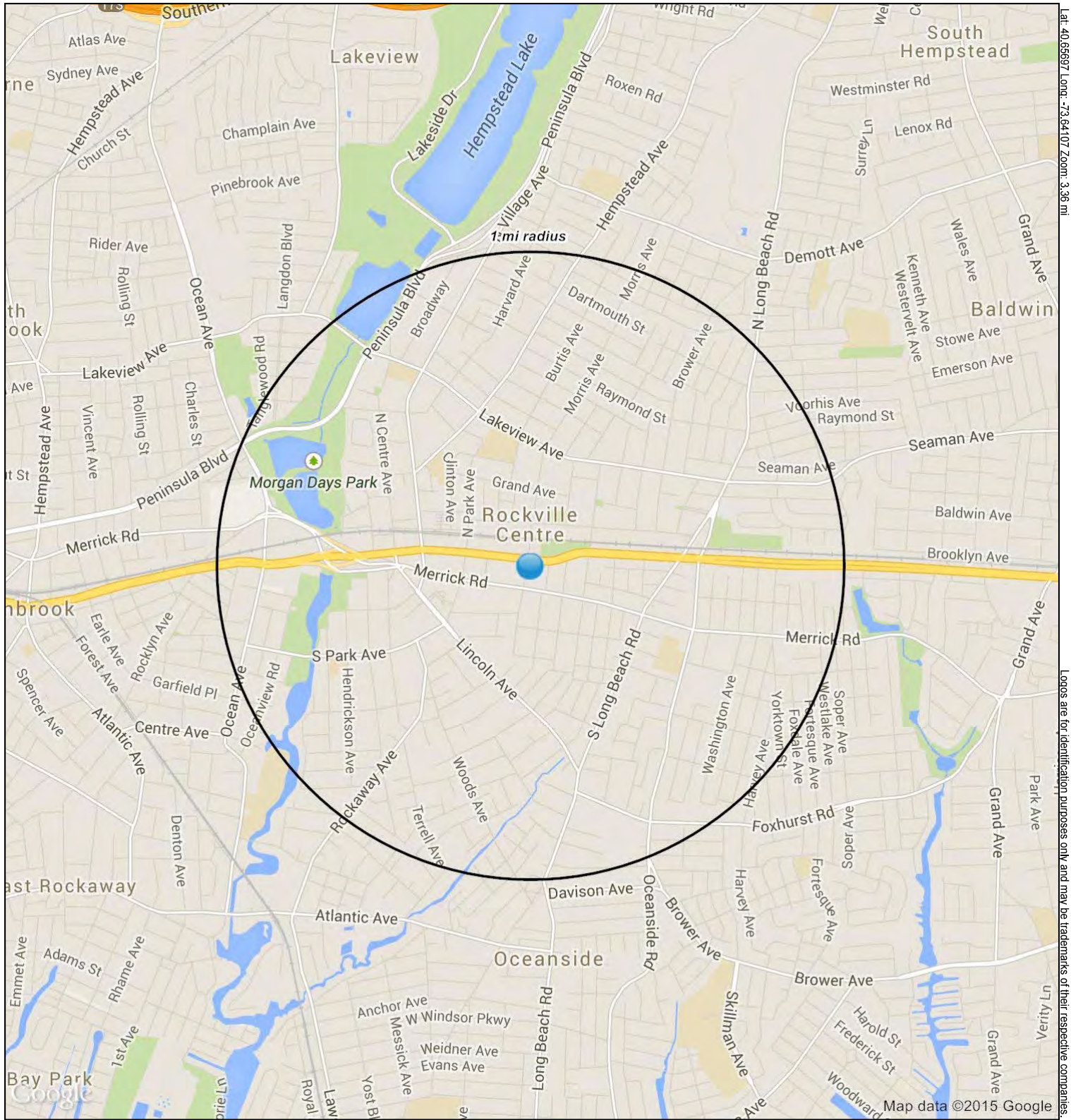


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Lat: 40.956927 Long: -73.64107 Zoom: 3.96 m

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348 Sunrise Hwy

Rockville Centre, NY 11570



April 2015

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EXPANDED PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



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348 Sunrise Hwy

Rockville Centre, NY 11570

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2015)	25,236	206,184	542,000
Projected Population (2020)	25,536	209,410	552,468
Census Population (2010)	24,336	202,835	532,814
Census Population (2000)	24,813	205,165	529,362
Projected Annual Growth (2015 to 2020)	300 0.2%	3,226 0.3%	10,468 0.4%
Historical Annual Growth (2010 to 2015)	900 0.7%	3,349 0.3%	9,187 0.3%
Historical Annual Growth (2000 to 2010)	-477 -0.2%	-2,331 -0.1%	3,451 0.1%
Estimated Population Density (2015)	8,036 <i>psm</i>	7,295 <i>psm</i>	6,904 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2015)	9,851	70,315	173,694
Projected Households (2020)	10,006	71,570	177,457
Census Households (2010)	9,461	69,346	171,436
Census Households (2000)	9,402	69,840	172,034
Estimated Households with Children (2015)	2,899 29.4%	24,736 35.2%	64,805 37.3%
Estimated Average Household Size (2015)	2.53	2.91	3.07
Average Household Income			
Estimated Average Household Income (2015)	\$111,443	\$110,596	\$108,430
Projected Average Household Income (2020)	\$118,112	\$117,157	\$114,725
Estimated Average Family Income (2015)	\$146,101	\$129,113	\$124,364
Median Household Income			
Estimated Median Household Income (2015)	\$88,389	\$92,881	\$89,666
Projected Median Household Income (2020)	\$92,533	\$97,660	\$93,737
Estimated Median Family Income (2015)	\$120,503	\$109,803	\$105,554
Per Capita Income			
Estimated Per Capita Income (2015)	\$43,560	\$37,769	\$34,832
Projected Per Capita Income (2020)	\$46,337	\$40,092	\$36,933
Estimated Per Capita income 5 Year Growth	\$2,777 6.4%	\$2,324 6.2%	\$2,101 6.0%
Estimated Average Household Net Worth (2015)	\$956,331	\$1,001,135	\$952,596
Daytime Demos (2015)			
Total Businesses	2,133	10,032	25,565
Total Employees	20,008	95,236	235,987
Company Headquarter Businesses	2 0.1%	19 0.2%	87 0.3%
Company Headquarter Employees	70 0.3%	2,746 2.9%	8,359 3.5%
Employee Population per Business	9.4	9.5	9.2
Residential Population per Business	11.8	20.6	21.2

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348 Sunrise Hwy		1 mi radius		3 mi radius		5 mi radius	
Rockville Centre, NY 11570							
Race & Ethnicity							
White (2015)	21,229	84.1%	138,229	67.0%	309,634	57.1%	
Black or African American (2015)	1,668	6.6%	39,642	19.2%	139,007	25.6%	
American Indian or Alaska Native (2015)	37	0.1%	514	0.2%	1,677	0.3%	
Asian (2015)	866	3.4%	9,007	4.4%	30,250	5.6%	
Hawaiian or Pacific Islander (2015)	6	-	38	-	167	-	
Other Race (2015)	935	3.7%	13,518	6.6%	45,684	8.4%	
Two or More Races (2015)	496	2.0%	5,235	2.5%	15,582	2.9%	
Not Hispanic or Latino Population (2015)	21,938	86.9%	169,356	82.1%	429,242	79.2%	
Hispanic or Latino Population (2015)	3,298	13.1%	36,828	17.9%	112,759	20.8%	
Not Hispanic or Latino Population (2020)	21,864	85.6%	169,308	80.9%	430,283	77.9%	
Hispanic or Latino Population (2020)	3,672	14.4%	40,102	19.1%	122,185	22.1%	
Not Hispanic or Latino Population (2010)	21,464	88.2%	168,075	82.9%	424,246	79.6%	
Hispanic or Latino Population (2010)	2,872	11.8%	34,759	17.1%	108,568	20.4%	
Not Hispanic or Latino Population (2000)	22,468	90.5%	181,972	88.7%	455,727	86.1%	
Hispanic or Latino Population (2000)	2,346	9.5%	23,193	11.3%	73,635	13.9%	
Projected Hispanic Annual Growth (2015 to 2020)	374	2.3%	3,274	1.8%	9,426	1.7%	
Historic Hispanic Annual Growth (2000 to 2015)	952	2.7%	13,635	3.9%	39,123	3.5%	
Age Distribution (2015)							
Age Under 5	1,284	5.1%	11,311	5.5%	31,649	5.8%	
Age 5 to 9 Years	1,524	6.0%	12,338	6.0%	32,631	6.0%	
Age 10 to 14 Years	1,550	6.1%	13,036	6.3%	34,201	6.3%	
Age 15 to 19 Years	1,547	6.1%	13,688	6.6%	38,227	7.1%	
Age 20 to 24 Years	1,343	5.3%	12,841	6.2%	38,123	7.0%	
Age 25 to 29 Years	1,429	5.7%	11,911	5.8%	33,881	6.3%	
Age 30 to 34 Years	1,267	5.0%	11,383	5.5%	32,183	5.9%	
Age 35 to 39 Years	1,402	5.6%	11,831	5.7%	31,967	5.9%	
Age 40 to 44 Years	1,514	6.0%	13,163	6.4%	34,209	6.3%	
Age 45 to 49 Years	1,774	7.0%	14,957	7.3%	38,495	7.1%	
Age 50 to 54 Years	1,888	7.5%	16,417	8.0%	41,381	7.6%	
Age 55 to 59 Years	1,933	7.7%	15,529	7.5%	39,110	7.2%	
Age 60 to 64 Years	1,684	6.7%	13,455	6.5%	32,955	6.1%	
Age 65 to 74 Years	2,423	9.6%	18,119	8.8%	44,183	8.2%	
Age 75 to 84 Years	1,547	6.1%	10,235	5.0%	24,696	4.6%	
Age 85 Years or Over	1,127	4.5%	5,971	2.9%	14,111	2.6%	
Median Age	43.6		41.0		39.1		
Gender Age Distribution (2015)							
Female Population	13,520	53.6%	107,395	52.1%	280,721	51.8%	
Age 0 to 19 Years	2,838	21.0%	24,243	22.6%	66,100	23.5%	
Age 20 to 64 Years	7,490	55.4%	62,927	58.6%	165,728	59.0%	
Age 65 Years or Over	3,191	23.6%	20,225	18.8%	48,894	17.4%	
Female Median Age	46.0		42.9		40.9		
Male Population	11,716	46.4%	98,788	47.9%	261,279	48.2%	
Age 0 to 19 Years	3,067	26.2%	26,129	26.4%	70,607	27.0%	
Age 20 to 64 Years	6,744	57.6%	58,560	59.3%	156,576	59.9%	
Age 65 Years or Over	1,906	16.3%	14,099	14.3%	34,096	13.0%	
Male Median Age	40.5		38.8		37.0		

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348 Sunrise Hwy Rockville Centre, NY 11570	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2015)						
HH Income \$200,000 or More	1,498	15.2%	8,803	12.5%	20,630	11.9%
HH Income \$150,000 to \$199,999	1,062	10.8%	8,621	12.3%	19,570	11.3%
HH Income \$100,000 to \$149,999	1,754	17.8%	14,240	20.3%	34,538	19.9%
HH Income \$75,000 to \$99,999	1,090	11.1%	8,826	12.6%	21,905	12.6%
HH Income \$50,000 to \$74,999	1,206	12.2%	9,986	14.2%	24,558	14.1%
HH Income \$35,000 to \$49,999	1,060	10.8%	6,431	9.1%	16,304	9.4%
HH Income \$25,000 to \$34,999	465	4.7%	3,768	5.4%	11,087	6.4%
HH Income \$15,000 to \$24,999	796	8.1%	4,571	6.5%	11,787	6.8%
HH Income Under \$15,000	919	9.3%	5,068	7.2%	13,315	7.7%
HH Income \$35,000 or More	7,670	77.9%	56,908	80.9%	137,505	79.2%
HH Income \$75,000 or More	5,404	54.9%	40,491	57.6%	96,643	55.6%
Housing (2015)						
Total Housing Units	10,075		71,755		178,206	
Housing Units Occupied	9,851	97.8%	70,315	98.0%	173,694	97.5%
Housing Units Owner-Occupied	6,659	67.6%	55,662	79.2%	131,315	75.6%
Housing Units, Renter-Occupied	3,192	32.4%	14,653	20.8%	42,379	24.4%
Housing Units, Vacant	224	2.2%	1,439	2.0%	4,512	2.5%
Marital Status (2015)						
Never Married	6,949	33.3%	54,534	32.2%	154,936	34.9%
Currently Married	9,972	47.8%	84,735	50.0%	205,696	46.4%
Separated	720	3.4%	6,349	3.7%	21,471	4.8%
Widowed	1,768	8.5%	11,302	6.7%	29,005	6.5%
Divorced	1,469	7.0%	12,579	7.4%	32,412	7.3%
Household Type (2015)						
Population Family	19,853	78.7%	176,920	85.8%	465,554	85.9%
Population Non-Family	5,099	20.2%	27,699	13.4%	67,629	12.5%
Population Group Quarters	283	1.1%	1,564	0.8%	8,817	1.6%
Family Households	6,342	64.4%	52,620	74.8%	131,858	75.9%
Non-Family Households	3,509	35.6%	17,695	25.2%	41,836	24.1%
Married Couple with Children	2,276	22.8%	18,289	21.6%	45,371	22.1%
Average Family Household Size	3.1		3.4		3.5	
Household Size (2015)						
1 Person Households	3,068	31.1%	14,975	21.3%	34,680	20.0%
2 Person Households	2,696	27.4%	19,053	27.1%	44,391	25.6%
3 Person Households	1,564	15.9%	12,796	18.2%	30,675	17.7%
4 Person Households	1,415	14.4%	12,414	17.7%	30,412	17.5%
5 Person Households	733	7.4%	6,426	9.1%	17,373	10.0%
6 or More Person Households	376	3.8%	4,651	6.6%	16,163	9.3%
Household Vehicles (2015)						
Households with 0 Vehicles Available	1,430	14.5%	6,489	9.2%	18,780	10.8%
Households with 1 Vehicles Available	3,268	33.2%	21,777	31.0%	55,359	31.9%
Households with 2 or More Vehicles Available	5,153	52.3%	42,049	59.8%	99,555	57.3%
Total Vehicles Available	15,991		124,511		301,317	
Average Vehicles Per Household	1.6		1.8		1.7	

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348 Sunrise Hwy

Rockville Centre, NY 11570

Labor Force (2015)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	20,548		166,574		436,057	
Estimated Civilian Employed	12,527	61.0%	103,649	62.2%	272,171	62.4%
Estimated Civilian Unemployed	611	3.0%	6,143	3.7%	16,554	3.8%
Estimated in Armed Forces	9	-	24	-	167	-
Estimated Not in Labor Force	7,401	36.0%	56,758	34.1%	147,165	33.7%
Unemployment Rate	3.0%		3.7%		3.8%	

Occupation (2010)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	11,575		99,376		255,998	
Management, Business, Financial Operations	2,028	17.5%	16,205	16.3%	37,665	14.7%
Professional, Related	3,264	28.2%	25,813	26.0%	61,071	23.9%
Service	1,972	17.0%	16,862	17.0%	49,401	19.3%
Sales, Office	2,912	25.2%	26,341	26.5%	65,918	25.7%
Farming, Fishing, Forestry	-	-	99	0.1%	300	0.1%
Construct, Extraction, Maintenance	615	5.3%	6,323	6.4%	19,026	7.4%
Production, Transport Material Moving	784	6.8%	7,733	7.8%	22,618	8.8%
White Collar Workers	70.9%		68.8%		64.3%	
Blue Collar Workers	29.1%		31.2%		35.7%	

Consumer Expenditure (2015)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$746 M		\$5.33 B		\$13.0 B	
Total Non-Retail Expenditure	\$407 M	54.6%	\$2.92 B	54.8%	\$7.10 B	54.8%
Total Retail Expenditure	\$338 M	45.4%	\$2.41 B	45.2%	\$5.87 B	45.2%
Apparel	\$26.4 M	3.5%	\$189 M	3.5%	\$460 M	3.5%
Contributions	\$38.0 M	5.1%	\$268 M	5.0%	\$643 M	5.0%
Education	\$32.0 M	4.3%	\$226 M	4.2%	\$546 M	4.2%
Entertainment	\$42.3 M	5.7%	\$303 M	5.7%	\$736 M	5.7%
Food and Beverages	\$106 M	14.2%	\$757 M	14.2%	\$1.85 B	14.3%
Furnishings and Equipment	\$26.5 M	3.6%	\$190 M	3.6%	\$461 M	3.6%
Gifts	\$20.6 M	2.8%	\$146 M	2.7%	\$352 M	2.7%
Health Care	\$56.1 M	7.5%	\$400 M	7.5%	\$975 M	7.5%
Household Operations	\$23.4 M	3.1%	\$167 M	3.1%	\$405 M	3.1%
Miscellaneous Expenses	\$10.6 M	1.4%	\$75.6 M	1.4%	\$184 M	1.4%
Personal Care	\$9.59 M	1.3%	\$68.5 M	1.3%	\$167 M	1.3%
Personal Insurance	\$6.18 M	0.8%	\$44.0 M	0.8%	\$106 M	0.8%
Reading	\$1.67 M	0.2%	\$11.9 M	0.2%	\$28.8 M	0.2%
Shelter	\$155 M	20.8%	\$1.11 B	20.8%	\$2.69 B	20.8%
Tobacco	\$3.90 M	0.5%	\$27.8 M	0.5%	\$68.7 M	0.5%
Transportation	\$135 M	18.1%	\$975 M	18.3%	\$2.38 B	18.3%
Utilities	\$52.5 M	7.0%	\$375 M	7.0%	\$918 M	7.1%

Educational Attainment (2015)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	23,588		182,609		472,025	
Elementary (Grade Level 0 to 8)	1,509	6.4%	14,269	7.8%	48,891	10.4%
Some High School (Grade Level 9 to 11)	1,296	5.5%	13,578	7.4%	44,397	9.4%
High School Graduate	4,103	17.4%	35,780	19.6%	93,979	19.9%
Some College	2,351	10.0%	22,393	12.3%	60,430	12.8%
Associate Degree Only	1,181	5.0%	12,109	6.6%	30,058	6.4%
Bachelor Degree Only	4,677	19.8%	32,636	17.9%	76,448	16.2%
Graduate Degree	8,470	35.9%	51,846	28.4%	117,822	25.0%

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	5,042	53.3%	50,394	72.7%	119,533	69.7%
1 Attached Unit	166	1.8%	1,452	2.1%	4,486	2.6%
2 to 4 Units	1,093	11.5%	6,802	9.8%	21,628	12.6%
5 to 9 Units	423	4.5%	1,486	2.1%	3,760	2.2%
10 to 19 Units	299	3.2%	1,327	1.9%	3,247	1.9%
20 to 49 Units	1,027	10.9%	2,825	4.1%	5,897	3.4%
50 or More Units	1,351	14.3%	4,771	6.9%	12,254	7.1%
Mobile Home or Trailer	62	0.7%	279	0.4%	603	0.4%
Other Structure	-	-	11	-	28	-

Homes Built By Year (2010)

Homes Built 2005 or later	163	1.7%	1,336	1.9%	3,904	2.3%
Homes Built 2000 to 2004	165	1.7%	1,364	2.0%	3,682	2.1%
Homes Built 1990 to 1999	324	3.4%	2,710	3.9%	6,862	4.0%
Homes Built 1980 to 1989	469	5.0%	3,402	4.9%	8,891	5.2%
Homes Built 1970 to 1979	909	9.6%	5,197	7.5%	13,131	7.7%
Homes Built 1960 to 1969	1,141	12.1%	8,622	12.4%	22,527	13.1%
Homes Built 1950 to 1959	1,769	18.7%	16,005	23.1%	41,215	24.0%
Homes Built Before 1949	4,520	47.8%	30,710	44.3%	71,224	41.5%

Home Values (2010)

Home Values \$1,000,000 or More	247	3.8%	1,512	2.7%	4,285	3.3%
Home Values \$500,000 to \$999,999	2,765	42.3%	16,224	29.4%	37,417	28.8%
Home Values \$400,000 to \$499,999	1,243	19.0%	14,674	26.6%	34,271	26.4%
Home Values \$300,000 to \$399,999	798	12.2%	11,862	21.5%	28,826	22.2%
Home Values \$200,000 to \$299,999	683	10.4%	4,605	8.3%	10,515	8.1%
Home Values \$150,000 to \$199,999	221	3.4%	1,766	3.2%	3,832	3.0%
Home Values \$100,000 to \$149,999	274	4.2%	1,879	3.4%	4,292	3.3%
Home Values \$70,000 to \$99,999	132	2.0%	1,124	2.0%	2,744	2.1%
Home Values \$50,000 to \$69,999	85	1.3%	574	1.0%	1,410	1.1%
Home Values \$25,000 to \$49,999	59	0.9%	663	1.2%	1,582	1.2%
Home Values Under \$25,000	31	0.5%	303	0.5%	657	0.5%
Owner-Occupied Median Home Value	\$490,017		\$450,513		\$457,566	
Renter-Occupied Median Rent	\$1,057		\$1,205		\$1,197	

Transportation To Work (2010)

Drive to Work Alone	7,779	68.4%	67,062	69.1%	163,233	65.3%
Drive to Work in Carpool	722	6.3%	6,146	6.3%	19,459	7.8%
Travel to Work by Public Transportation	2,098	18.4%	17,239	17.8%	48,365	19.3%
Drive to Work on Motorcycle	1	-	12	-	40	-
Walk or Bicycle to Work	413	3.6%	2,990	3.1%	9,746	3.9%
Other Means	26	0.2%	526	0.5%	1,824	0.7%
Work at Home	339	3.0%	3,033	3.1%	7,321	2.9%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	2,326	21.1%	19,400	20.6%	47,839	19.7%
Travel to Work in 15 to 29 Minutes	3,086	28.0%	25,859	27.5%	66,759	27.5%
Travel to Work in 30 to 59 Minutes	3,461	31.4%	30,888	32.9%	79,248	32.7%
Travel to Work in 60 Minutes or More	2,165	19.6%	17,829	19.0%	48,821	20.1%
Average Minutes Travel to Work	28.6		28.7		29.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.