



Island Associates Real Estate Inc.

We create value

2300 Sunrise Highway Islip, NY



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Property Information

2,085 SF on .84 Acres Available

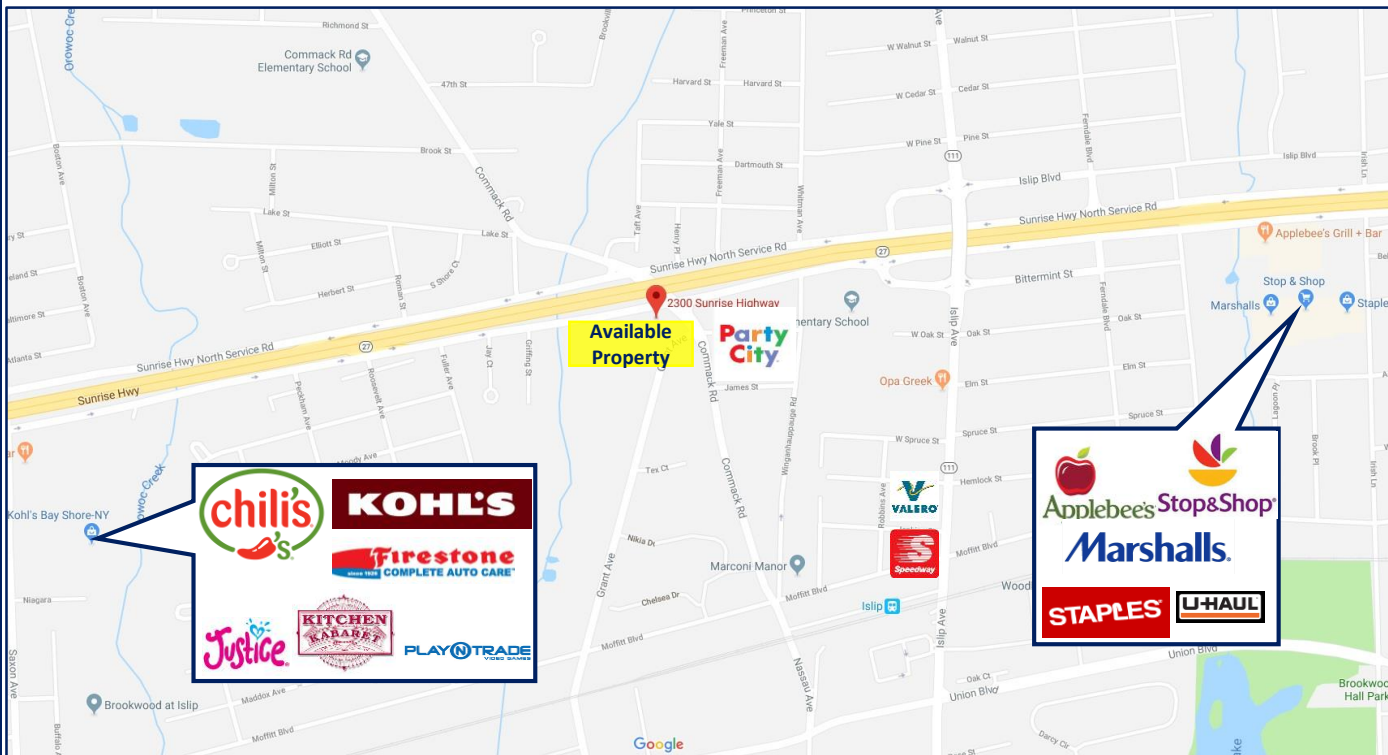
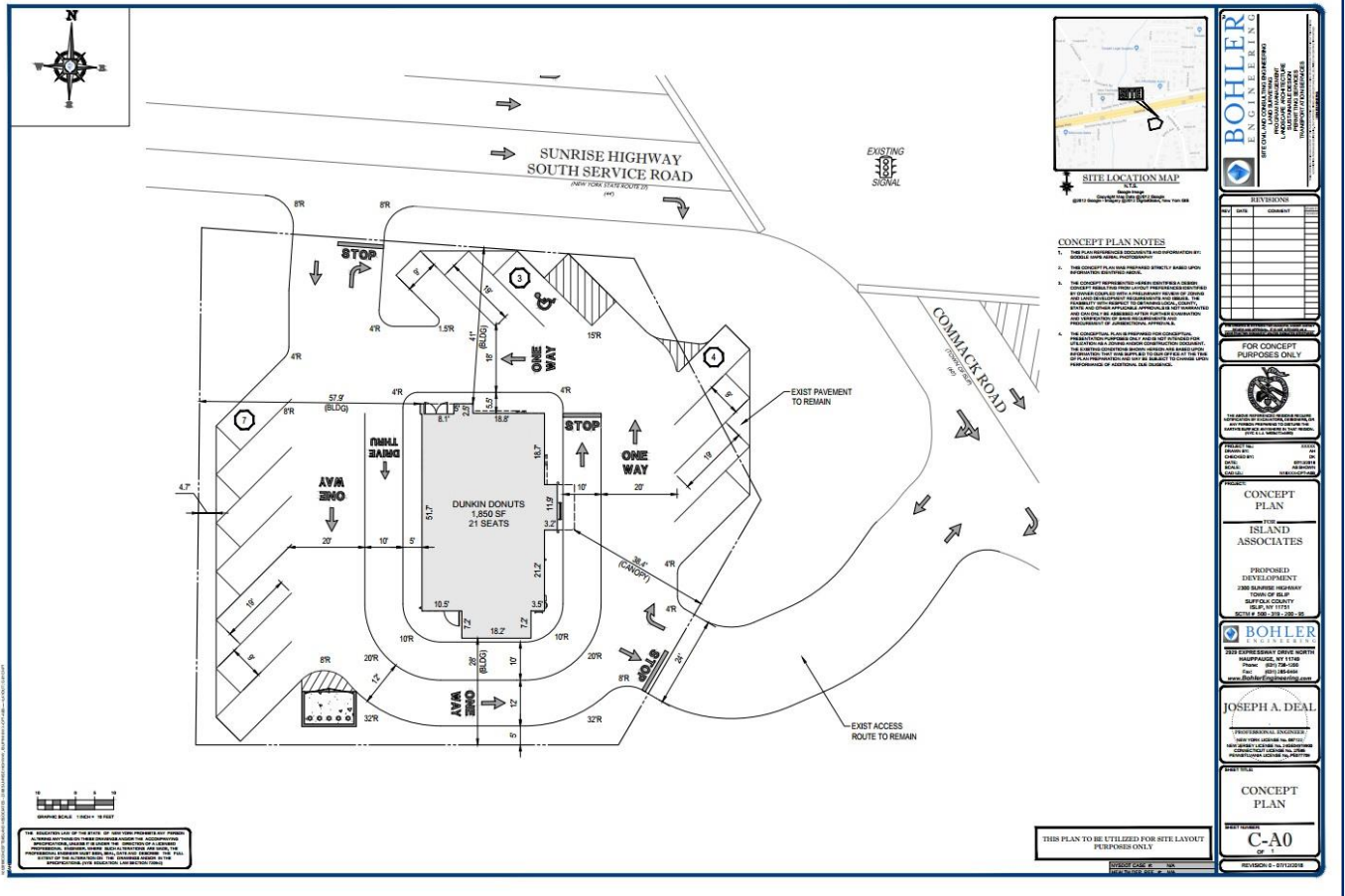
Ground Lease: \$120,000 Taxes: \$11.06/SF



Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,751	105,596	213,314
Median HH Income	\$94,385	\$89,109	\$88,088

- **Great location with easy access on Sunrise Highway South Service Road at the Commack Road intersection, easy egress, heavily traveled access road.**
- **Corner Lot with 154' of Frontage on Sunrise Highway Service Rd. & 96' Frontage on Commack Rd.**
- **Dedicated Turning Lane, Signalized Intersection.**
- **Over 26,000 Daily Traffic Counts**

Area Map & Site Plan



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.