

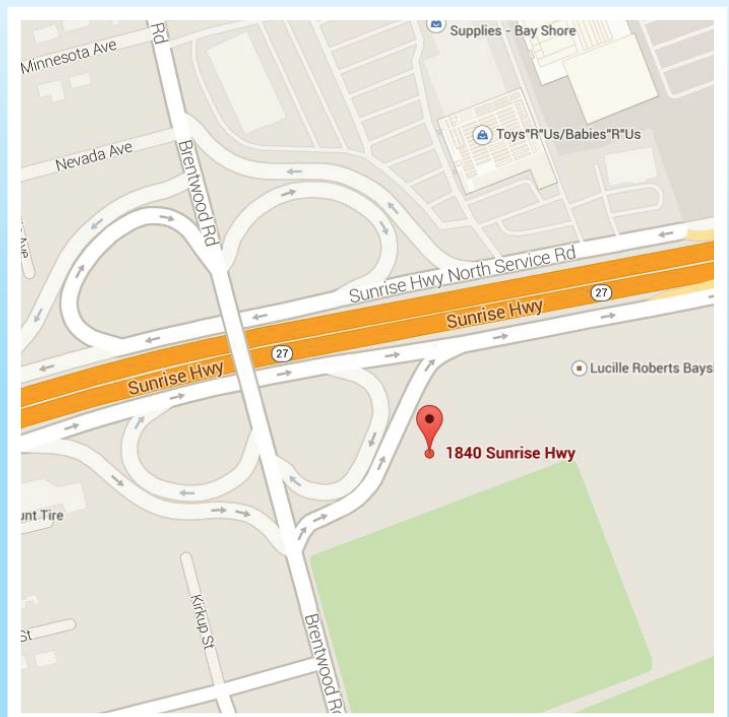
1840 SUNRISE HWY BAY SHORE

\$4,150,000
FOR SALE



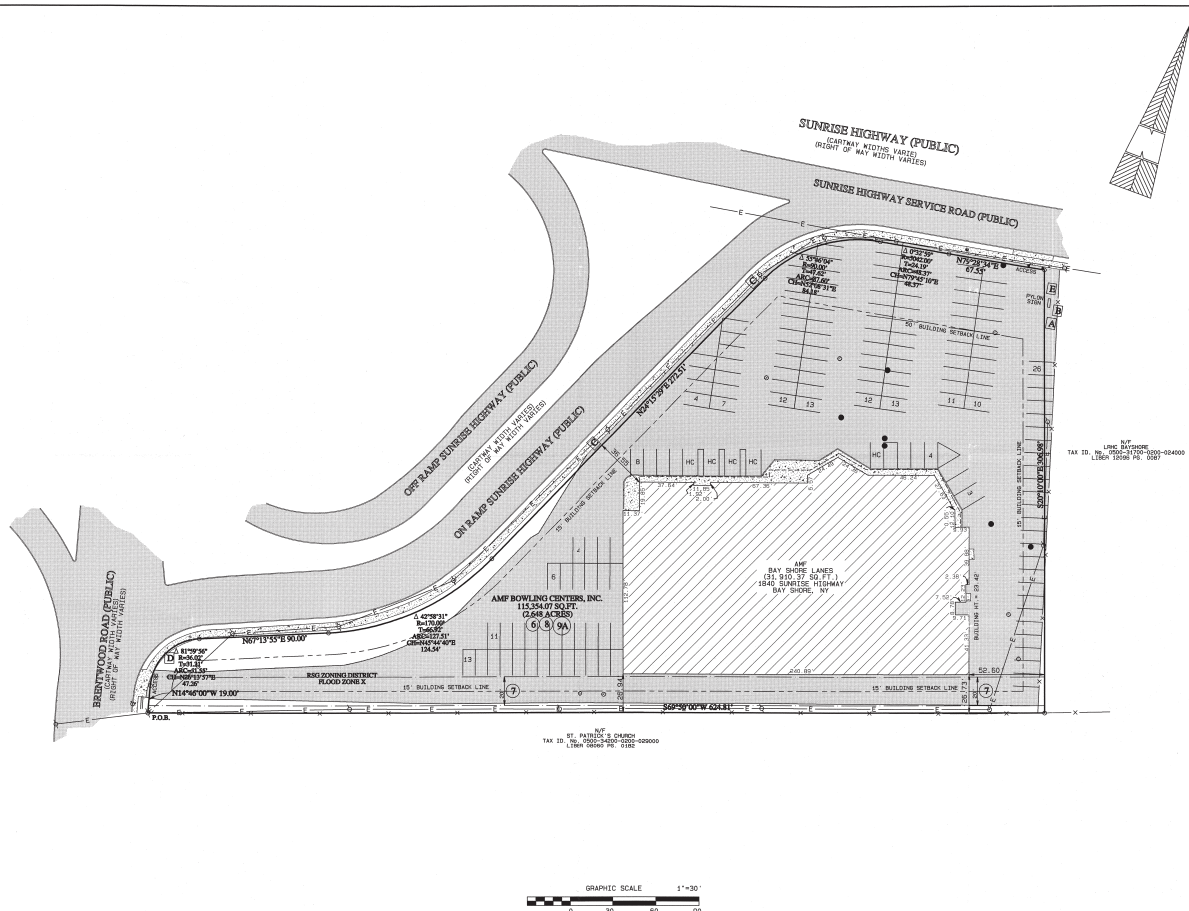
AVAILABLE FOR SALE

- 31,910 sq. ft.
- Zoned Recreational Service G
- 2.6 acres
- 157 parking stalls.
- Across from Westfield Mall, Bay Shore
- Southeast corner of Brook Avenue and Sunrise Highway South Service Road
- 107,000 population within 3 mile radius
- 98,000 cars daily
- Tremendous exposure
- Area Cotenant:
The Home Depot®, Lowe's®, ShopRite®, Target®,
King Kullen, Kohl's®, Pathmark®, Bally Total FitnessSM,
Auto Dealers



1840 SUNRISE HWY BAY SHORE

\$4,150,000
FOR SALE



DRAWN BY: CHP		CHECKED BY: RJJ	
NO.	DATE	REVISION	
1.	2/25/04	Revisions per review of client.	
2.			
3.			
4.			
5.			

SHEET TITLE
ALTA/ACSM LAND SURVEY

PROJECT
AMP BOWLING CENTERS, INC.

CLIENT
AMP BOWLING CENTERS, INC.
1840 SUNRISE HIGHWAY, BAY SHORE, NY
11706
CITY: BAY SHORE, NY
COUNTY: SUFFOLK
STATE: NY

OLD REPUBLIC
Site Management Services
2700 Forum Drive, Suite 105
Flowing Rock, NY 11736
(872) 539-4033

SHEET
2 OF 2

PROJECT NUMBER
2004-01-0018