

AVAILABLE FOR LEASE

# NEW DEVELOPMENT

44 Merrick Road | Amityville, NY 11701



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

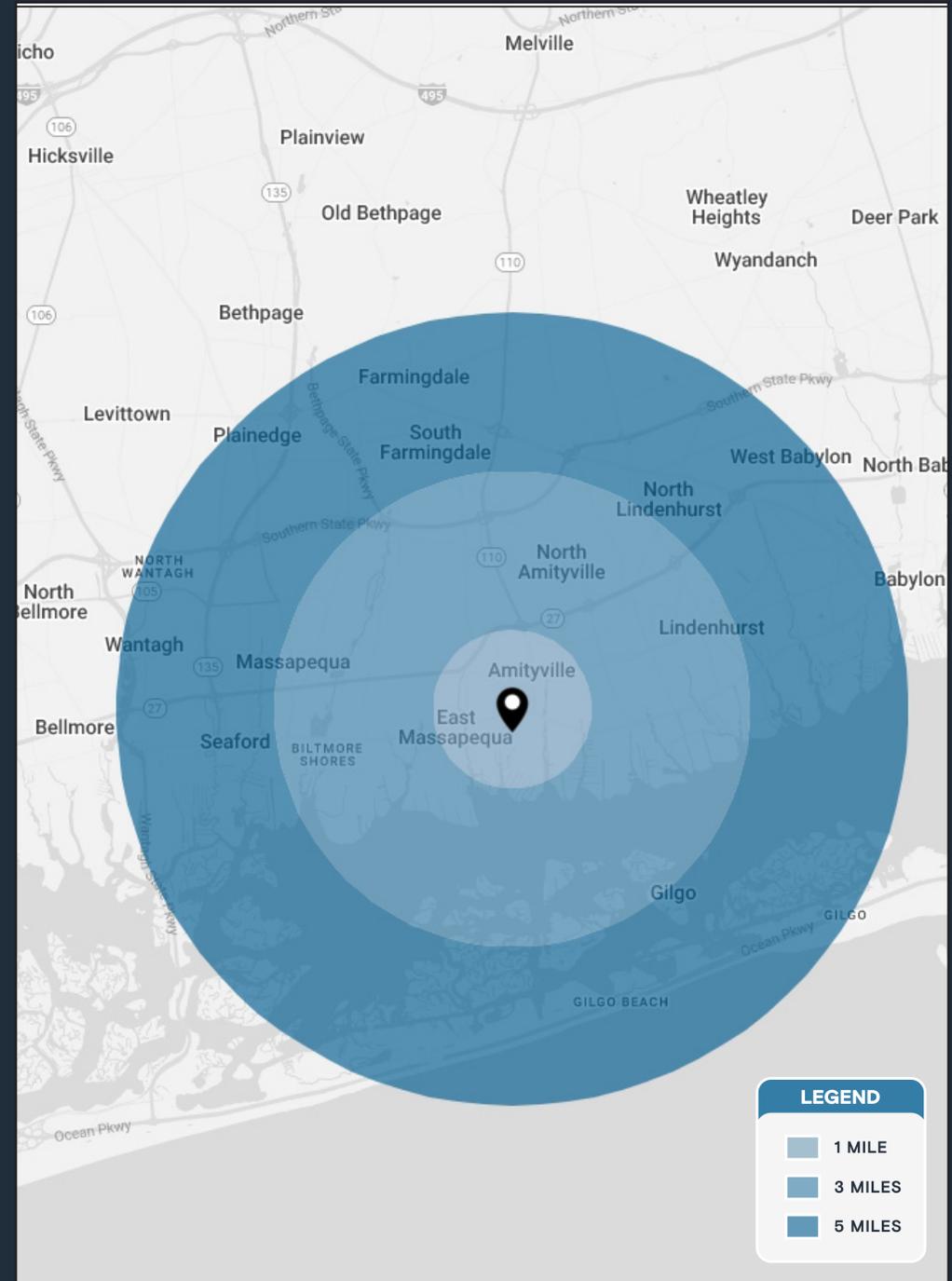
- New Construction up to 4,500 SF with parking
- All reasonable divisions considered
- ½ Acre corner of Merrick Rd at signalized intersection
- Ground Lease possibility

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,118	132,902	280,989
HOUSEHOLDS	6,146	44,304	95,432
EMPLOYEES	13,837	110,860	235,200
AVERAGE HH INCOME	\$160,546	\$165,980	\$165,214

## TRAFFIC COUNTS

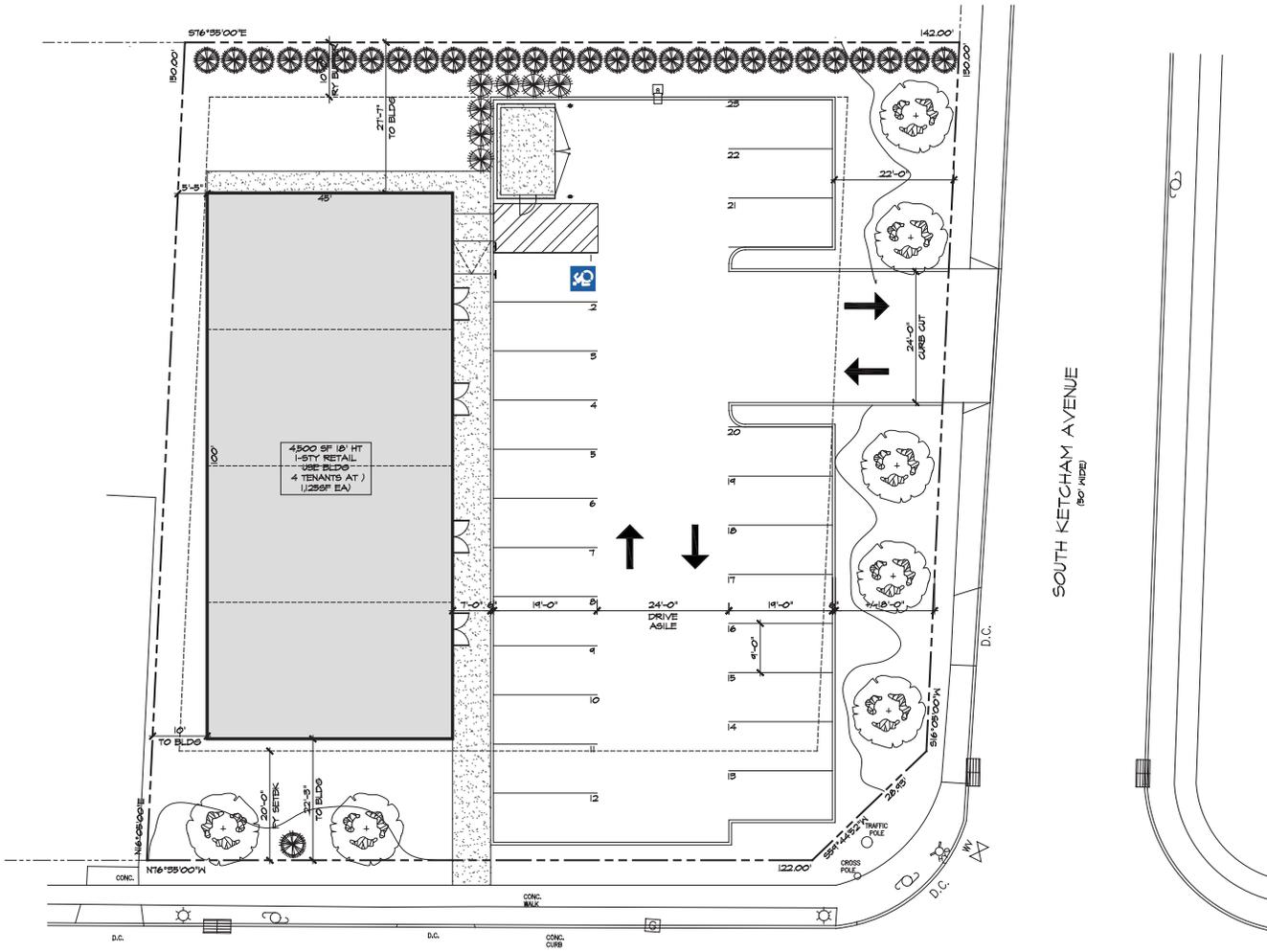
MERRICK ROAD / NY 27A	23,045 AADT
SUNRISE HWY / NY 27	41,346 AADT
BROADWAY	28,360 AADT



### LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

J:\Projects\32225-44 Merrick rd\Site plan\32225-44.dwg, Mar 23, 2023 - 2:47pm

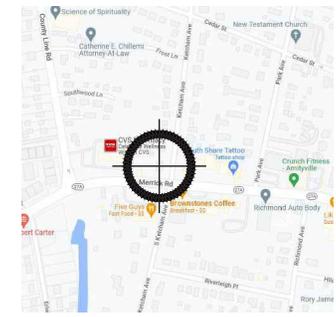


SOUTH KETCHAM AVENUE  
(R.O. HIGH)

MONTAUK HIGHWAY  
(S.R. 27A)  
MERRICK ROAD

**Site Alignment Plan**  
scale: 1"=10'-0"  
SITE PLAN PREPARED FROM SURVEY BY SCALICE LAND SURVEYING, DATED 02/05/2021

**Location Map**



**Property Information**

PROPERTY ADDRESS:  
44 MERRICK ROAD  
AMITVILLE, NY 11701  
SCTM: 0101-071100-0100-021000  
EXISTING ZONE: B-2 GENERAL BUSINESS  
LOT AREA: 21,077.15 SF (0.48 ac)

**Building Information**

TOTAL SITE AREA: 21,077.15 SF  
ALLOWABLE BUILDING FOOTPRINT: 12,646.28 SF MAXIMUM ALLOWABLE  
PROPOSED BUILDING FOOTPRINT: 4,500 SF PROPOSED

**Zoning Information**

SETBACKS	REQ'D	PROVIDED
FRONT YARDS	AVE OF FRONT YARDS	20'-0"
SIDE YARD	N/A	5'-3" @ 10'-0"
REAR YARD	N/A	10' @ PARKING LOT
RES ZONE BUFFER	10'	21.50' @ BLDG
BUILDING AREA	60% MAX	10'
BUILDING HEIGHT	35'	18'

**Parking Calculations**

RETAIL/OFFICE PARKING REQUIRED: 1 PER 200 SF  
4,500 SF x 1/200 SF = 22.5 = 23 STALLS  
TOTAL SPACES REQUIRED: 23 STALLS  
TOTAL SPACES PROVIDED: 23 PROPOSED STALLS INCL 1 HC SPACE

NO VARIANCES REQUIRED FOR THIS APPLICATION



MCKENNA  
ELEMENTARY SCHOOL  
467 STUDENTS

NORTHWEST  
ELEMENTARY SCHOOL  
513 STUDENTS

EDMUND W. MILES  
MIDDLE SCHOOL  
599 STUDENTS

EAST LAKE  
ELEMENTARY SCHOOL  
500 STUDENTS

DICK'S  
SPORTING GOODS

White  
Castle

HARBOR  
FREIGHT

Auto  
Zone

BROADWAY - 28,360 AADT

SUNRISE HWY - 41,346 AADT

DOLLAR TREE

HOME DEPOT  
PLAZA - COPIAGUE

THE HOME DEPOT  
TARGET  
STARBUCKS  
RED LOBSTER  
FRESH FISH - LIVE LOBSTERS

SUNRISE PROMENADE

WHOLE FOODS MARKET  
ULTA BEAUTY  
five BELOW  
HOBBY LOBBY  
Panera BREAD  
SKECHERS OUTLET  
BARNES & NOBLE  
MOE'S  
KOHLS  
DQ  
Grill & Chill

ALFRED G. BERNER  
MIDDLE SCHOOL  
1,586 STUDENTS

DEAUVILLE GARDENS  
ELEMENTARY SCHOOL  
440 STUDENTS

PHILLIPS AT SUNRISE  
SHOPPING CENTER

TJ-max  
petco  
Raymour & Flanigan  
FURNITURE | MATTRESSES  
 Michaels  
Staples  
McDonald's  
crumbl cookies  
THE VITAMIN SHOPPE  
FAMOUS Footwear

CVS  
pharmacy

SITE

CROWN

FIVE GUYS  
BURGERS and FRIES

MERRICK ROAD - 23,045 AADT

AMITYVILLE MEMORIAL  
HIGH SCHOOL  
958 STUDENTS

MASSAPEQUA  
HIGH SCHOOL  
1,496 STUDENTS

SOUTHGATE SHOPPING CENTER

ups  
Orangetheory FITNESS  
King Kullen  
tropical SMOOTHIE CAFE

STOP & SHOP





# Contact Brokers

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[katzretail.com](http://katzretail.com)

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