

# 294 WEST MERRICK ROAD

FREEPORT, NY 11520

OFFICE BUILDING | FOR LEASE

**FP** FOREST PARK  
PROPERTIES  
REAL ESTATE SERVICES



## VIDEO

### PROPERTY DESCRIPTION

Office/Retail unit facing W. Merrick Road. Dedicated entrance and individual signage over door. Fully white boxed with two private bathrooms.

### PROPERTY HIGHLIGHTS

- Dedicated Street Entrance
- Dedicated Signage
- Two Bathrooms
- Delivered White-Boxed

### OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (MG)
Available SF:	1,400 SF
Building Size:	11,604 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	953	3,209	9,910
Total Population	3,173	10,635	32,969
Average HH Income	\$125,379	\$134,951	\$140,888

### RAYMOND MORDEKHAI

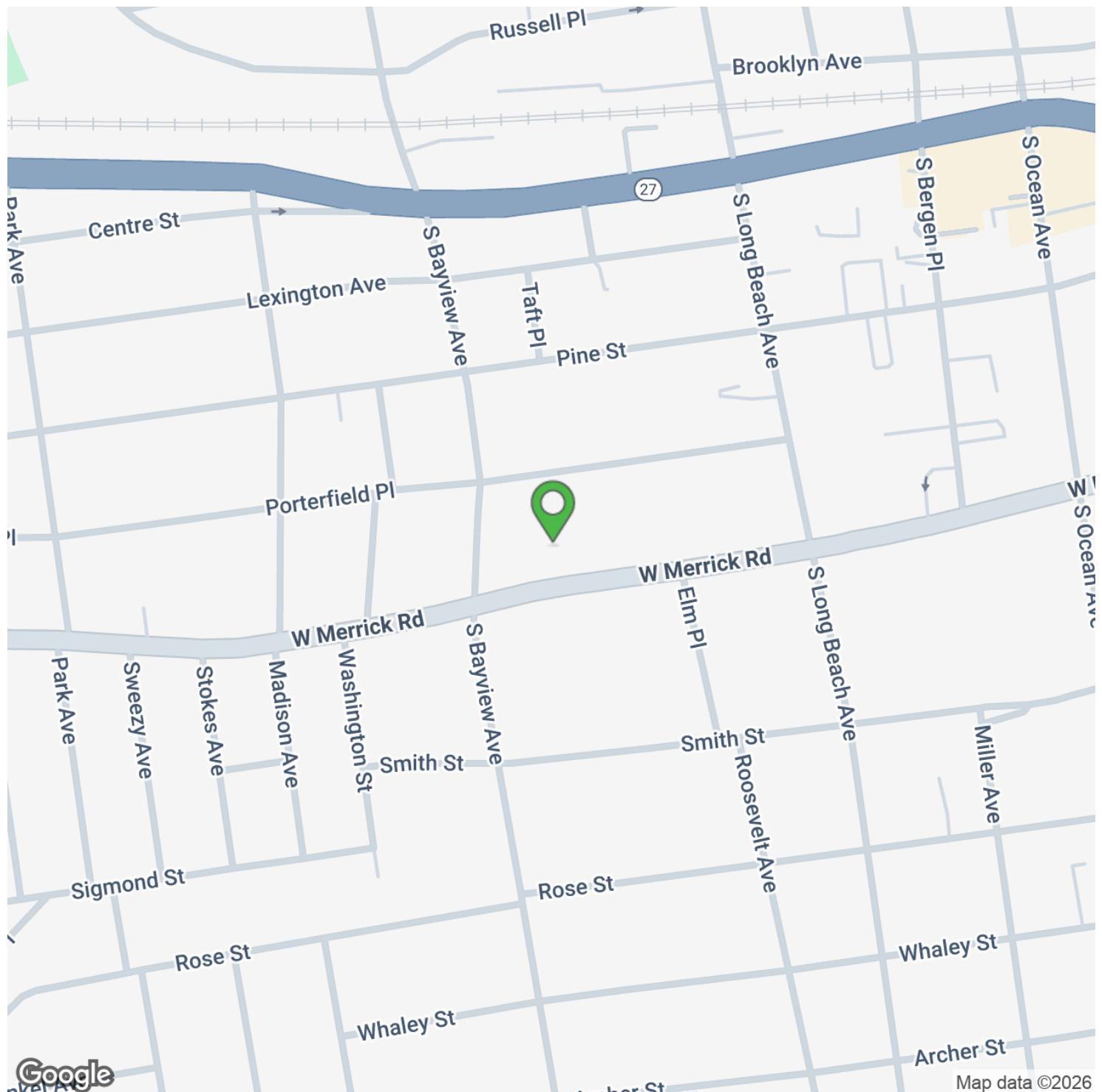
PRINCIPAL BROKER / PRESIDENT  
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PROPERTY SUMMARY

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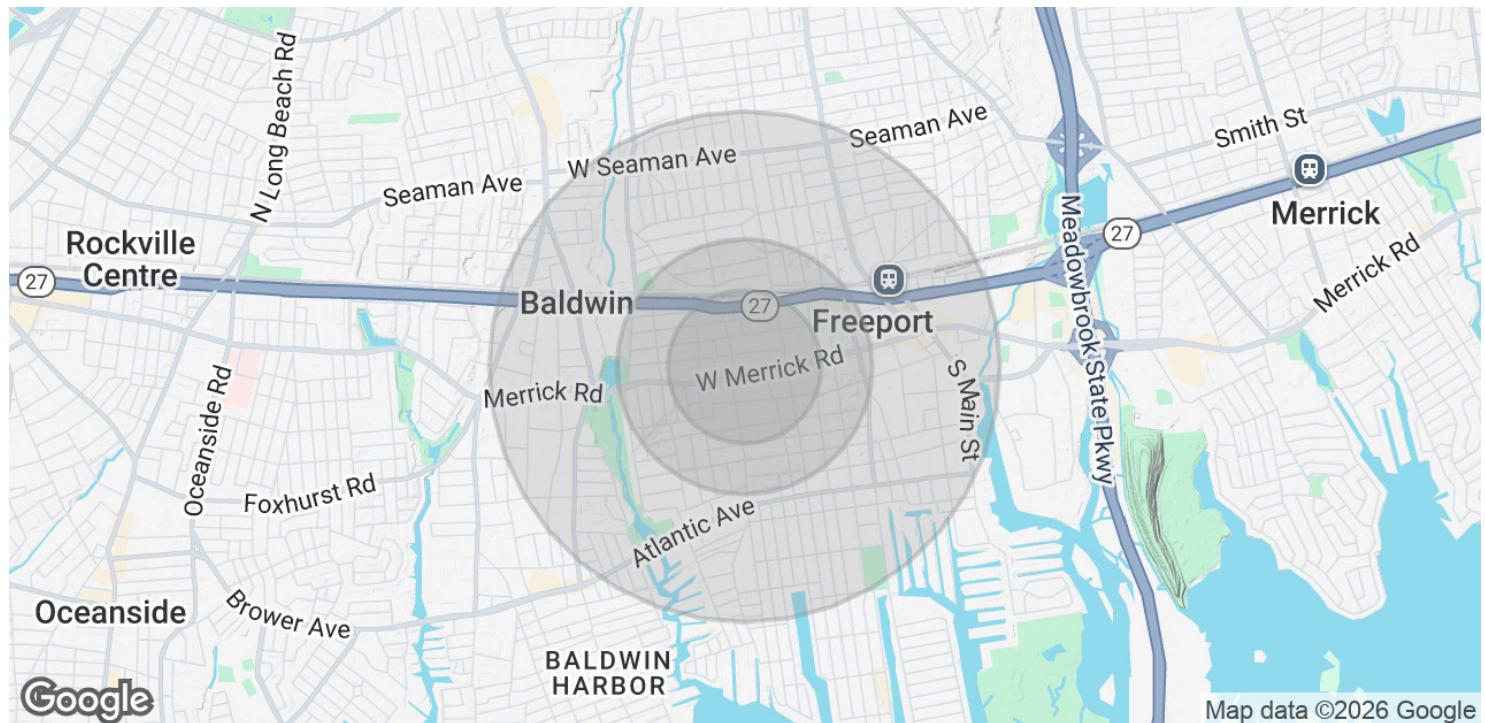
LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,173	10,635	32,969
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	953	3,209	9,910
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$125,379	\$134,951	\$140,888
Average House Value	\$402,556	\$452,963	\$500,338

*Demographics data derived from AlphaMap*

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DEMOGRAPHICS MAP & REPORT