



RETAIL SPACE
SEAFORD, NY
3524 MERRICK ROAD

SIZE
4,000 SF

ASKING RENT
Upon Request

CO-TENANTS
Altice

NEIGHBORS
CVS, Leslie's Pool Supplies, Salpino's Italian Market, Salon Culture Suites, Escorza Mexican Restaurant, The Fireplace Store, Gino's Pizzeria, Iris Salon

COMMENTS
Located at a signalized intersection of Willoughby Avenue and Merrick Road

Approximately 109 FT of frontage on Merrick Road
Access to the space from the parking lot in the rear of the building

45 parking stalls
Approximately 34,715 vehicles passing this site daily

CONTACT EXCLUSIVE AGENT

JOANNE ARGENTI
jargenti@ripcony.com
516.933.8880

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

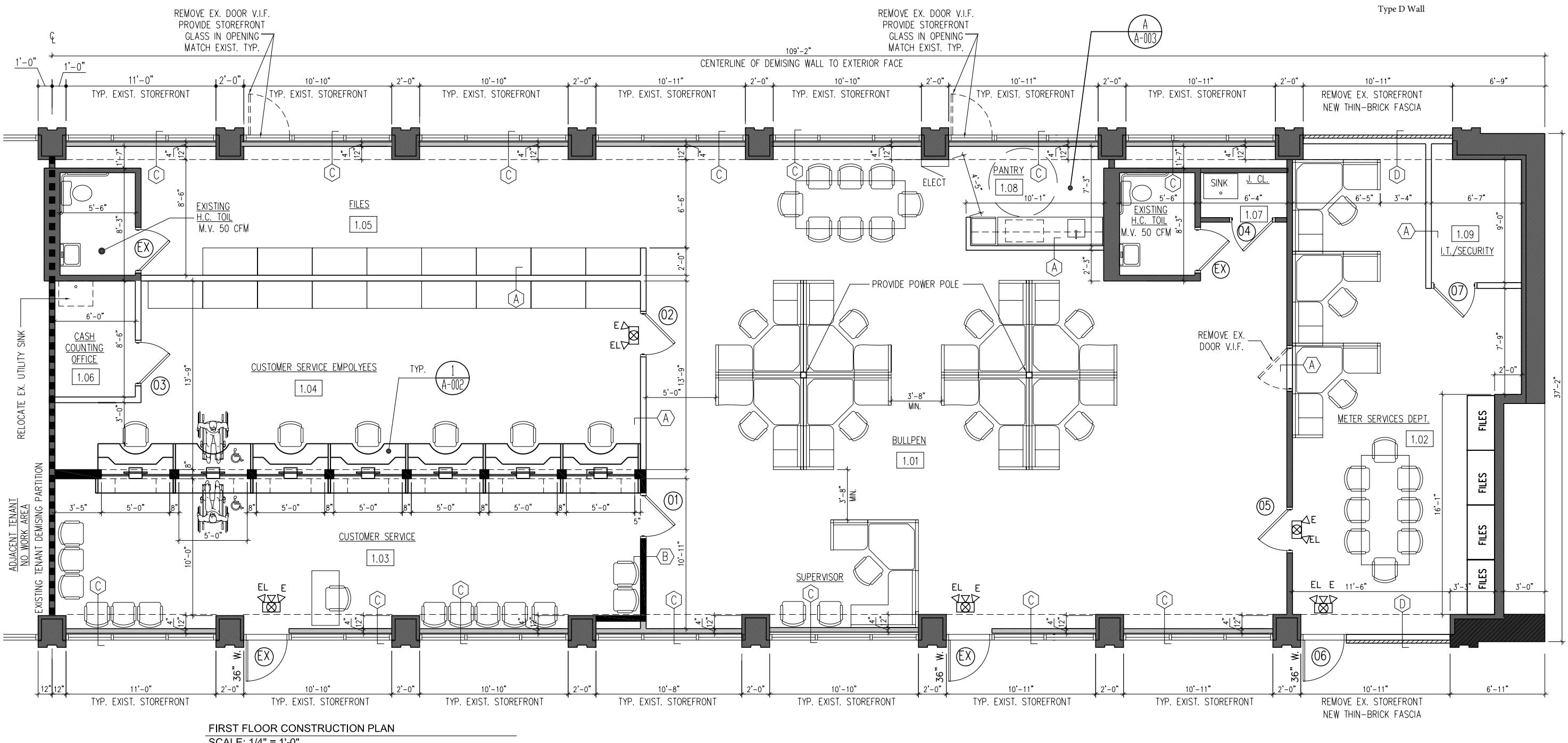
MARKET AERIAL



AERIAL



SITE PLAN



NOTE: * SUGGESTED DIMENSION-VARIABLE DEPENDING UPON TYPE OF SUPPLY AND WASTE.
** FIXTURE COMPLIES WITH AMERICANS WITH DISABILITIES ACT WHEN ROUGHED-IN ON 12" CENTERLINE FROM THE FRONT OF COUNTERFRONT AND THE TOP OF THE LAVATORY IS MOUNTED AT RIM HEIGHT OF 34" MAXIMUM

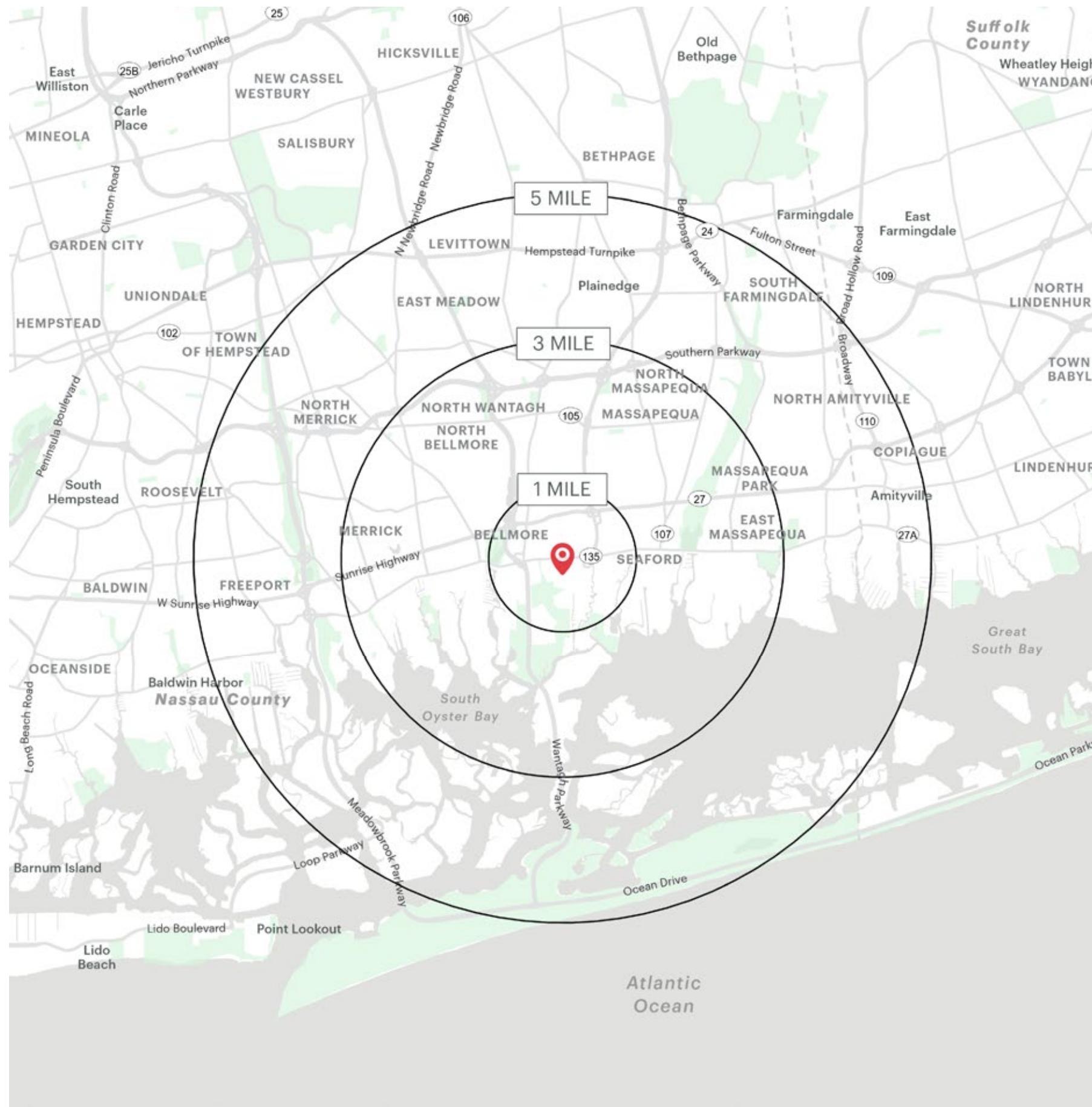
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**PLUMBING FIXTURES TO COMPLY WITH NEW YORK STATE PLUMBING CODE
SECTION 608, 608.1, 608.2 FOR BACKFLOW PROTECTION**

NO MECH. WORK
TO BE PART OF THIS APPLICATION

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

17,469

HOUSEHOLDS

5,966

AVERAGE HOUSEHOLD INCOME

\$170,925

MEDIAN HOUSEHOLD INCOME

\$149,968

COLLEGE GRADUATES (BACHELOR'S +)

6,188 - 50.0%

TOTAL BUSINESSES

846

TOTAL EMPLOYEES

7,981

DAYTIME POPULATION (W/ 16 YR +)

16,102

3 MILE RADIUS

POPULATION

131,840

HOUSEHOLDS

44,918

AVERAGE HOUSEHOLD INCOME

\$174,587

MEDIAN HOUSEHOLD INCOME

\$149,828

COLLEGE GRADUATES (BACHELOR'S +)

48,917 - 52.0%

TOTAL BUSINESSES

4,454

TOTAL EMPLOYEES

52,471

DAYTIME POPULATION (W/ 16 YR +)

115,702

5 MILE RADIUS

POPULATION

349,144

HOUSEHOLDS

115,447

AVERAGE HOUSEHOLD INCOME

\$150,411

MEDIAN HOUSEHOLD INCOME

\$122,267

COLLEGE GRADUATES (BACHELOR'S +)

108,242 - 43.0%

TOTAL BUSINESSES

10,884

TOTAL EMPLOYEES

132,104

DAYTIME POPULATION (W/ 16 YR +)

300,847

AREA DEMOGRAPHICS

