



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

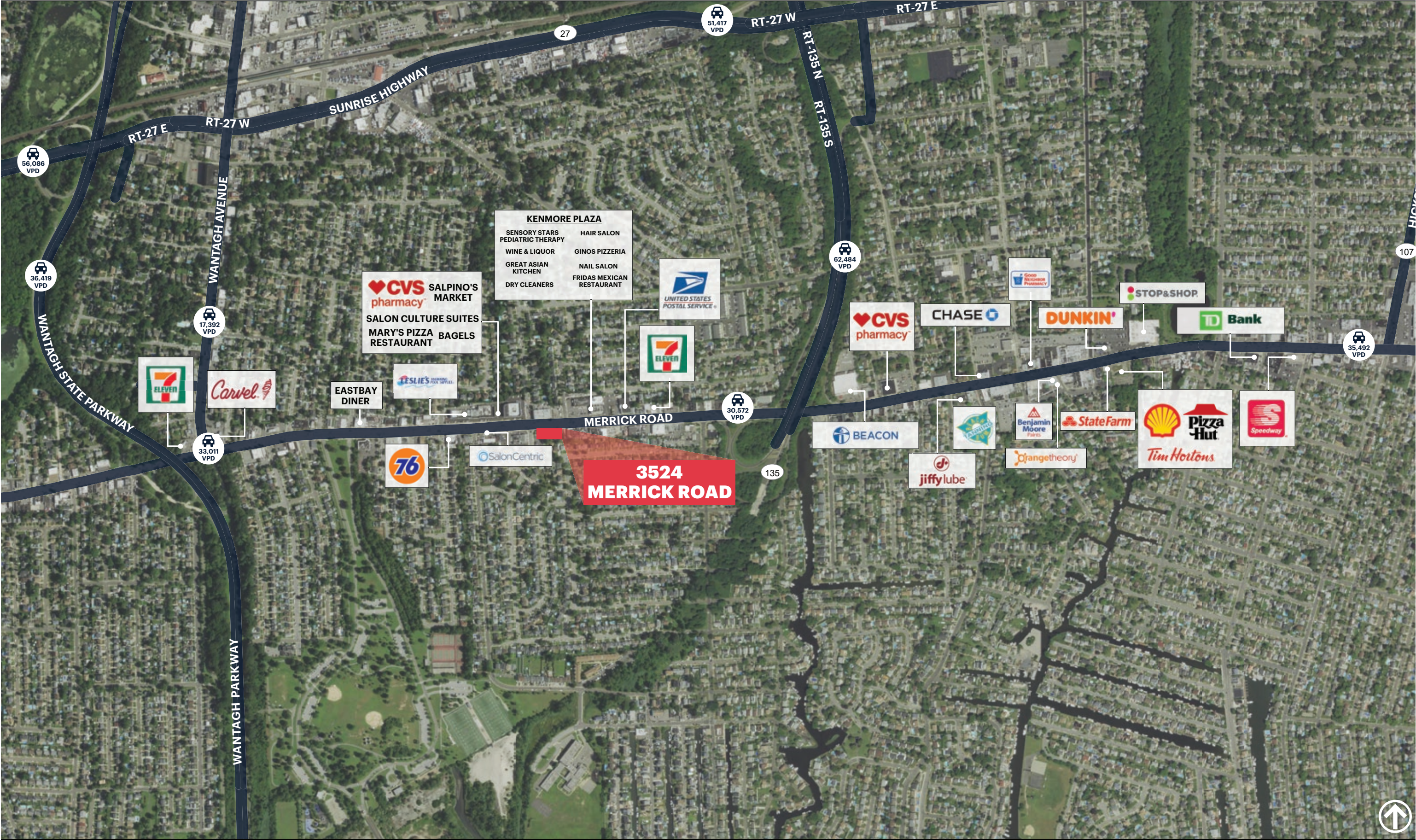
RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at [ripcony.com](https://www.ripcony.com) for more information

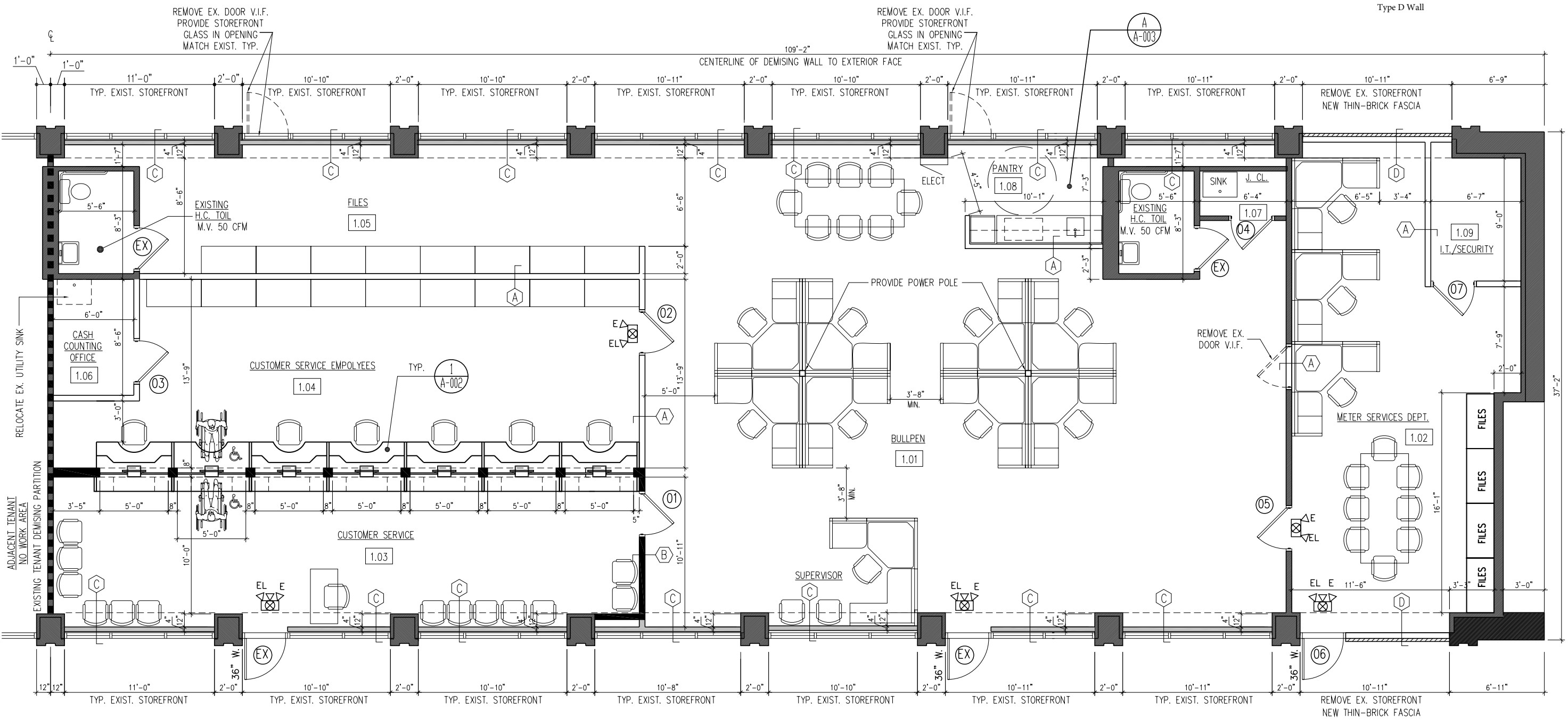
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL





SITE PLAN



FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

NOTE: * SUGGESTED DIMENSION-VARIABLE DEPENDING UPON TYPE OF SUPPLY AND WASTE.
** FUTURE 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.

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



3524 MERRICK ROAD SEAFORD, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
17,469	6,188 - 50.0%
HOUSEHOLDS	TOTAL BUSINESSES
5,966	846
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$170,925	7,981
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$149,968	16,102

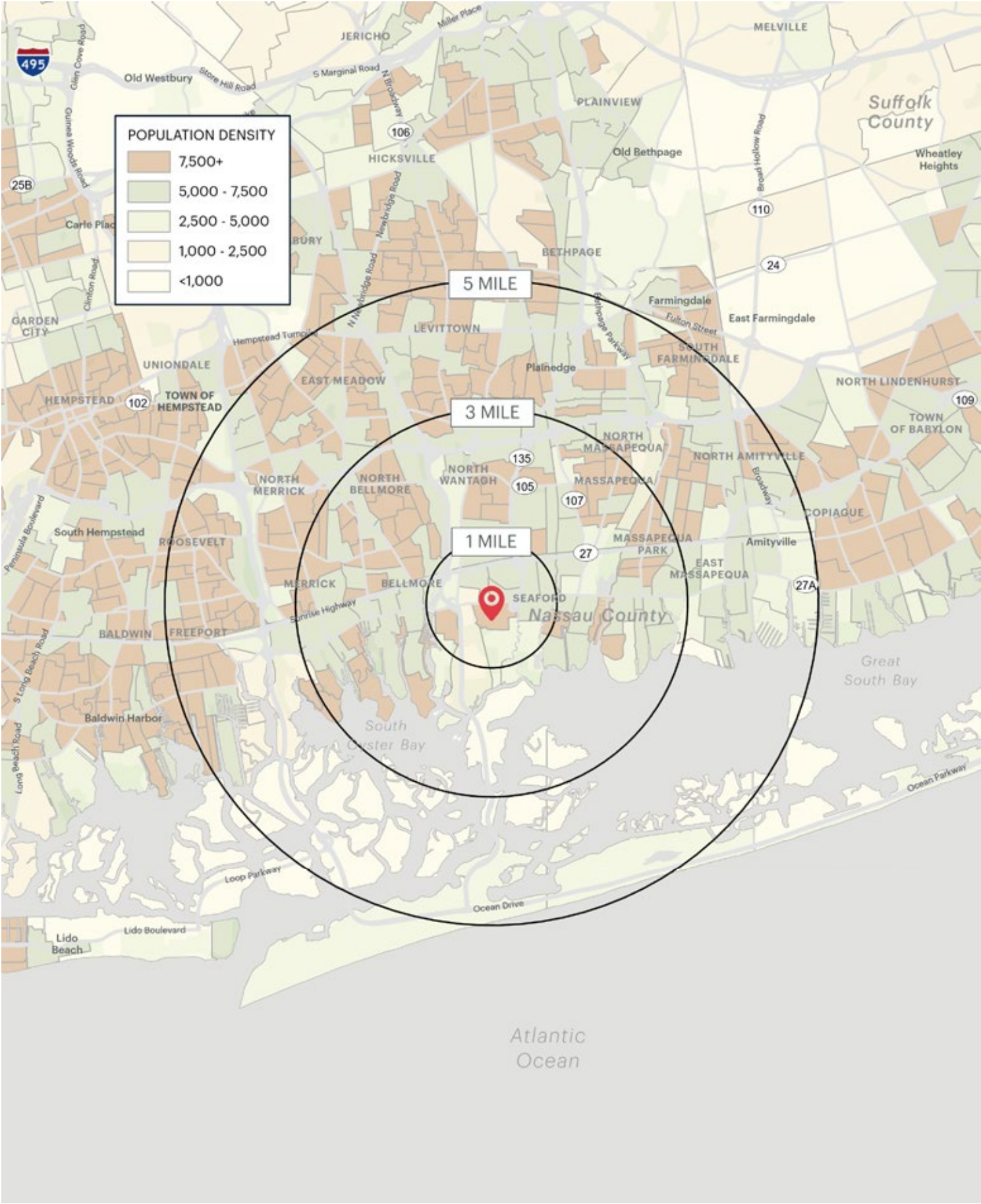
3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
131,840	48,917 - 52.0%
HOUSEHOLDS	TOTAL BUSINESSES
44,918	4,454
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$174,587	52,471
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$149,828	115,702

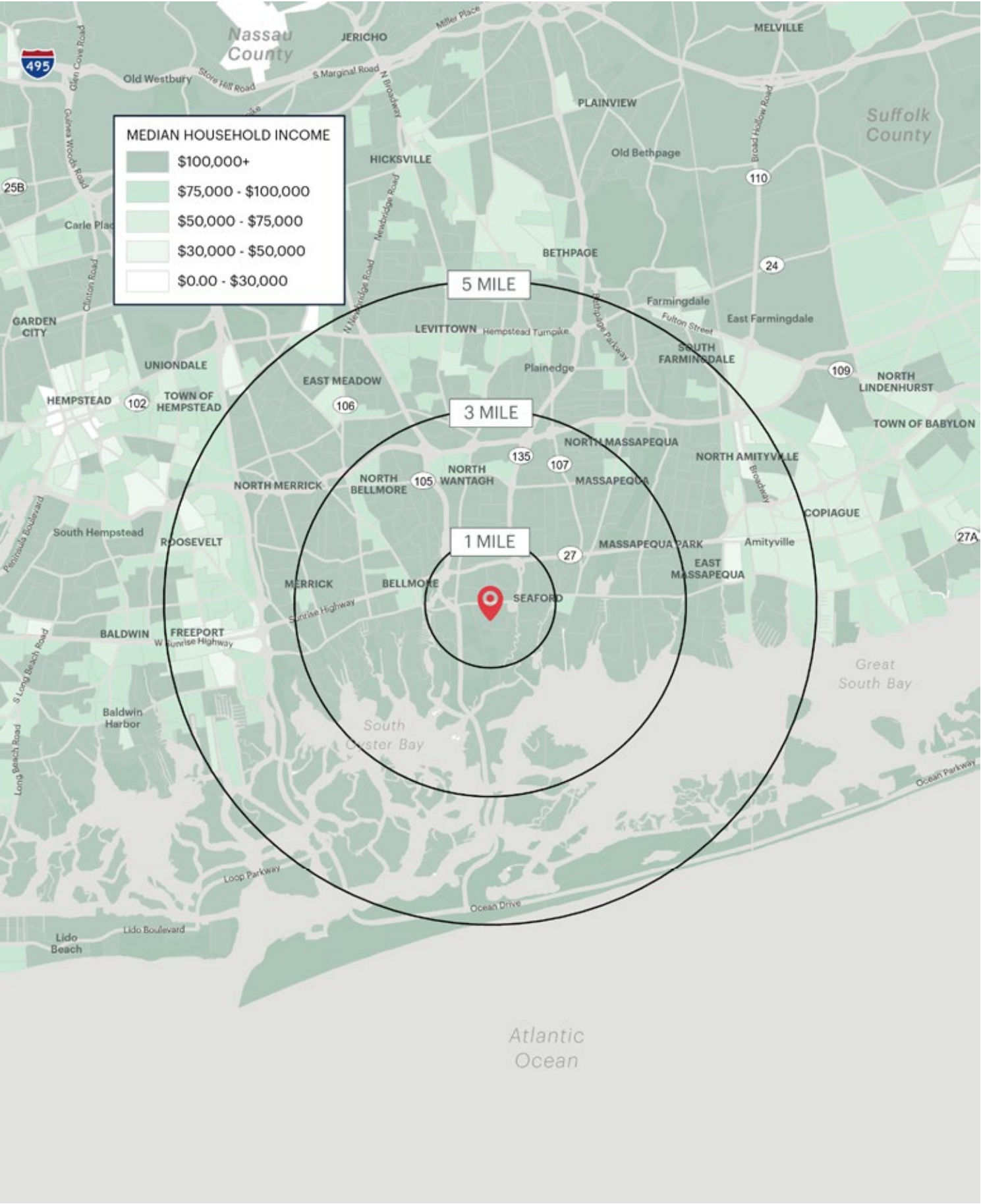
5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
349,144	108,242 - 43.0%
HOUSEHOLDS	TOTAL BUSINESSES
115,447	10,884
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$150,411	132,104
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$122,267	300,847

AREA DEMOGRAPHICS



3524 MERRICK ROAD SEAFORD, NEW YORK



ripcony.com