

1,093 - 3,455 SF | Street Retail



8-24 West Merrick Road

Valley Stream, New York 11580

Property Highlights

- Three new subdivided spaces ranging from 1,093 sq. ft., 1,115 sq. ft. and 1,247 sq. ft.
- Modern amenities and new façade with doors facing Merrick Rd
- Prime location at a bustling intersection for high visibility and traffic
- Ample parking for tenants and visitors
- Easy access to major transportation routes

Offering Summary

| | |
|----------------|---------------------|
| Lease Rate: | \$30.00 SF/yr (NNN) |
| Building Size: | 18,500 SF |
| Available SF: | 1,093 - 3,455 SF |
| Lot Size: | 0.48 Acres |

For More Information

Nick Vittorio

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Property Description

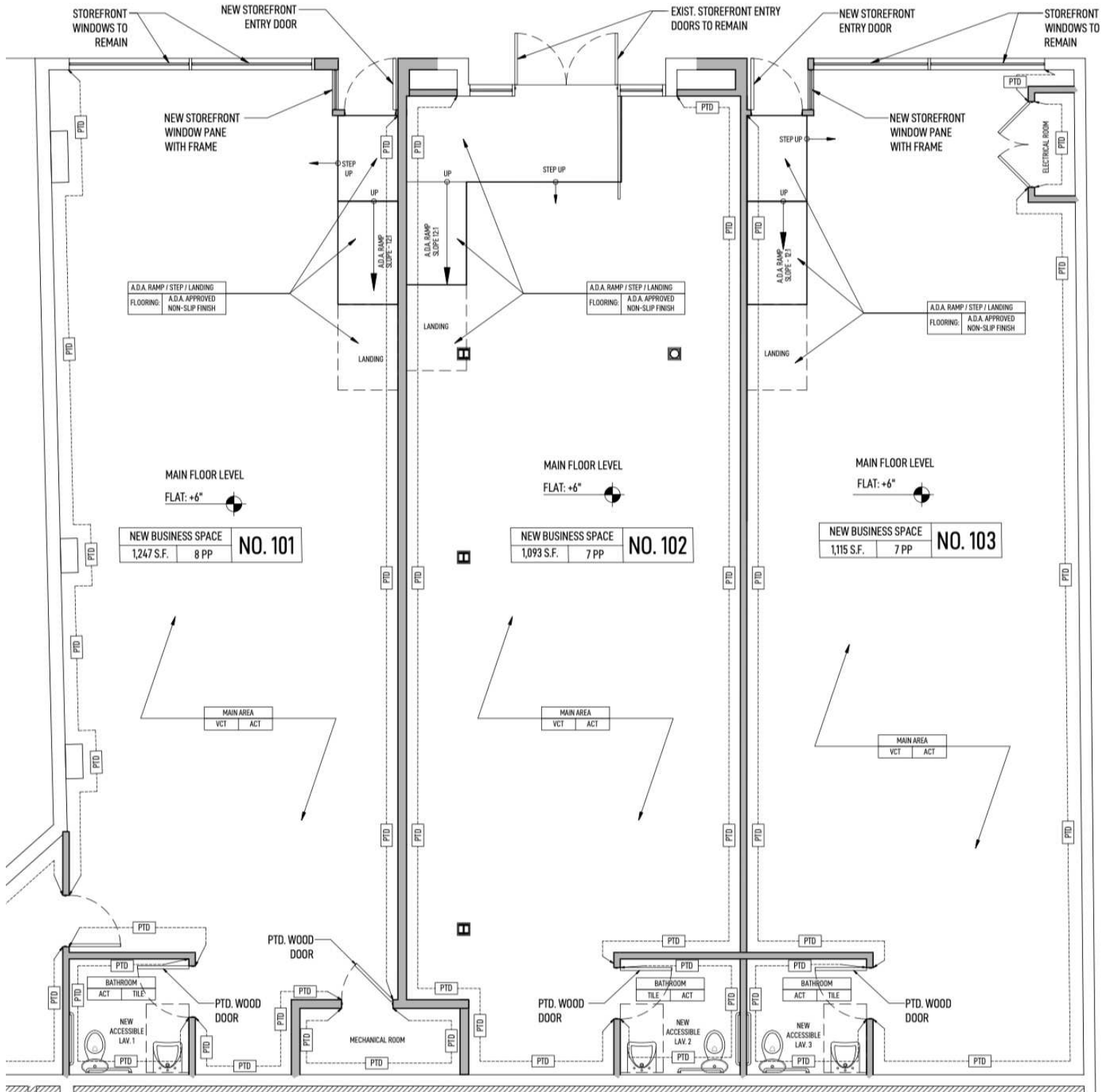
Introducing a rare leasing opportunity at our prestigious property in Valley Stream, NY. With four distinctive spaces available, tenants can choose from a variety of options to suit their business needs. Three brand-new spaces, ranging from 1,093 sq. ft., 1,115 sq. ft. and 1,247 sq. ft., will offer modern amenities and a new façade with doors facing Merrick Rd. Situated at a bustling intersection, the property provides exceptional visibility and high traffic, making it an ideal location for businesses seeking maximum exposure. Embrace the opportunity to elevate your business presence at this sought-after address.

Location Description

Valley Stream, located in the heart of Nassau County, combines suburban charm with the convenience of close proximity to New York City, making it a prime location for retail businesses. Anchored by the renowned Green Acres Mall, the area boasts a thriving retail scene that draws shoppers not only from Long Island but also from the bustling neighborhoods of NYC. With its affluent population and high median household income, Valley Stream reflects a community with strong purchasing power, making it an attractive market for retailers. The area's connectivity is unmatched, offering easy access to major highways and the Long Island Rail Road (LIRR), ensuring seamless travel for both customers and employees.

This vibrant neighborhood also benefits from a high population density, with over 40,000 residents and an even larger population in the surrounding areas, guaranteeing steady foot traffic for businesses. Known for its family-friendly environment, Valley Stream features top-rated schools, scenic parks, and community events, making it a desirable place to live and shop. Its diverse demographics provide businesses the opportunity to cater to a variety of cultural preferences, while its walkable design ensures a convenient and enjoyable shopping and leisure experience. Moreover, Valley Stream is recognized as one of the safest areas in Nassau County, further enhancing its appeal as a prime retail destination.

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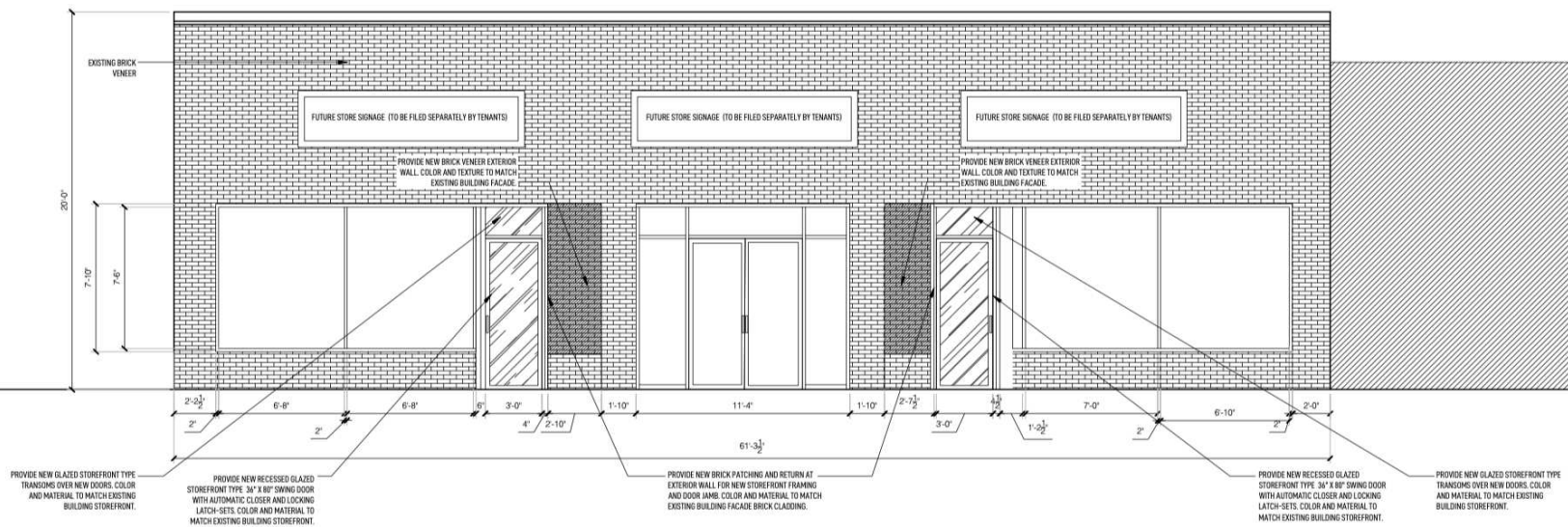
Lease Information

| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,093 - 3,455 SF | Lease Rate: | \$30.00 SF/yr |

Available Spaces

| Suite | Tenant Size (SF) | Lease Type | Lease Rate | Description |
|--|----------------------------|------------|---------------|---|
| 10 W. Merrick Rd., Valley Stream, NY 11580 | Available 1,247 - 3,455 SF | NNN | \$30.00 SF/yr | 1,247 sf of shell space with the potential for all 3 contiguous spaces up to 3,455 square feet total can be combined. Dry space only, not suited for a restaurant . |
| 10 W. Merrick Rd., Valley Stream, NY 11580 | Available 1,093 - 3,455 SF | NNN | \$30.00 SF/yr | 1,093 sf of shell space with the potential for all 3 contiguous spaces up to 3,455 square feet total can be combined. Dry space only, not suited for a restaurant . |
| 10 W. Merrick Rd., Valley Stream, NY 11580 | Available 1,115 - 3,455 SF | NNN | \$30.00 SF/yr | 1,115 sf of shell space with the potential for all 3 contiguous spaces up to 3,455 square feet total can be combined. Dry space only, not suited for a restaurant . |

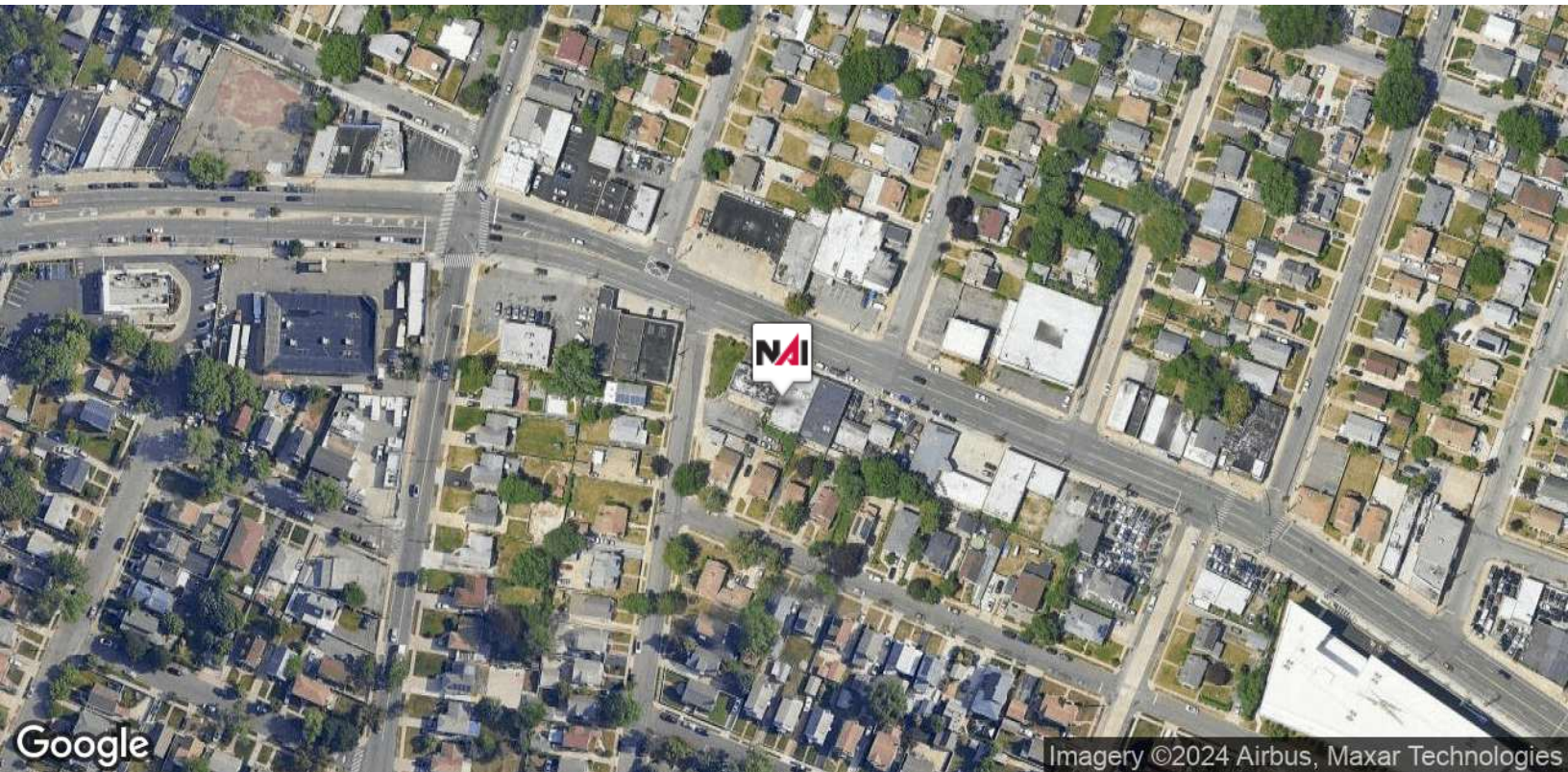
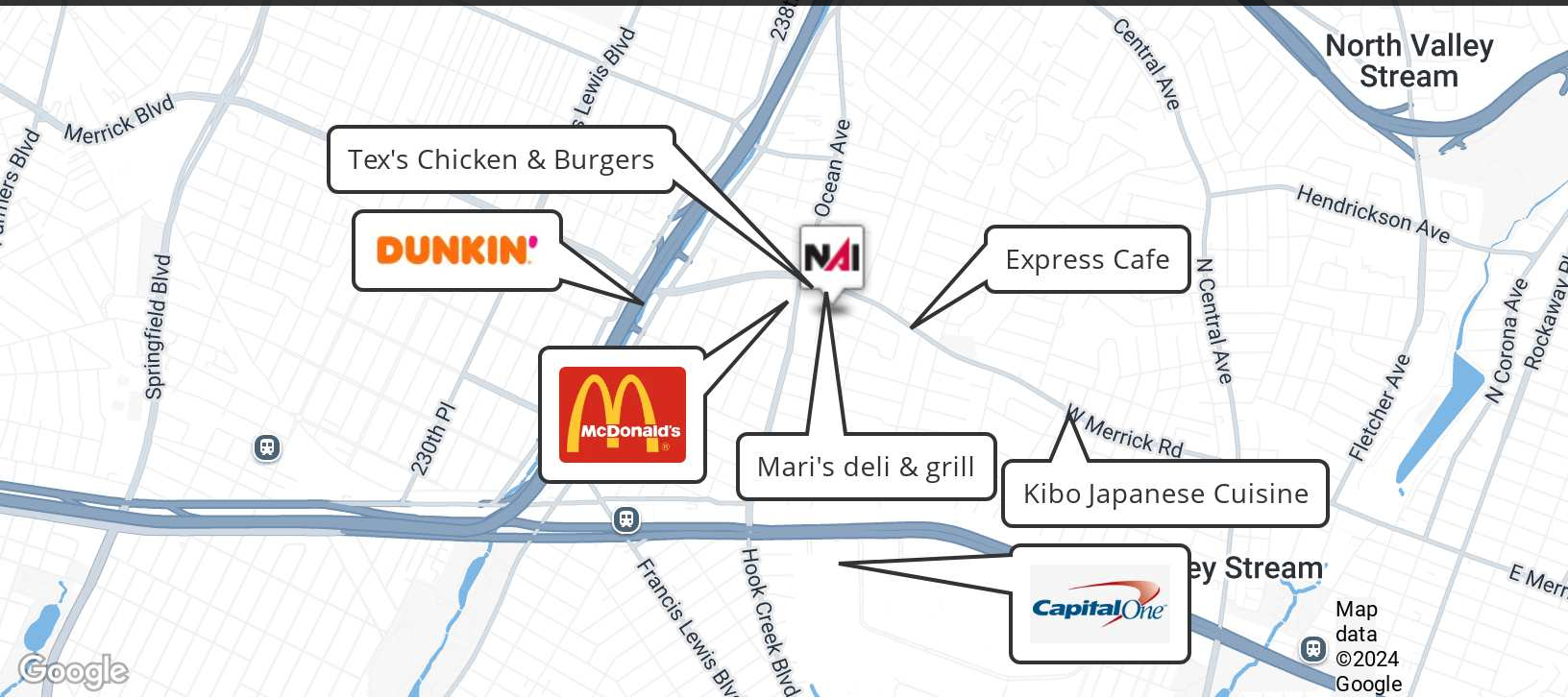
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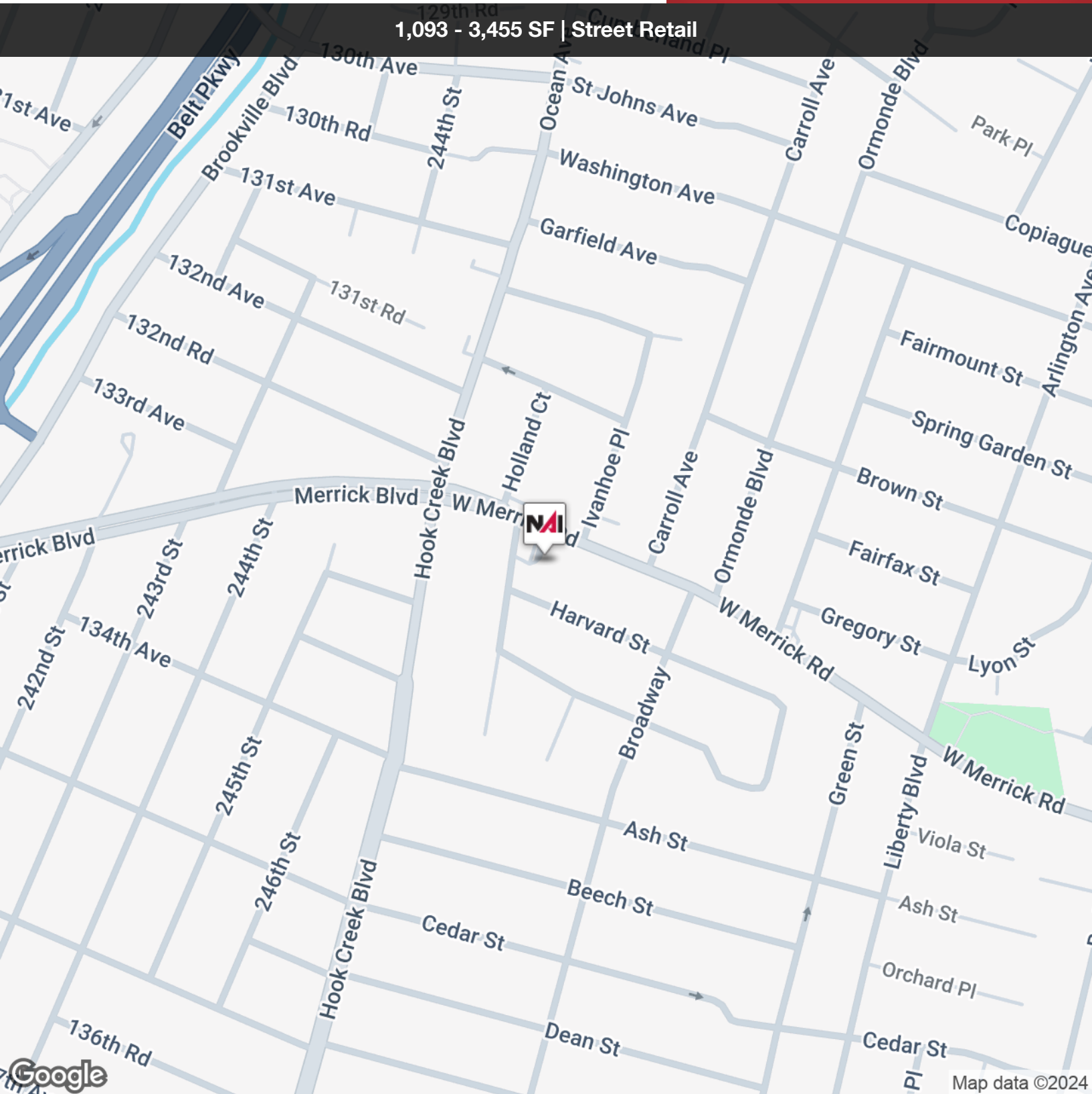
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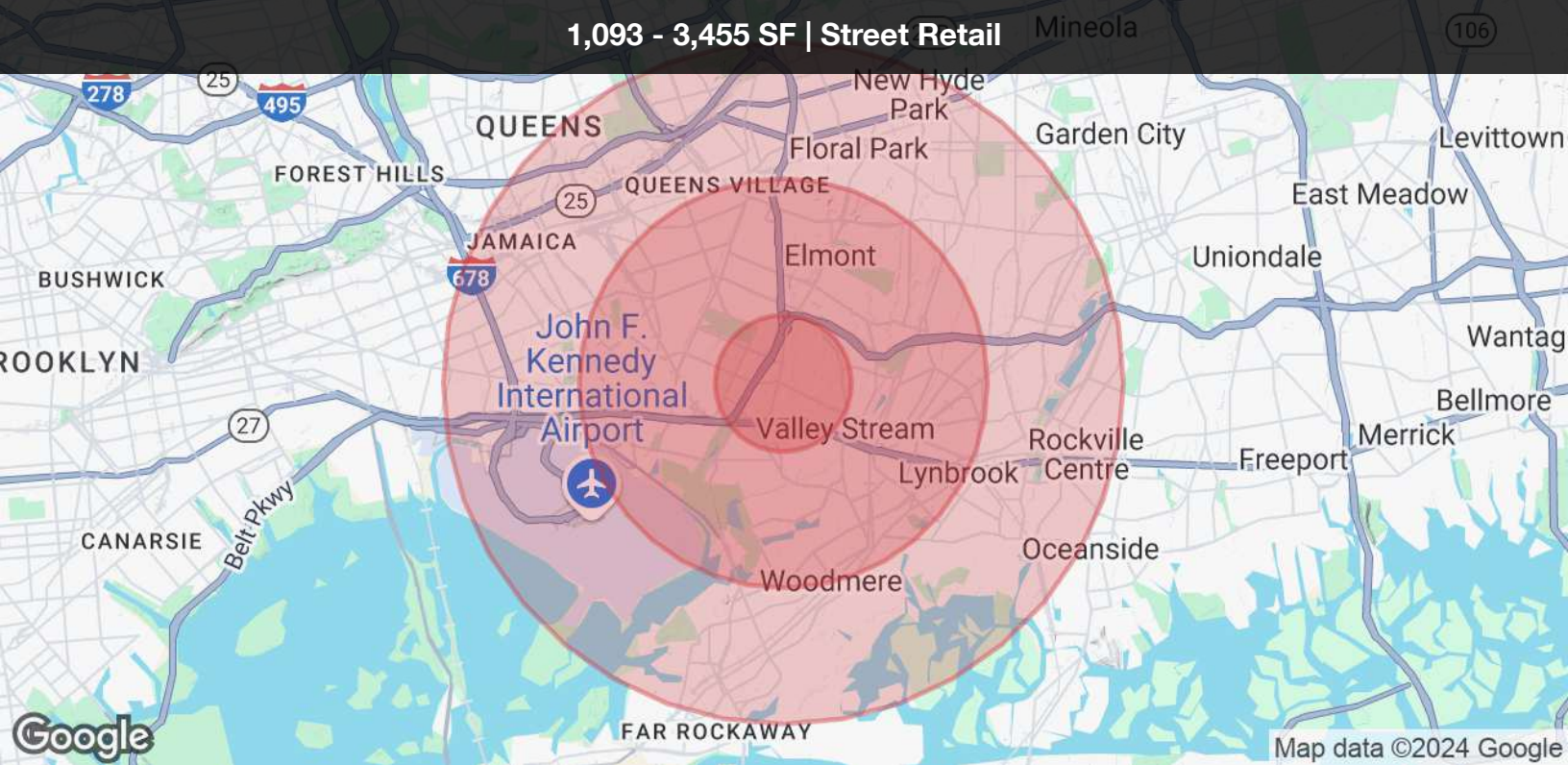
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 39,265 | 331,024 | 847,824 |
| Average Age | 42 | 42 | 41 |
| Average Age (Male) | 41 | 40 | 40 |
| Average Age (Female) | 44 | 44 | 43 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 11,824 | 103,002 | 267,902 |
| # of Persons per HH | 3.3 | 3.2 | 3.2 |
| Average HH Income | \$139,505 | \$142,678 | \$136,880 |
| Average House Value | \$659,713 | \$672,638 | \$724,944 |

Demographics data derived from AlphaMap

1,093 - 3,455 SF | Street Retail**Nick Vittorio****Associate**

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NY #10401243538

Professional Background

Nick Vittorio is a highly skilled commercial real estate broker with over 25 years of real estate industry experience, specializing in selling investment properties, identifying high-value investment opportunities for investors, and managing commercial leasing for national tenants.

As the previous President of NV Equity Holdings Corp., Nick has built a reputation for delivering profitable real estate investments and maximizing returns for his clients. His expertise spans the full spectrum of commercial real estate, from acquisition and deal structuring to tenant negotiations and property management.

Nick's career has been defined by his ability to source lucrative investment properties that align with his clients' financial goals. He is adept at analyzing market trends, conducting comprehensive property evaluations, and executing complex transactions that ensure long-term profitability.

His work with national anchor tenants has helped him secure high-value leases, ensuring stable income streams for property owners and investors alike.

With a hands-on approach to real estate acquisitions and leasing, Nick builds strong partnerships with investors, property managers, and tenants to facilitate seamless transactions. His deep knowledge of market dynamics and his strategic negotiation skills make him a trusted partner for investors seeking to grow their portfolios.

Nick's proficiency in commercial property sales, deal oversight, and tenant relations has led to the successful completion of numerous real estate ventures. He continues to stay ahead of industry trends and innovations.