

EQUIPPED RESTAURANT & BAR WITH 220 PERSON OCCUPANCY  
±3,000 SF + BASEMENT

# 210 MERRICK ROAD

ROCKVILLE CENTRE, NY



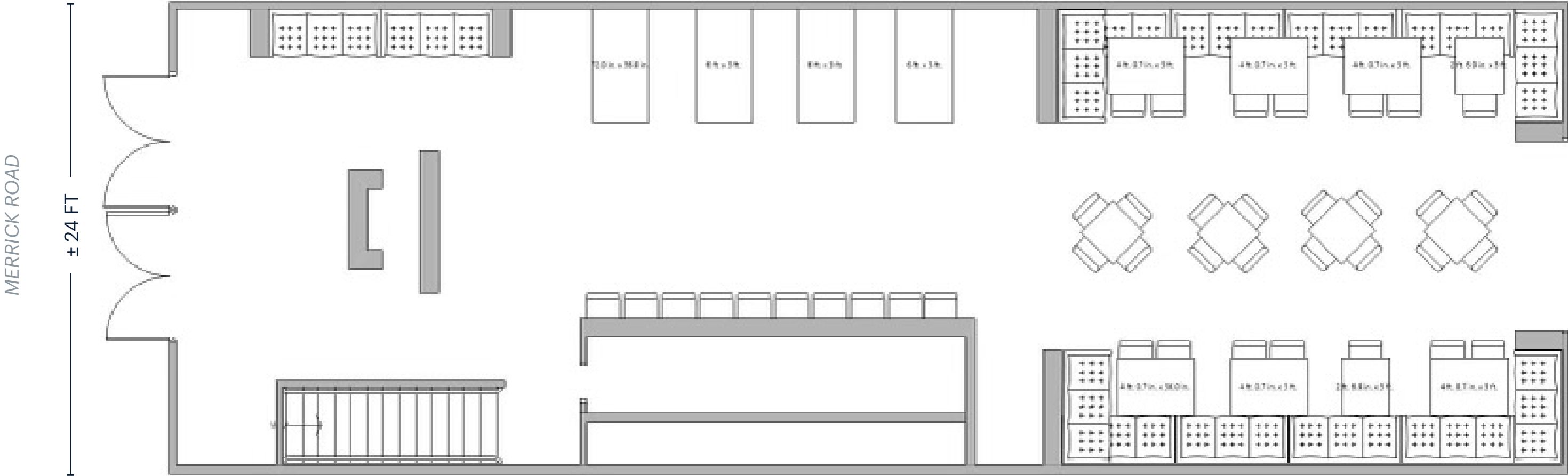
**RIPCO**  
REAL ESTATE

**Fully Equipped Bar & Kitchen with 16 FT Hood**

Located in Downtown Rockville Centre, 2 Blocks from LIRR Stations

35,126 Vehicles Per Day on Merrick Road. Average Household Income of \$181,579 in a 3-Mile Radius

# Dining Area Floor Plan

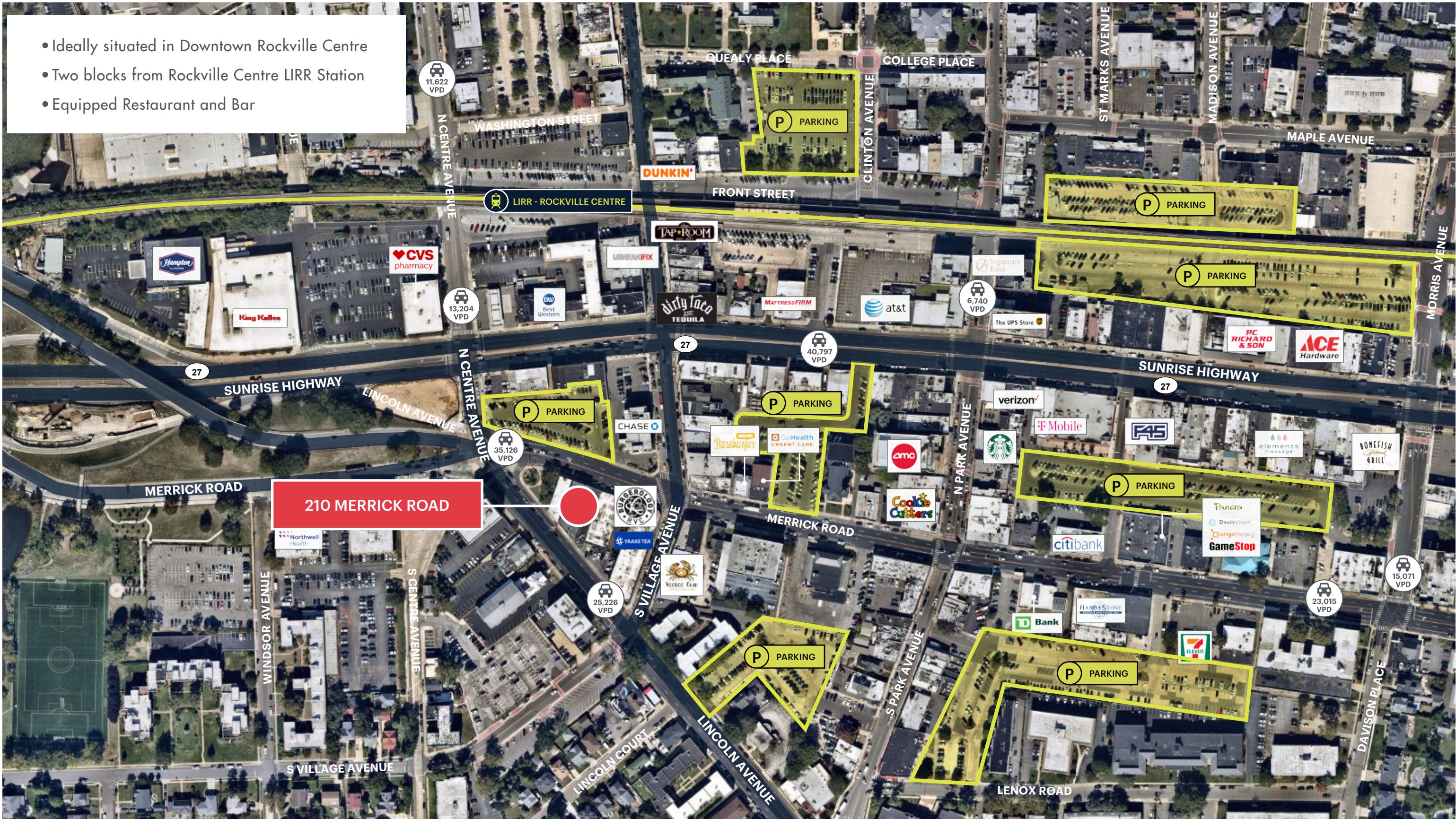


# Interior Photos



# Market Aerial

- Ideally situated in Downtown Rockville Centre
- Two blocks from Rockville Centre LIRR Station
- Equipped Restaurant and Bar



# About Downtown Rockville Centre



Rockville Centre is an incorporated village located in the Town of Hempstead in Nassau County, on the South Shore of Long Island, New York. Just an hour away from Manhattan, Rockville Centre offers a vibrant village vibe with a mix of hip restaurants, classic Americana, and tranquil nature. Here are some highlights:

## DINING AND NIGHTLIFE

- **Restaurants:** The area boasts several James Beard Foundation recommended restaurants, offering a variety of cuisines.
- **Bars and Coffee Shops:** There are plenty of spots to enjoy a drink or a coffee, making it a great place for socializing.

## CULTURAL AND RECREATIONAL ACTIVITIES

- **Madison Theatre at Molloy College:** This venue hosts a range of performances, from theater productions to concerts.
- **Center for Science Teaching and Learning:** A fun and educational spot, especially great for families.

## PARKS AND OUTDOOR SPACES

- **Mill River Complex Park:** A lovely place for a walk or a picnic.
- **Veterans Memorial Park:** Another beautiful park to enjoy some outdoor time.

## SHOPPING AND LOCAL BUSINESSES

- **Busy Business District:** The downtown area is bustling with shops and local businesses, providing a lively atmosphere.

Rockville Centre combines the charm of classic Americana with modern amenities.

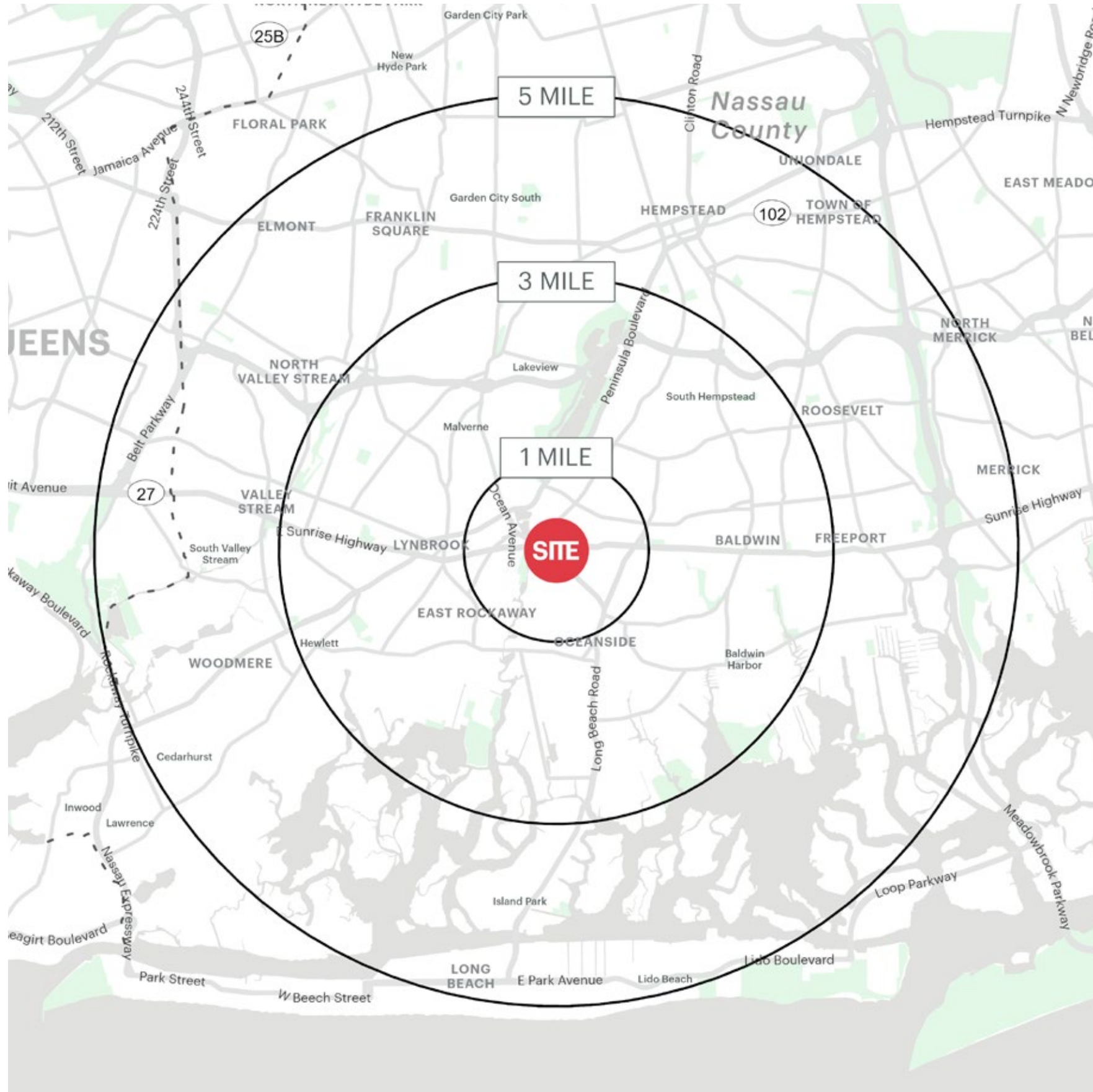


DIRTY TACO



TAP ROOM

# Area Demographics



## **1 MILE RADIUS**

### **POPULATION**

26,165

### **HOUSEHOLDS**

9,977

### **AVERAGE HOUSEHOLD INCOME**

\$165,257

### **MEDIAN HOUSEHOLD INCOME**

\$117,044

### **COLLEGE GRADUATES (BACHELOR'S +)**

9,744 - 51.0%

### **TOTAL BUSINESSES**

1,667

### **TOTAL EMPLOYEES**

15,599

### **DAYTIME POPULATION (W/ 16 YR +)**

28,789

## **3 MILE RADIUS**

### **POPULATION**

205,796

### **HOUSEHOLDS**

68,834

### **AVERAGE HOUSEHOLD INCOME**

\$181,579

### **MEDIAN HOUSEHOLD INCOME**

\$138,074

### **COLLEGE GRADUATES (BACHELOR'S +)**

72,169 - 49.0%

### **TOTAL BUSINESSES**

7,992

### **TOTAL EMPLOYEES**

69,983

### **DAYTIME POPULATION (W/ 16 YR +)**

169,733

## **5 MILE RADIUS**

### **POPULATION**

580,621

### **HOUSEHOLDS**

180,682

### **AVERAGE HOUSEHOLD INCOME**

\$168,179

### **MEDIAN HOUSEHOLD INCOME**

\$124,885

### **COLLEGE GRADUATES (BACHELOR'S +)**

171,237 - 42.0%

### **TOTAL BUSINESSES**

19,633

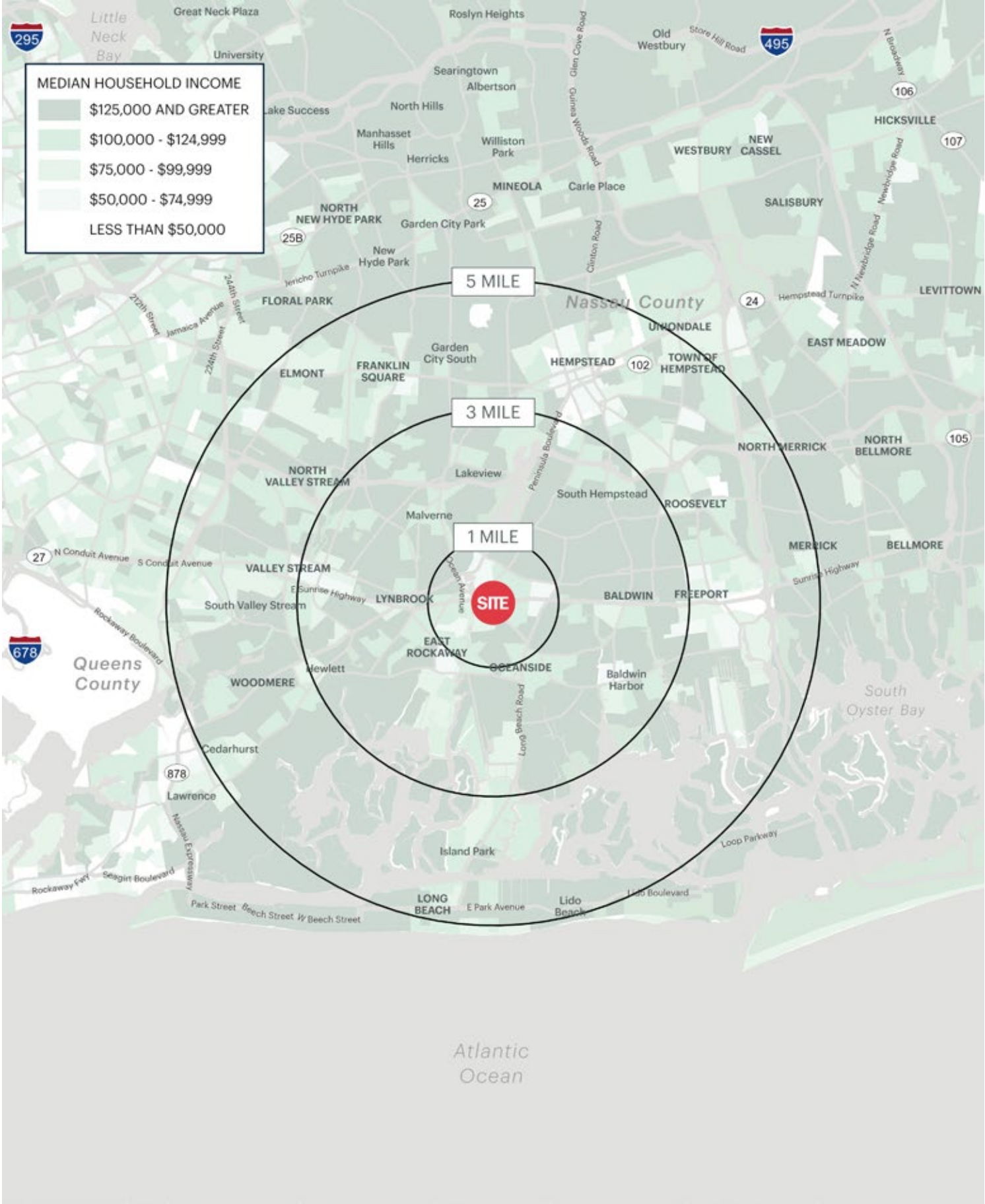
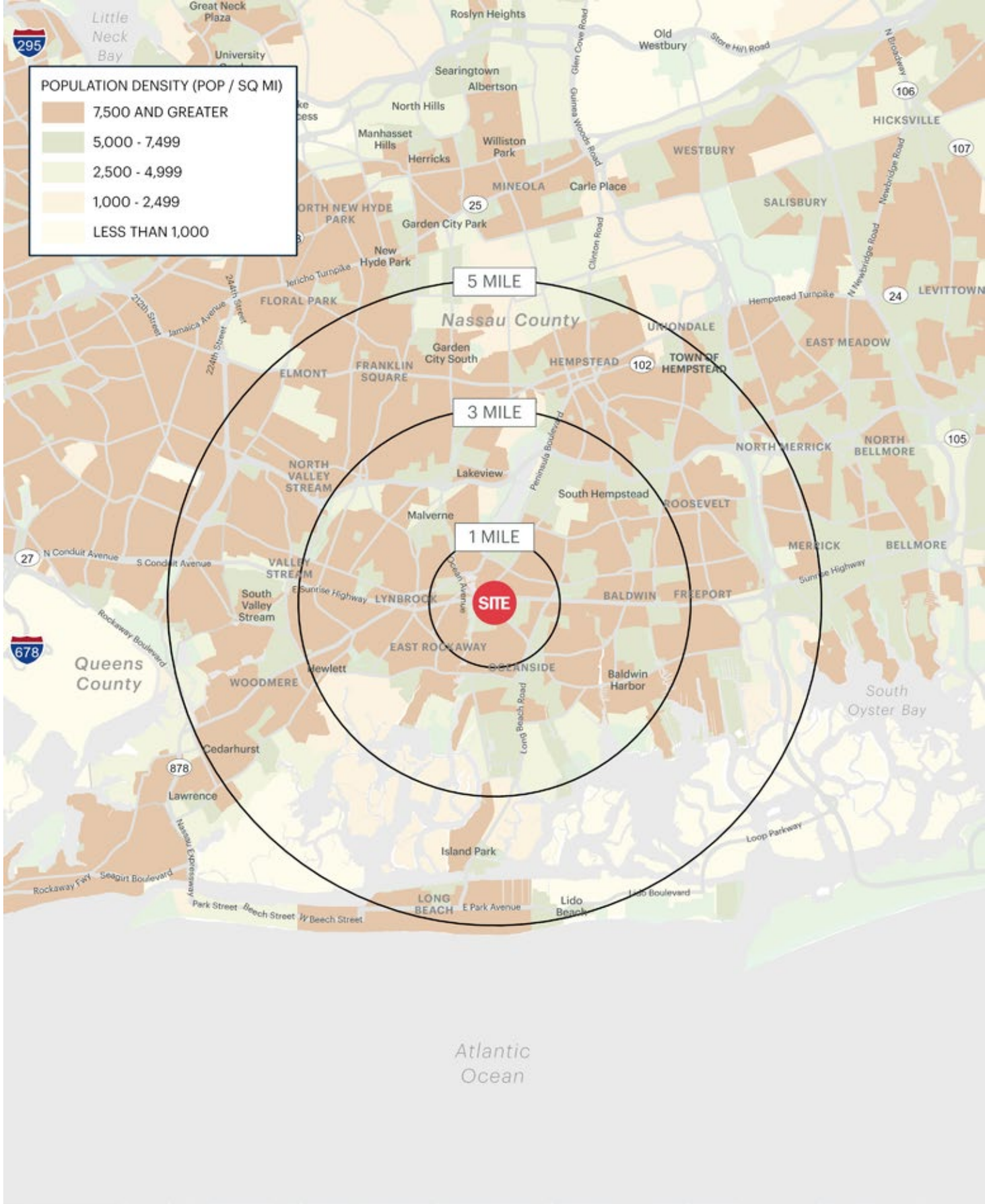
### **TOTAL EMPLOYEES**

171,322

### **DAYTIME POPULATION (W/ 16 YR +)**

457,739

# Area Demographics





## CONTACT AGENTS

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