

Prime Retail with Parking Available

2736 Merrick Road - Bellmore NY

All Logical Divisions Considered

ADDRESS: 2736 Merrick Rd.
CITY, STATE: Bellmore, NY
SIZE: +/- 2,700 SF Ground
All Logical Divisions Considered
FRONTAGE: +/- 36.5'
POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

- Fully built out former boutique fitness use
- Active center with fantastic co-tenancy
- Pylon signage available
- All uses acceptable

AREA TENANTS:



...AND MANY MORE

Contact Exclusive Brokers for More Information



120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

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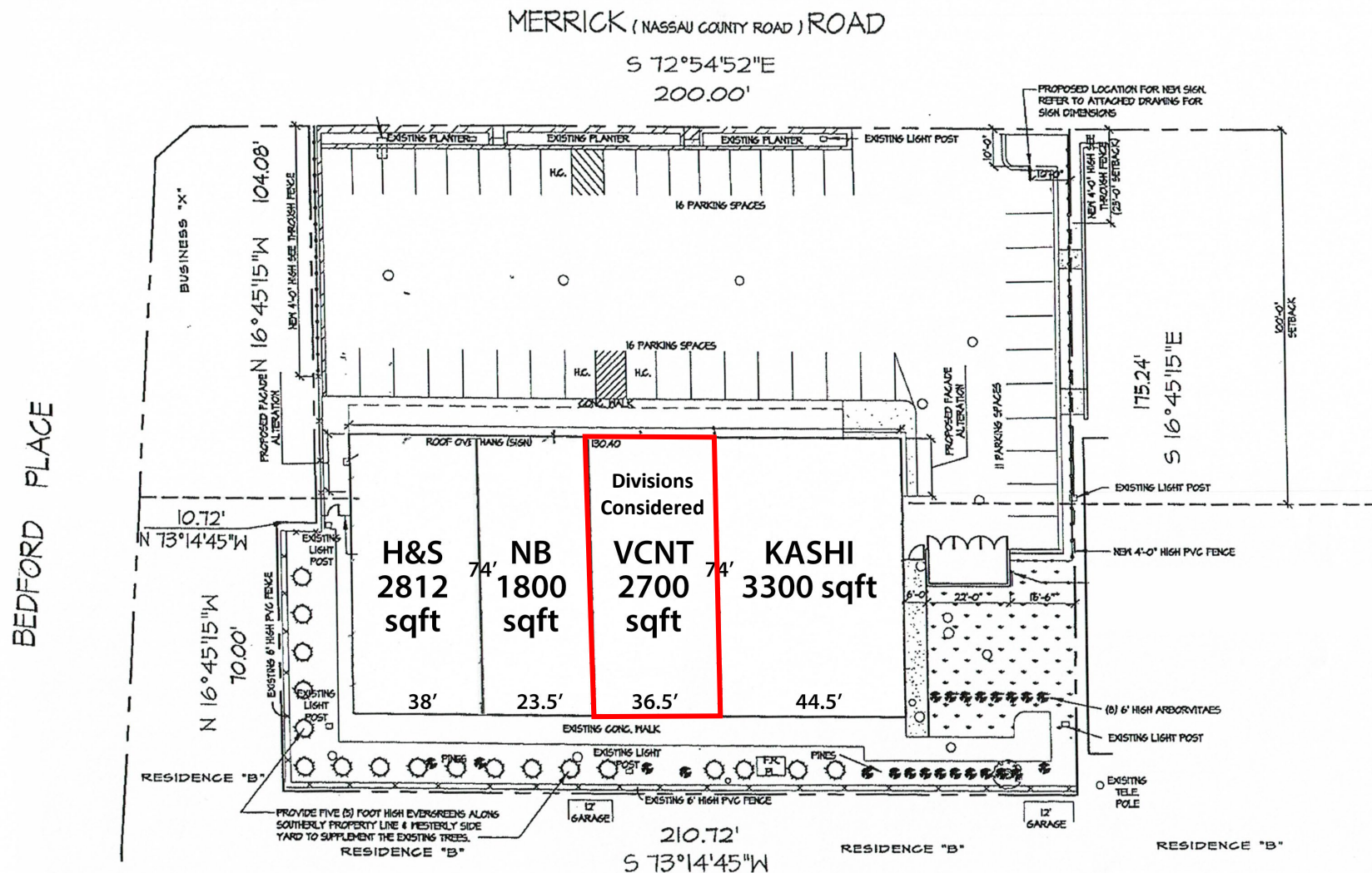
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LEASING PLAN



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AREA RETAIL



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DEMOGRAPHICS

	0.25 miles	0.5 miles	0.75 miles
Population			
2010 Population	12,685	47,544	88,737
2020 Population	12,896	48,155	90,522
2022 Population	12,896	48,131	90,773
2027 Population	12,489	46,574	88,099
2010-2020 Annual Rate	0.17%	0.13%	0.20%
2020-2022 Annual Rate	0.00%	-0.02%	0.12%
2022-2027 Annual Rate	-0.64%	-0.66%	-0.60%
2022 Male Population	49.7%	49.7%	49.6%
2022 Female Population	50.3%	50.3%	50.4%
2022 Median Age	35.9	36.2	36.9
<p>In the identified area, the current year population is 90,773. In 2020, the Census count in the area was 90,522. The rate of change since 2020 was 0.12% annually. The five-year projection for the population in the area is 88,099 representing a change of -0.60% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.</p>			
Median Age			
<p>The median age in this area is 36.9, compared to U.S. median age of 38.9.</p>			
Households			
2022 Wealth Index	75	69	68
2010 Households	5,445	21,391	39,566
2020 Households	5,896	22,731	42,315
2022 Households	5,892	22,667	42,280
2027 Households	5,698	21,913	40,969
2010-2020 Annual Rate	0.80%	0.61%	0.67%
2020-2022 Annual Rate	-0.03%	-0.13%	-0.04%
2022-2027 Annual Rate	-0.67%	-0.67%	-0.63%
2022 Average Household Size	2.19	2.12	2.14
Median Household Income			
2022 Median Household Income	\$99,693	\$91,444	\$86,944
2027 Median Household Income	\$117,021	\$108,930	\$105,595
2022-2027 Annual Rate	3.26%	3.56%	3.96%
Average Household Income			
2022 Average Household Income	\$126,235	\$117,353	\$114,305
2027 Average Household Income	\$154,263	\$143,029	\$139,323
2022-2027 Annual Rate	4.09%	4.04%	4.04%
Per Capita Income			
2022 Per Capita Income	\$57,994	\$55,003	\$53,290
2027 Per Capita Income	\$70,789	\$66,939	\$64,846
2022-2027 Annual Rate	4.07%	4.01%	4.00%



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