



For Lease

RIPCO
RETAIL LEASING

Lynbrook, NY

1 Atlantic Avenue

Nassau County

3,517 SF
(Divisible to 1,790 & 1,727 SF)

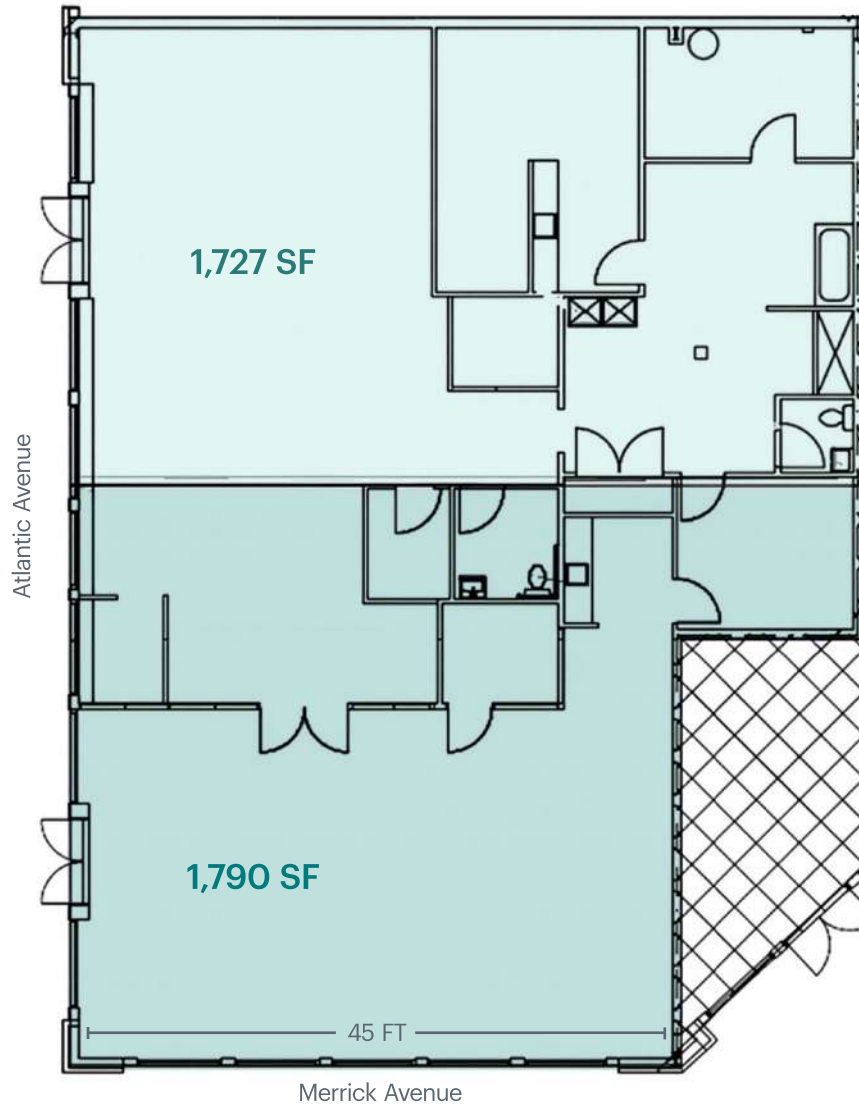
Highly visible corner location walkable to Lynbrook LIRR Station

Contact Exclusive Agents

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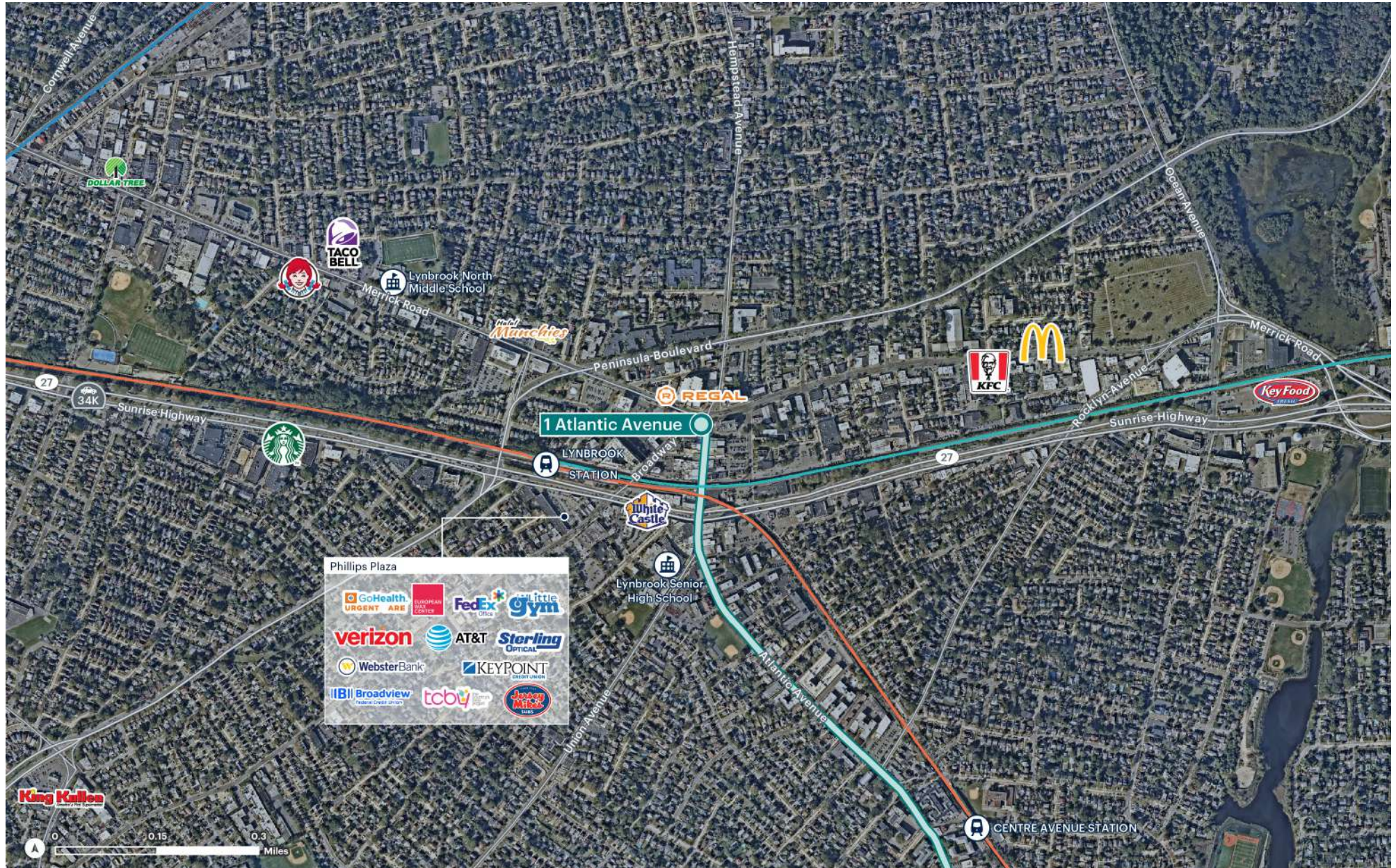
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Space Details

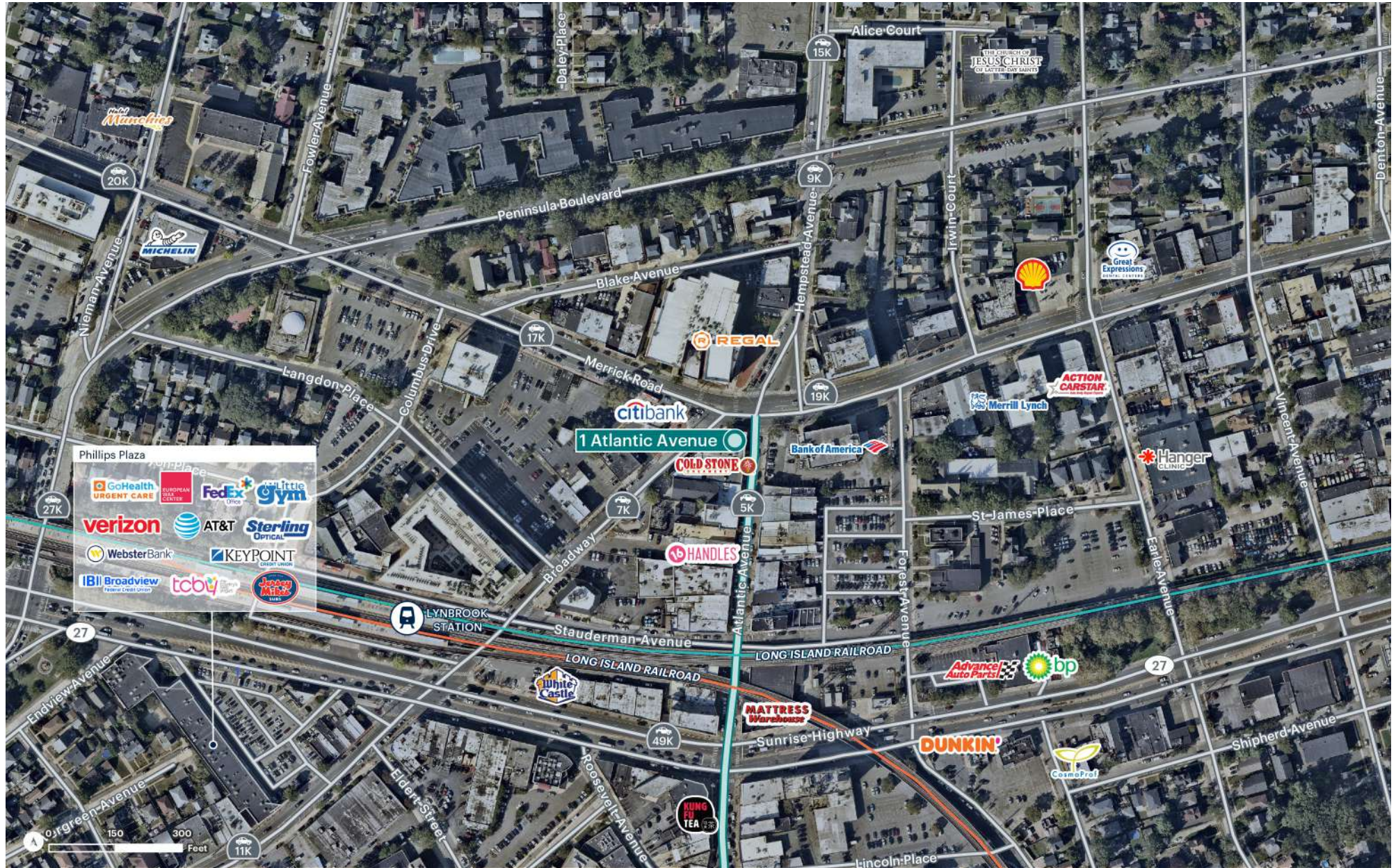


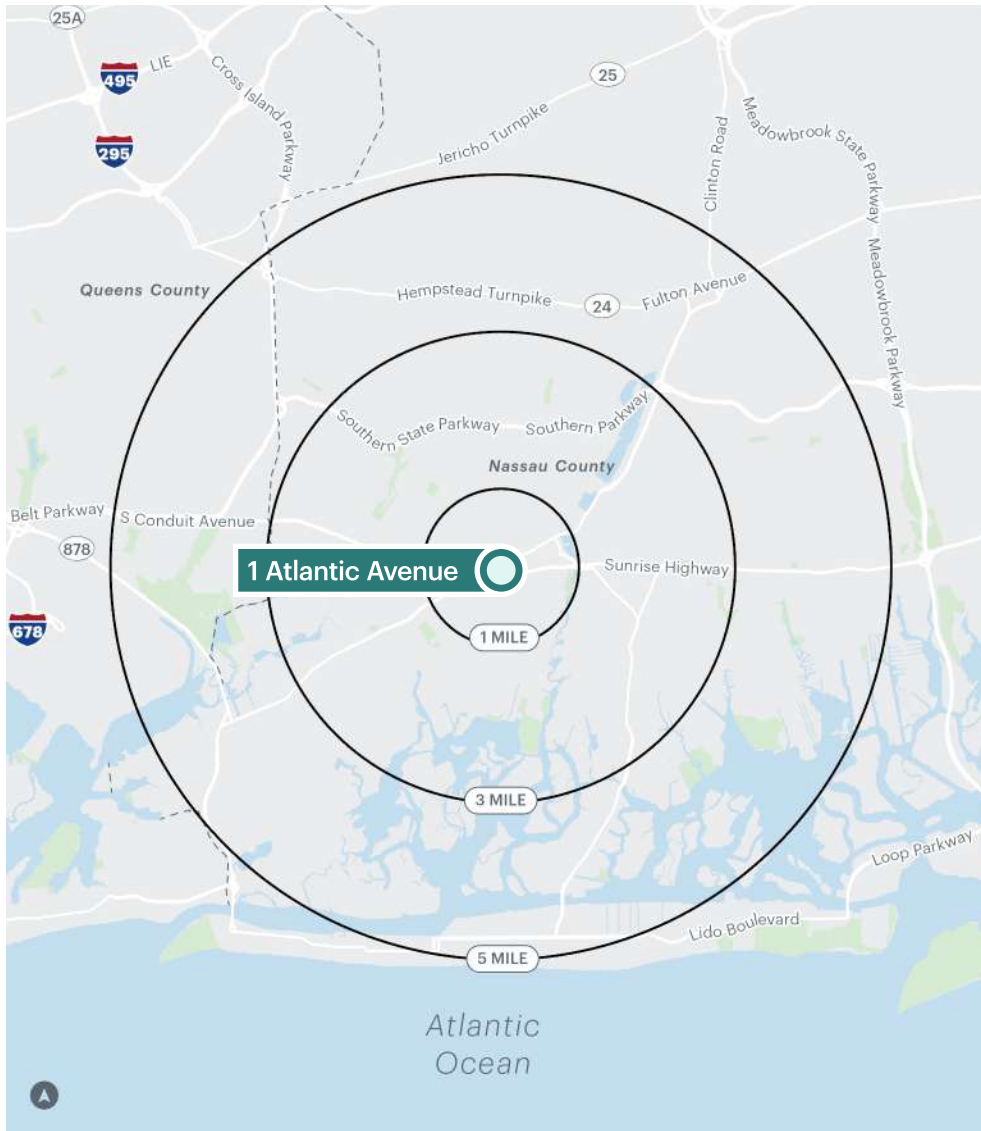
Location	Corner of Merrick Road and Atlantic Avenue
Size	Ground Floor 3,517 SF (Divisible to 1,790 SF & 1,727 SF)
Frontage	45 FT
Possession	Immediate
Rent	Upon request
Neighbors	Regal Cinemas, Cold Stone Creamery, Bank of America, LI Neurology, Crown Ford, Sportime, McDonald's, Jersey Mike's, Verizon
Comments	Tremendous visibility at entrance to Lynbrook Village Prime signalized corner where four main roads meet Close proximity to Lynbrook LIRR station Strong local daytime population

Area Retail



Area Retail





Area Demographics

	1 mile	3 miles	5 miles
Population	29,023	214,616	624,333
Total Households	10,811	72,407	199,053
Average Household Income	\$170,923	\$181,481	\$165,167
Median Household Income	\$138,293	\$146,544	\$131,636
% Population with Bachelors +	47.0%	50.0%	42.0%
Daytime Population	25,582	180,841	491,870
Total Daytime Employees	11,626	75,899	182,775
Total Businesses	1,331	8,129	19,675