

Property For Lease

# 4230 Merrick Road

4230 Merrick Road Massapequa, NY 11758



For More Information:



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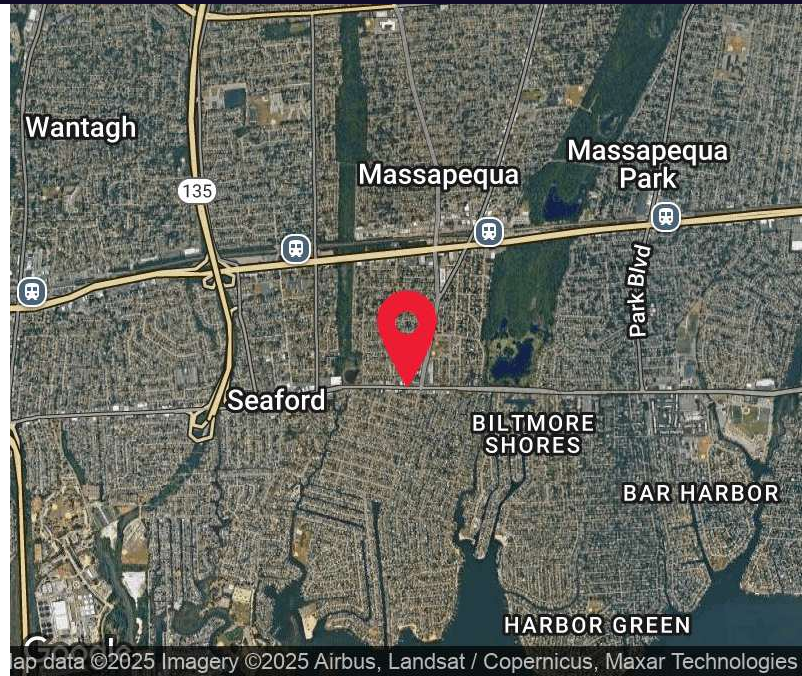
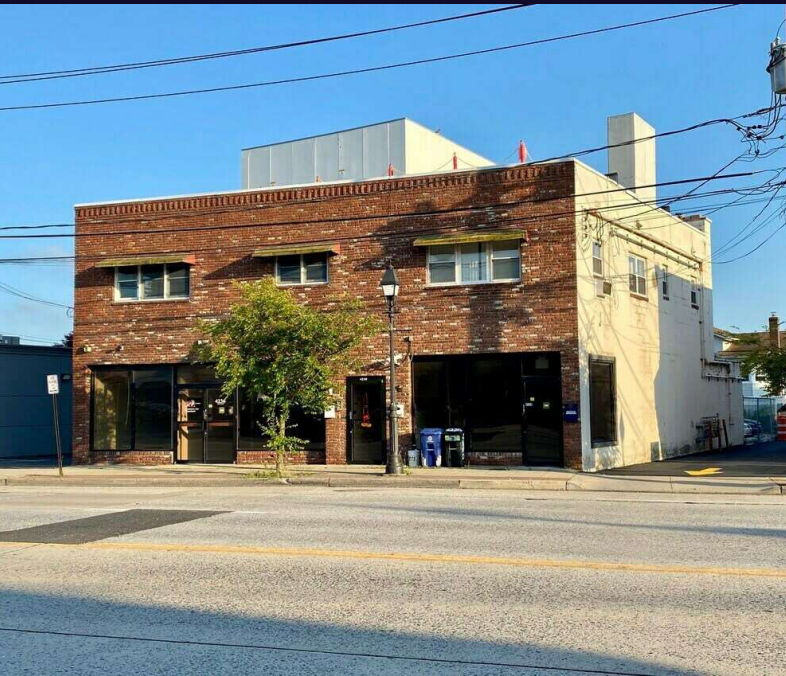
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### Offering Summary

Lease Rate:	\$33.00 SF/yr (MG)
Building Size:	4,660 SF
Available SF:	1,800 SF
Lot Size:	0.15 Acres
Year Built:	1966
Zoning:	R1-7
Traffic Count:	37,000

### Property Overview

Excellent Opportunity to lease a turnkey office space situated on heavily traveled Merrick Road in the heart of Massapequa, NY. Highly visible property with 24 Feet of frontage. +/- 1,800 SF Turn Key Commercial Office / Retail Space. 8 private parking space parking lot in the rear of the building. Surrounded by local shops, restaurants and national retailers. Traffic counts exceed 37K vehicles per day. Located within minutes of Sunrise Highway, Seaford Oyster Bay Expressway (Rte 135) and major roadways. Short distance to the Massapequa LIRR.

### Property Highlights

- 37,000+ vehicles per day pass this location
- Highly visible location with excellent signage opportunities
- Ample parking for customers and employees
- Versatile floor plan to accommodate diverse business needs

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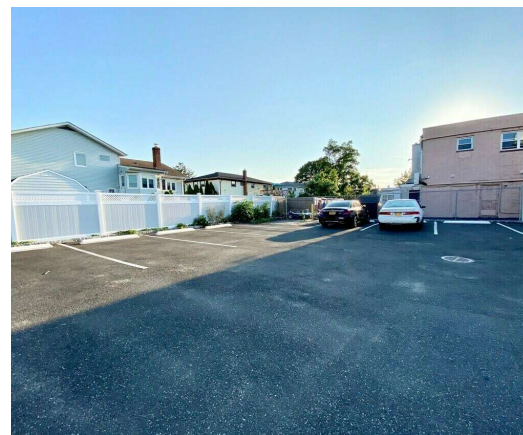
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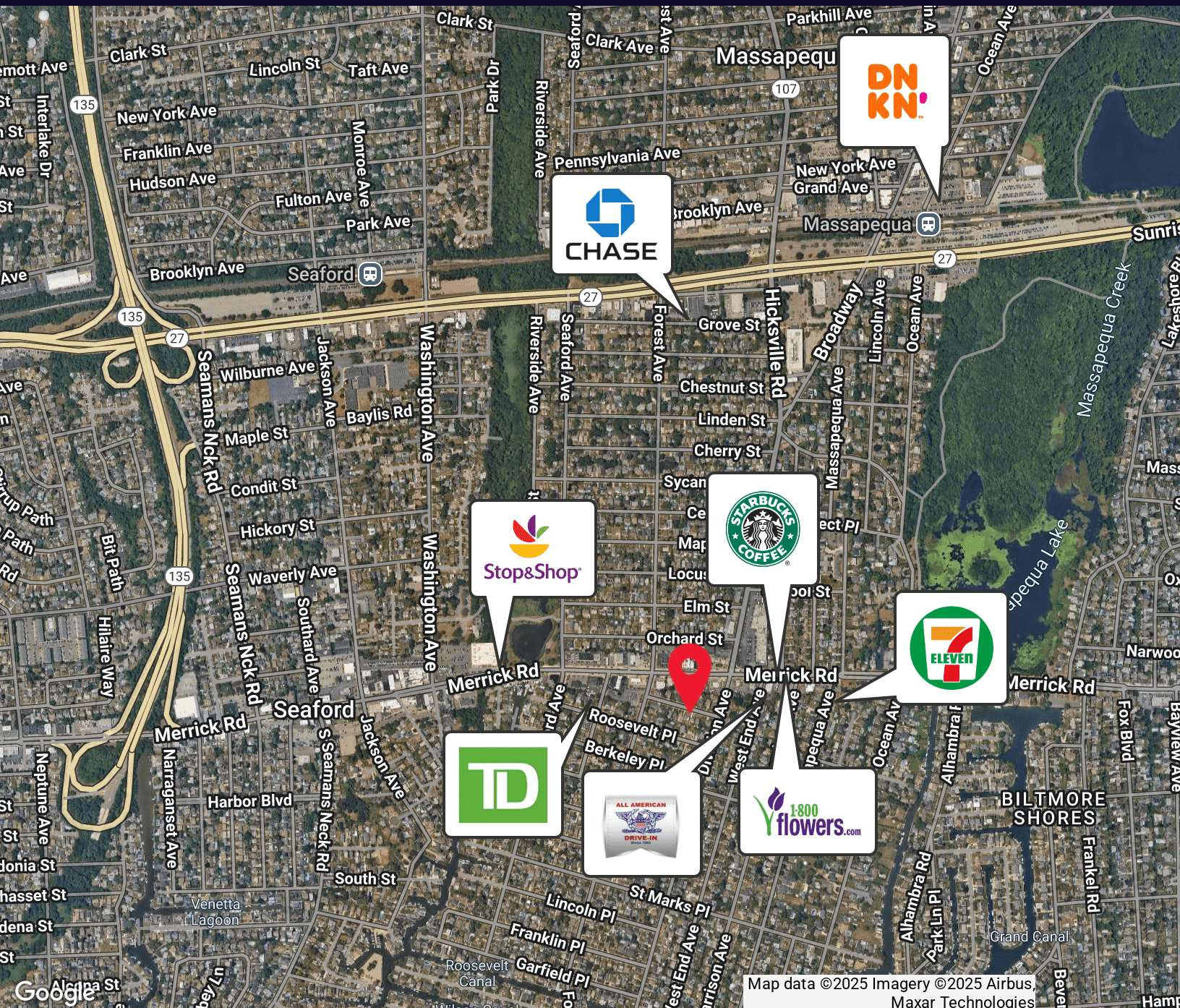
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### Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,800 SF	Lease Rate:	\$33.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
4236 Merrick Road	Available	1,800 SF	Modified Gross	\$33.00 SF/yr	Excellent Opportunity to lease a turnkey office space situated on heavily traveled Merrick Road in the heart of Massapequa, NY. Highly visible property with 24 Feet of frontage. +/- 1,800 SF Turn Key Commercial Office / Retail Space. 8 private parking space parking lot in the rear of the building. Surrounded by local shops, restaurants and national retailers. Traffic counts exceed 37K vehicles per day. Located within minutes of Sunrise Highway, Seaford Oyster Bay Expressway (Rte 135) and major roadways. Short distance to the Massapequa LIRR.

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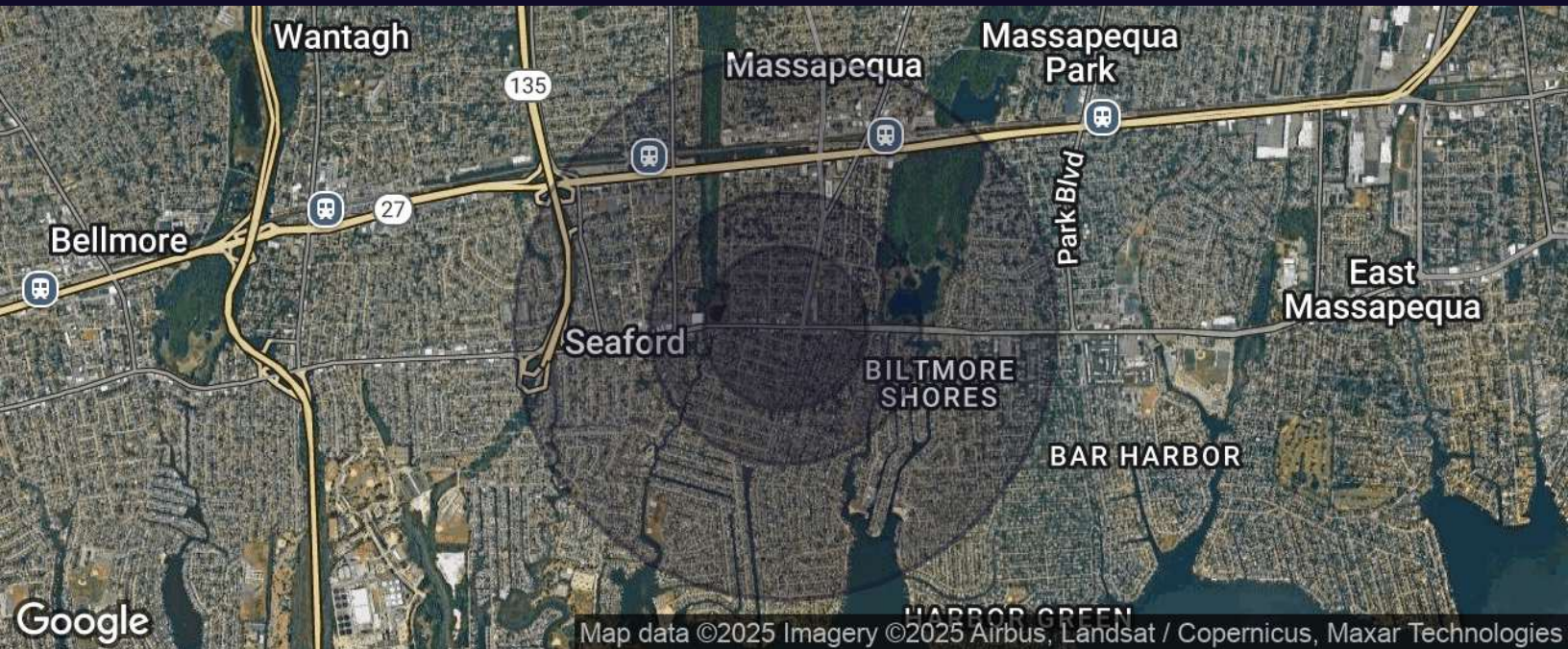
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,417	4,994	17,283
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	43	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	462	1,674	5,835
# of Persons per HH	3.1	3	3
Average HH Income	\$202,953	\$203,252	\$202,158
Average House Value	\$728,600	\$732,661	\$737,356

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