

109-50 MERRICK BOULEVARD

JAMAICA, NY 11433



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PROPERTY DESCRIPTION

Prime 1,200 SF retail space available for lease at 109-50 Merrick Boulevard, located in a busy neighborhood shopping center anchored by Family Dollar. The in-line space was formerly occupied by a pharmacy and is well-suited for a variety of retail, service, or medical uses.

Neighboring tenants include Domino's Pizza and a convenience store, creating consistent daily traffic and strong neighborhood visibility. The property offers on-site parking for customers and easy access from Merrick Boulevard, a major local thoroughfare with high vehicular and pedestrian volume.

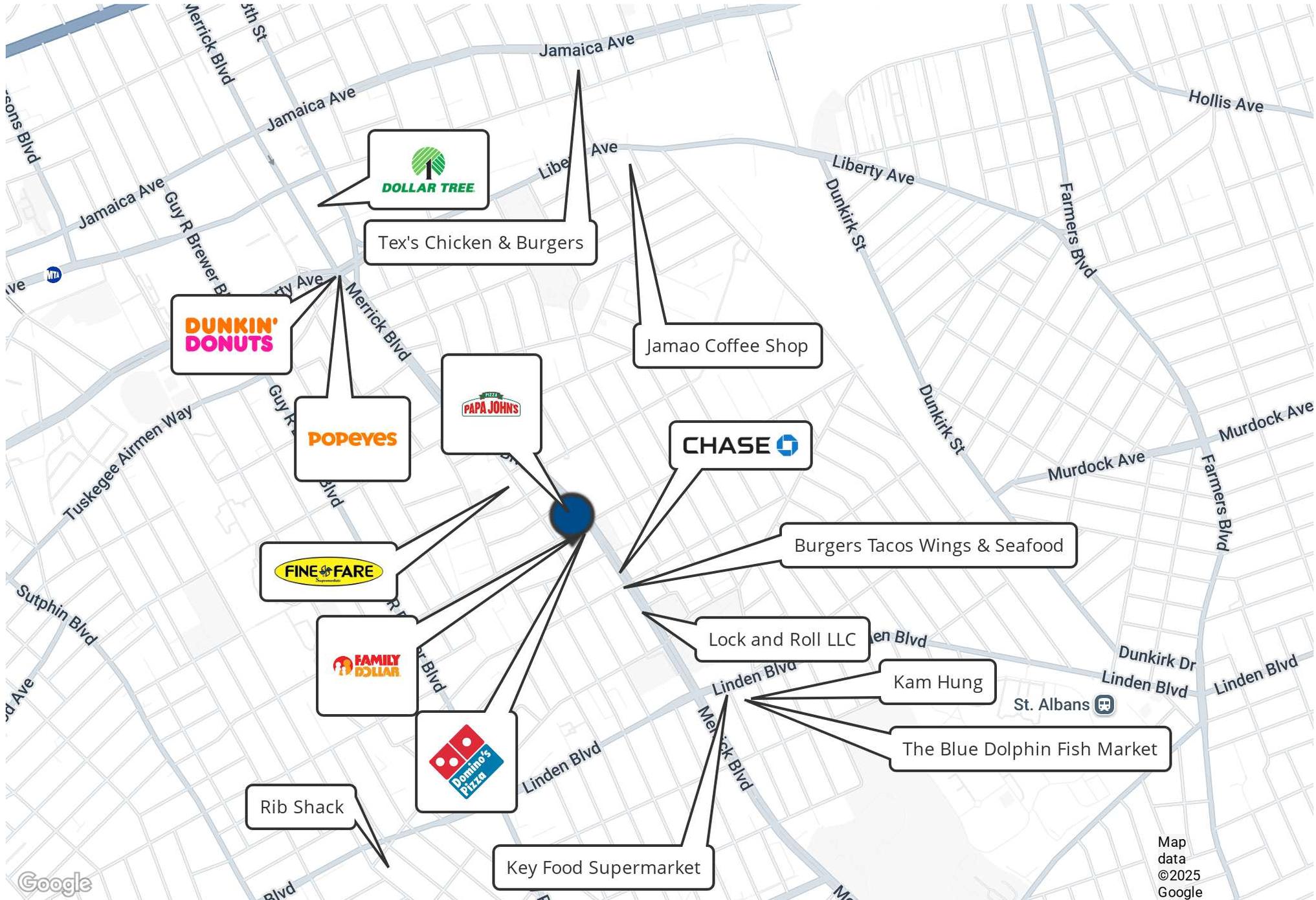
The space features a functional layout that can be easily adapted for retail or professional use, with existing infrastructure ideal for tenants seeking a turnkey opportunity in a proven retail location.

Join a strong tenant mix in a well-established center serving the surrounding residential community.

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	1,200 SF
Building Size:	12,635 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,569	6,251	23,809
Total Population	4,725	18,932	74,411
Average HH Income	\$73,798	\$73,699	\$75,472



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