



±14,396 SF Medical / Retail – For Lease

117-133 Merrick Avenue Merrick, NY 11566



Offering Summary

Lease Rate:	Upon Request
Building Size:	±14,396 SF
Available SF:	±14,396 SF
Lot Size:	0.468 Acres
Zoning:	Business (X)
Market:	Long Island
Submarket:	South Shore Nassau County
Traffic Count:	12,600 VPD

Property Overview

Douglas Elliman Commercial has been retained as the exclusive leasing broker for approximately 14,396 SF of ground-floor space along Merrick Avenue in Merrick, NY, ideally suited for medical and retail credit tenants. The property features approximately 200 feet of Merrick Avenue frontage with strong visibility and signage potential, a flexible interior layout, and an additional ±13,336 SF basement suitable for storage or ancillary use and not included in the ground-floor square footage. The site benefits from adjacent municipal parking, convenient access to Sunrise Highway, and is within walking distance to the Merrick LIRR station. Located directly across from Chatterton Elementary School and near national retailers including CVS and Stop & Shop. NNN lease structure; landlord will consider tenant improvement allowances for qualified tenants based on use and term.

Property Highlights

- ±14,396 SF ground-floor space with approximately 200' of frontage on Merrick Avenue
- Medical and retail credit tenants preferred; ±13,336 SF basement available for ancillary use
- Adjacent municipal parking with 150+ Spaces; walking distance to Merrick LIRR with convenient access to Sunrise Highway

For More Information:

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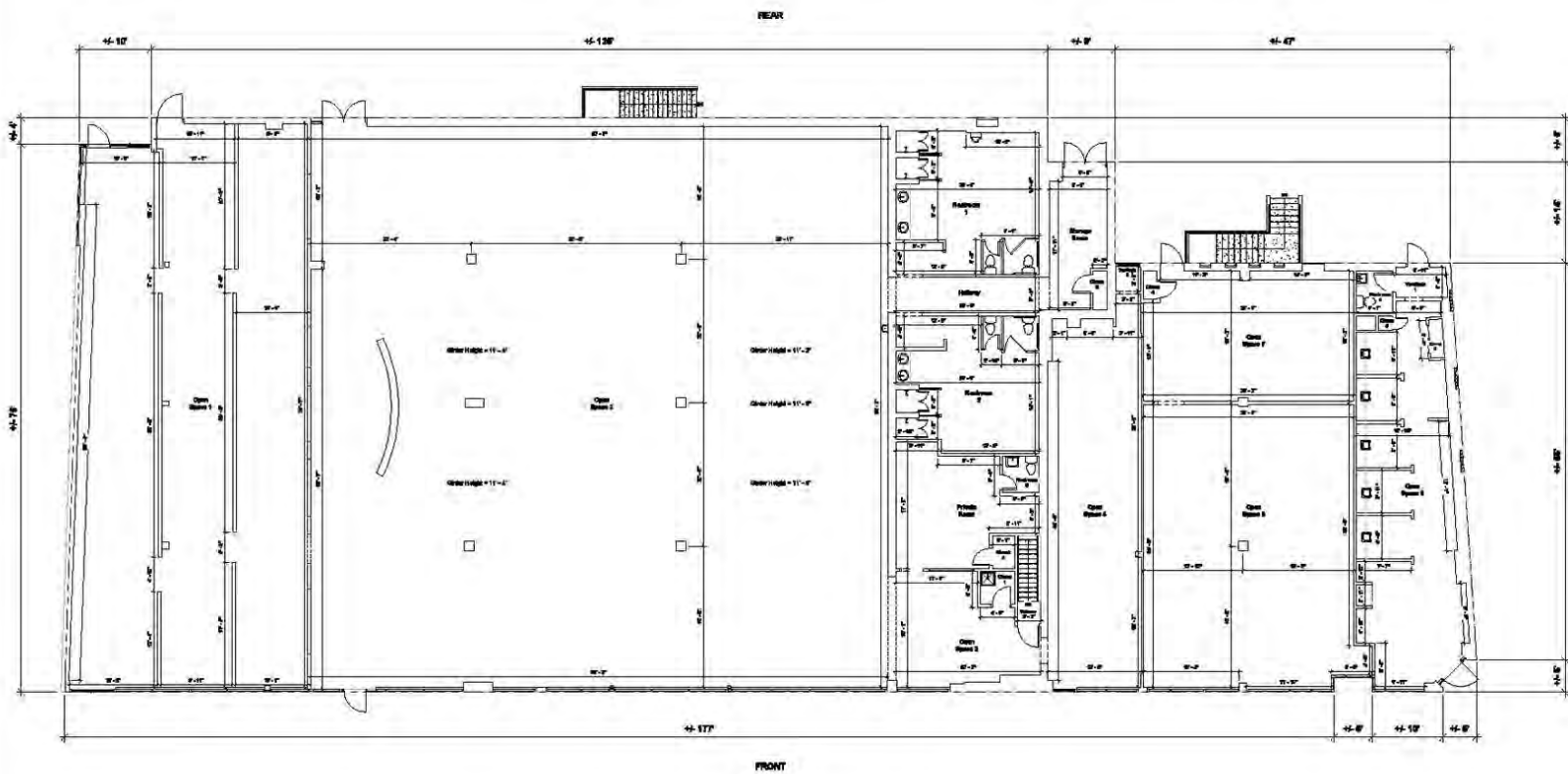
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(Not to Scale)



Ground Floor Plan +/- 14,396 SF

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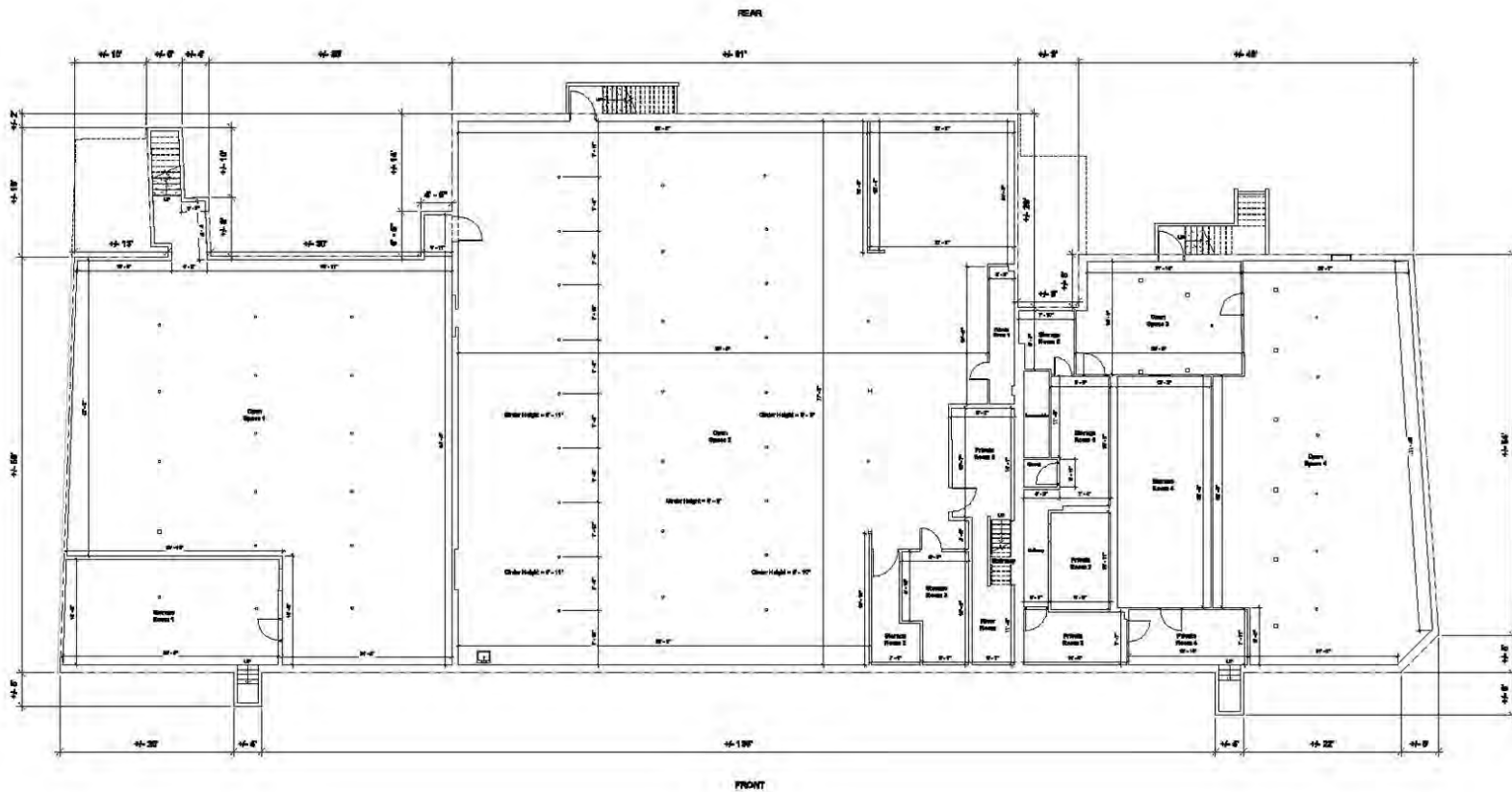
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Basement Floor Plan +/- 13,336 SF

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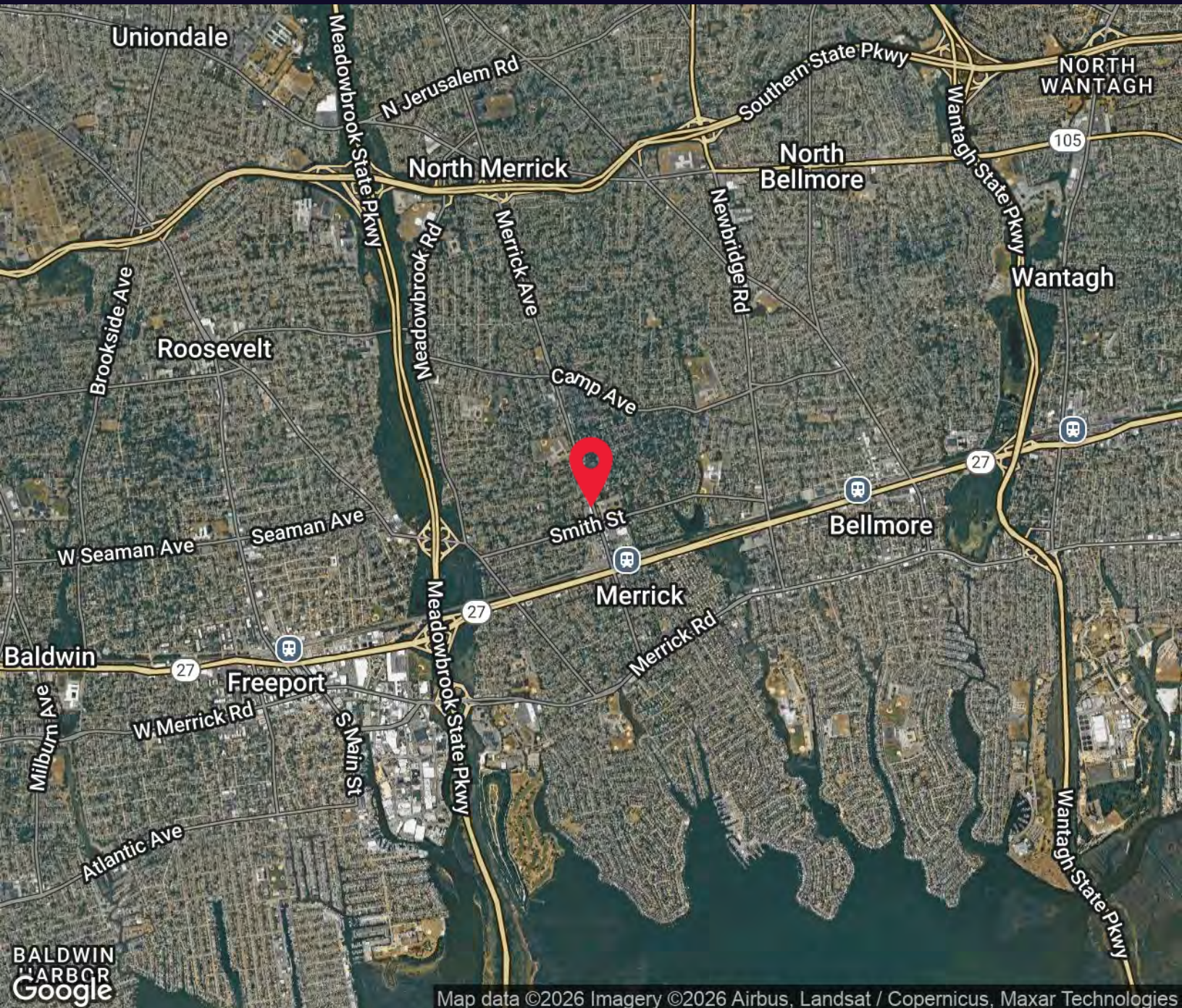
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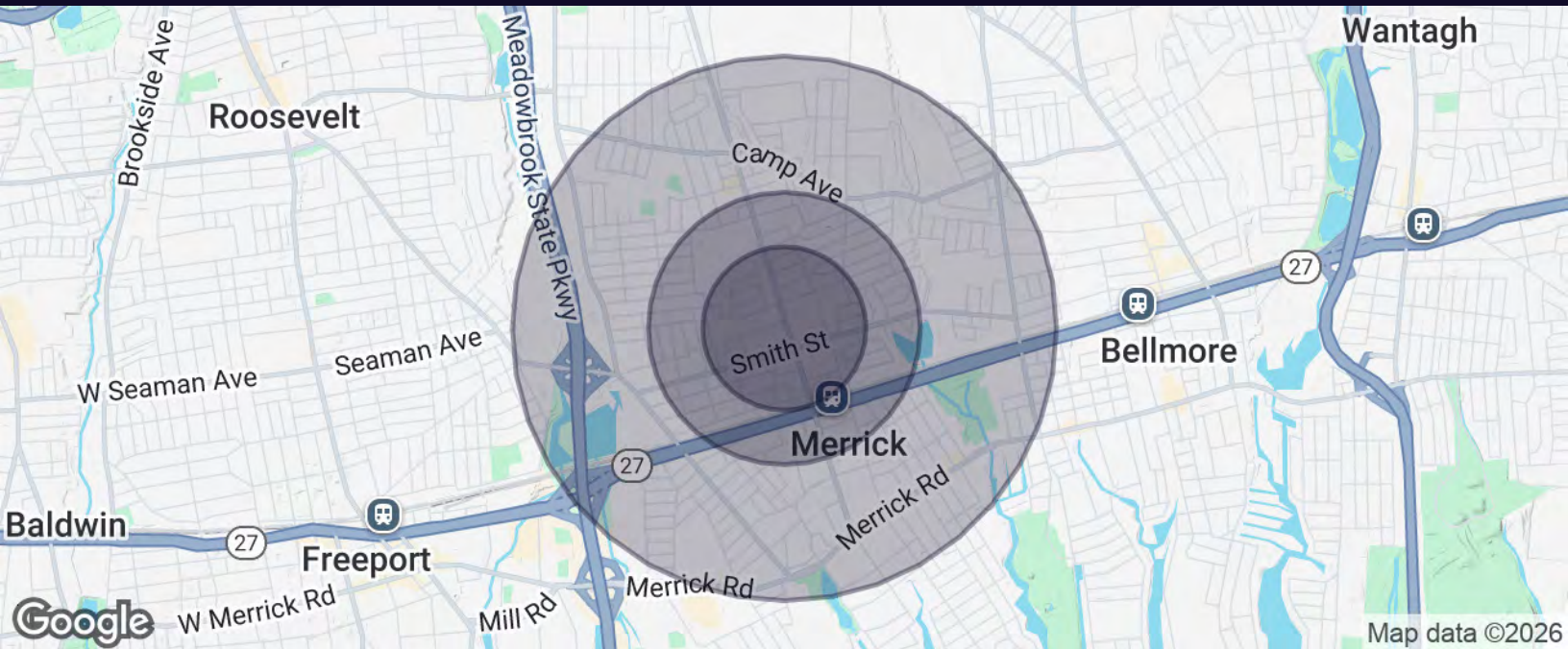
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,827	5,075	19,786
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	44	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	640	1,757	6,636
# of Persons per HH	2.9	2.9	3
Average HH Income	\$229,332	\$216,974	\$199,172
Average House Value	\$726,328	\$743,829	\$739,967

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