



# ±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<br>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:

**Christopher Pesce**



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**Kenneth Hester**

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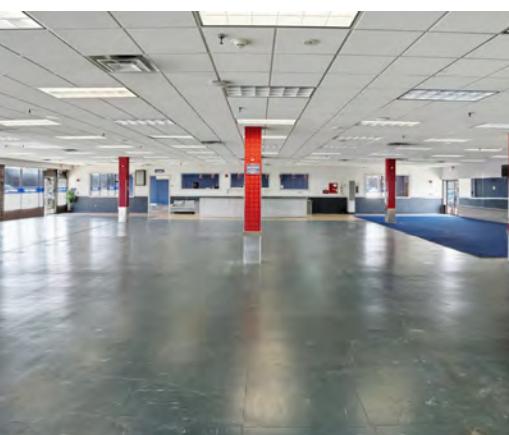
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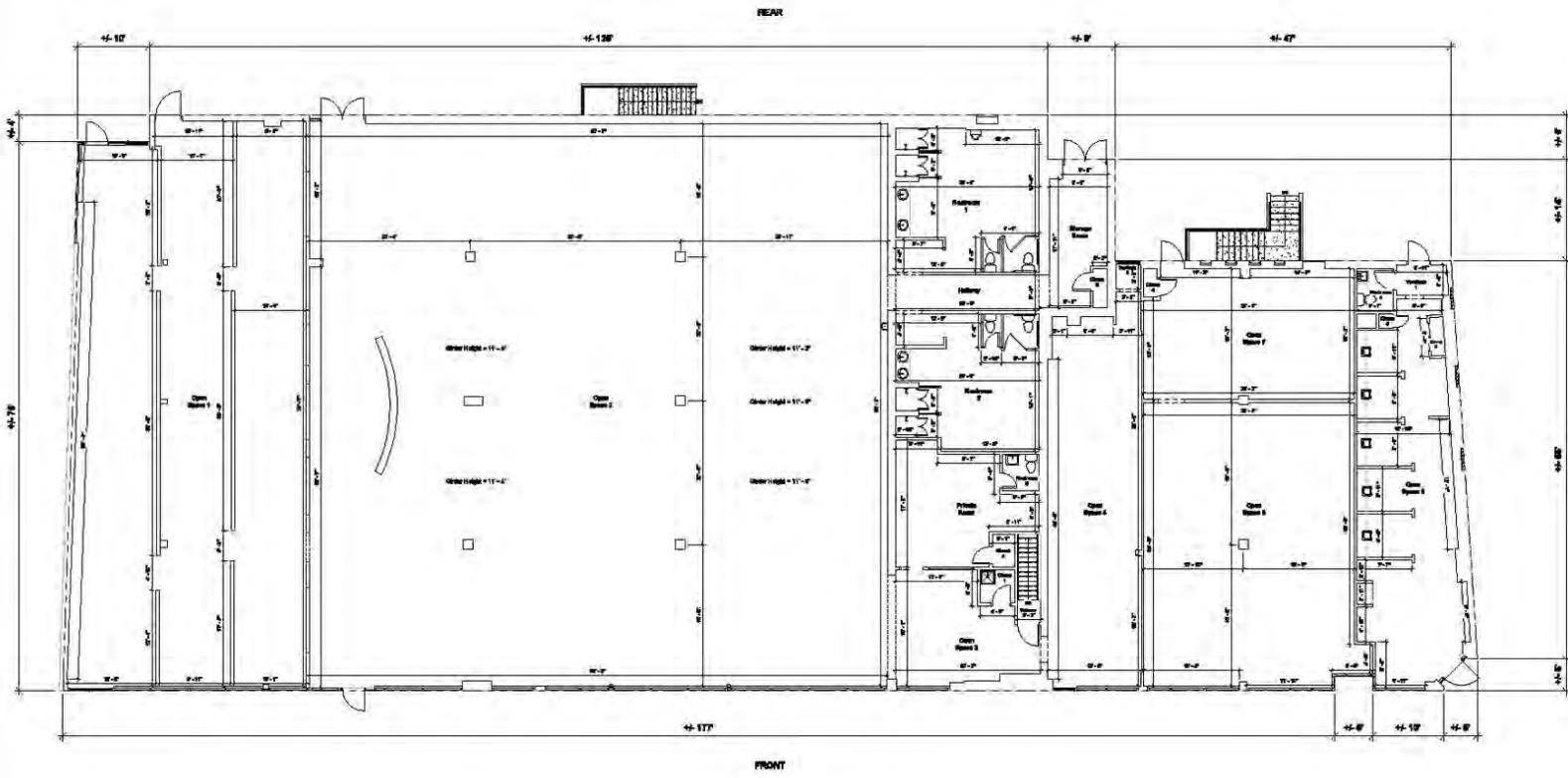
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## 117-133 Merrick Avenue Merrick, NY 11566

(Not to Scale)



Ground Floor Plan +/- 14,396 SF

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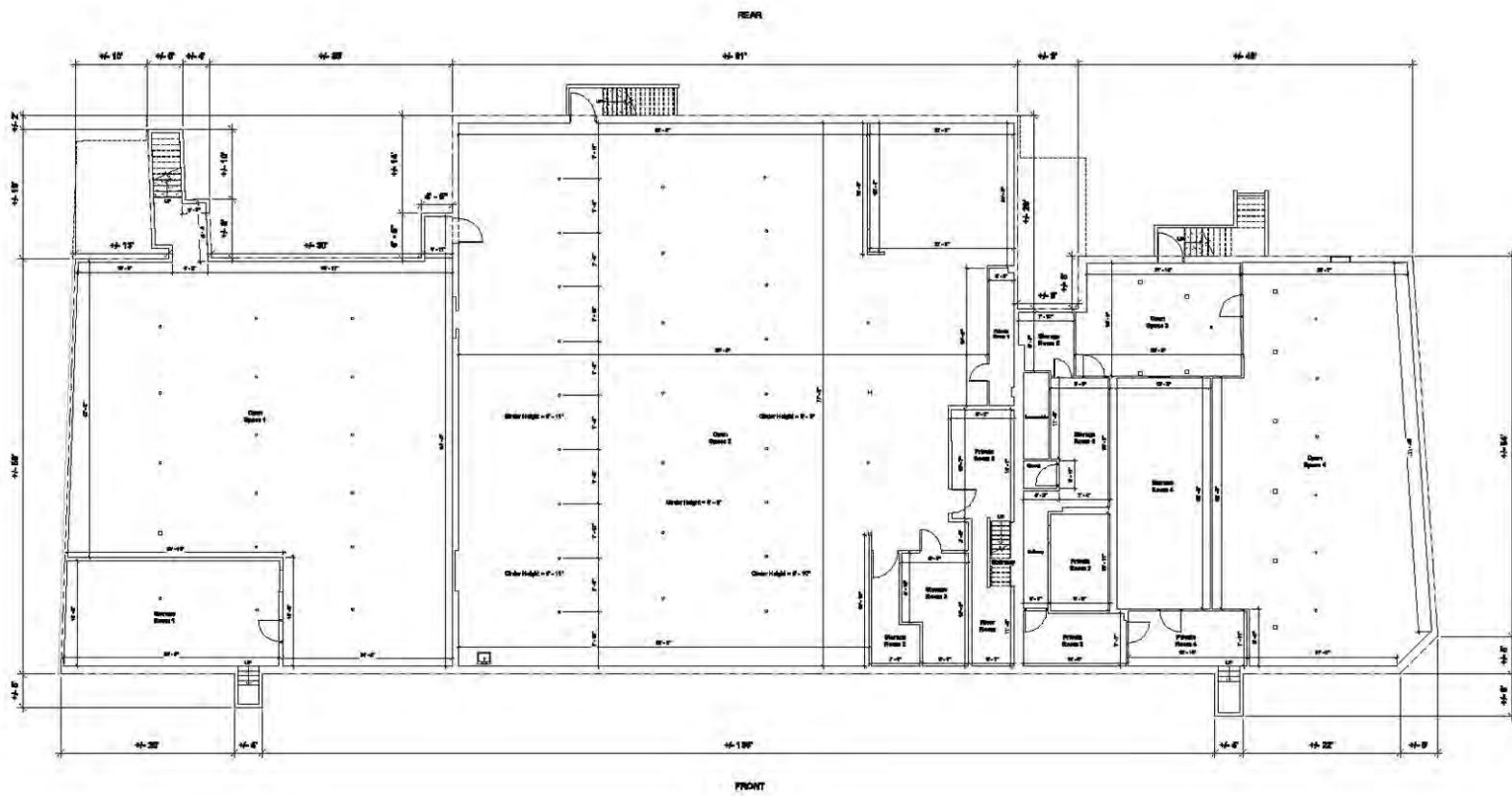
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(Not to Scale)



Basement Floor Plan +/- 13,336 SF

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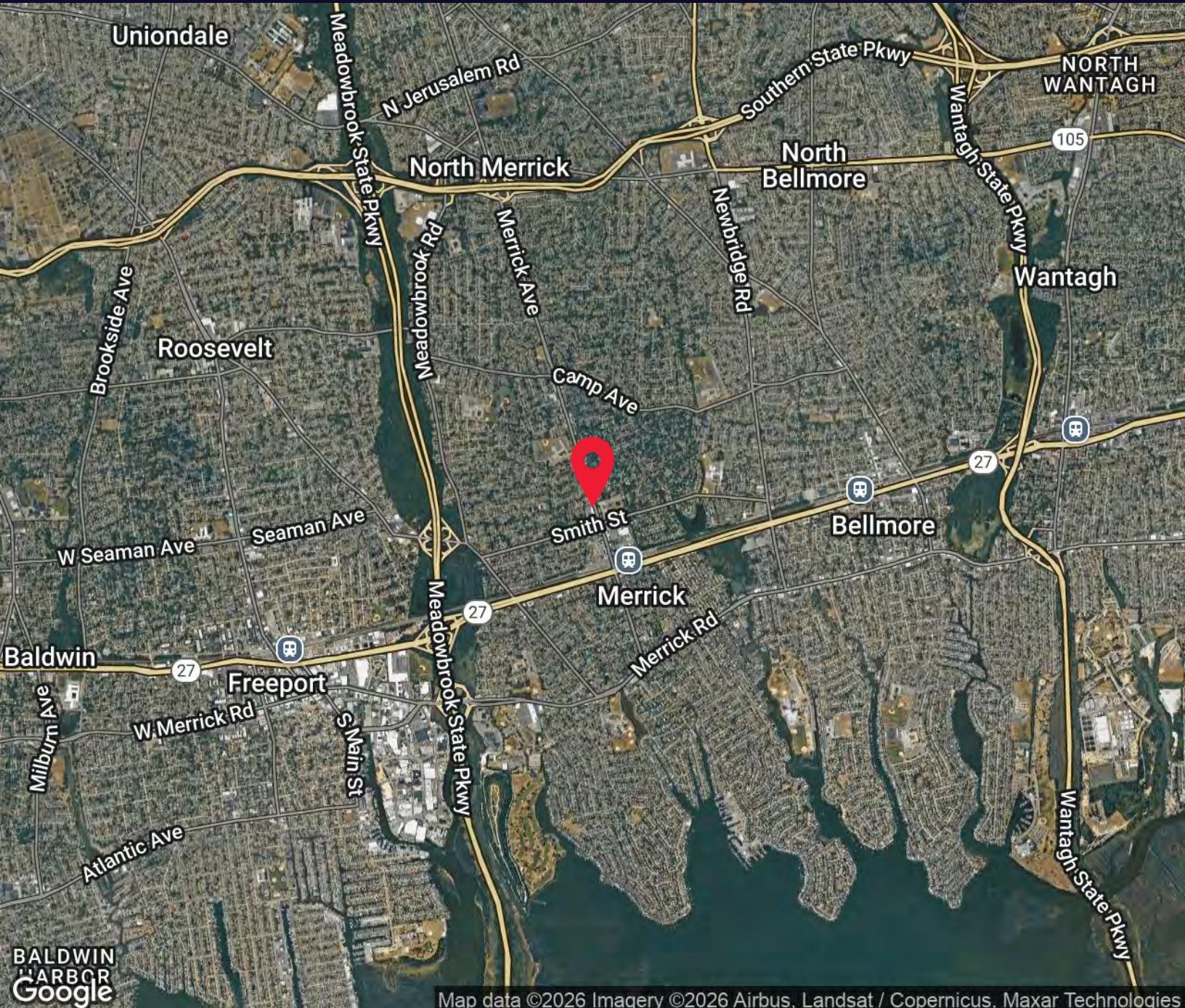
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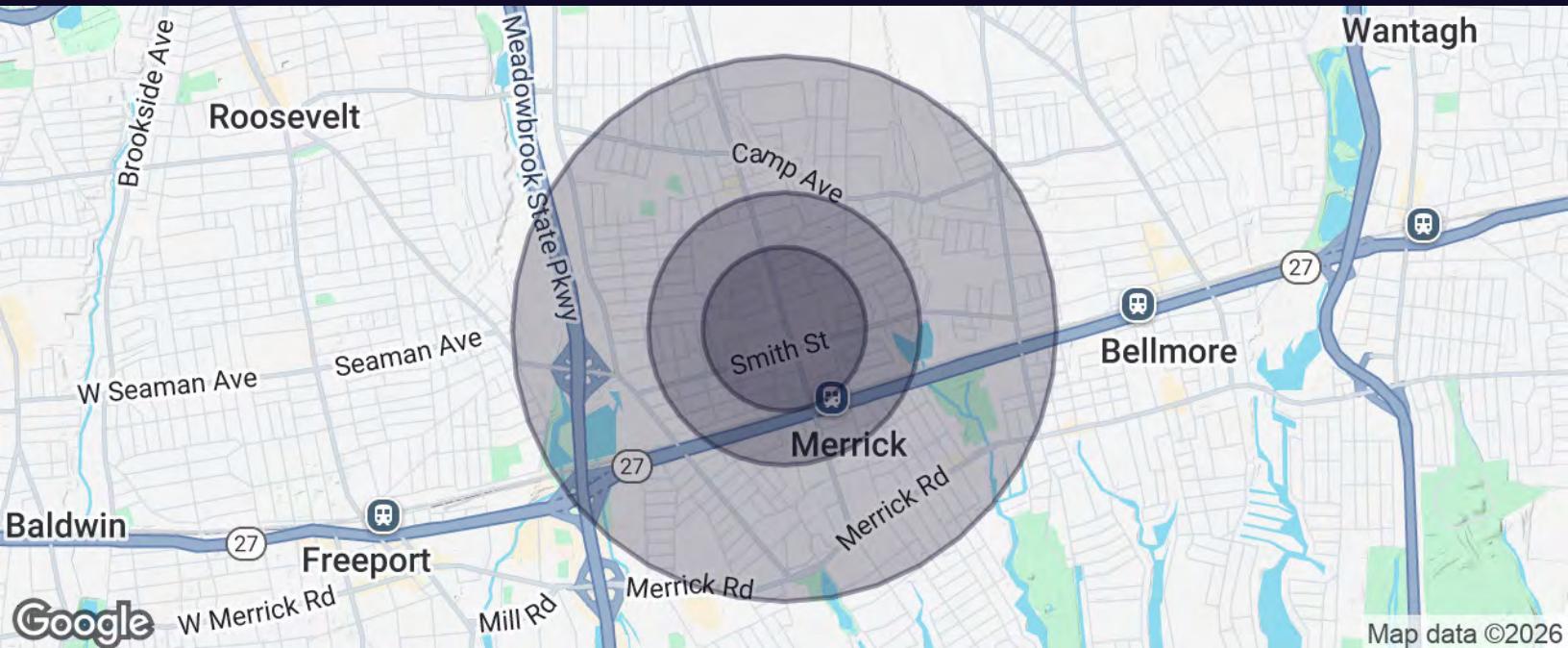
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| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,827     | 5,075     | 19,786 |
| Average Age          | 44        | 43        | 42     |
| Average Age (Male)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