



231-02 MERRICK BLVD

SPRINGFIELD GARDENS, NY 11413



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

Commercial Acquisitions Inc.

718-517-8700 | vadim@commercialacq.com

RETAIL SPACE FOR LEASE



231-02 MERRICK BLVD, SPRINGFIELD GARDENS, NY 11413



PROPERTY DETAILS

LOCATION INFO

CORNER MERRICK BLVD &
FRANCIS LEWIS BLVD

NEIGHBORHOOD

LAURELTON

SIZE

7,000 SF

ZONING

C1-3, R3-2

FRONTAGE

70' PRIME FRONTAGE ON
MERRICK BOULEVARD

BLOCK & LOT

BLOCK: 13158-0028

PROPERTY OVERVIEW

A rare leasing opportunity at one of Queens' most prominent intersections. This **7,000 SF retail space** offers substantial contiguous square footage and a highly visible corner presence, making it a compelling fit for retailers, service users, and owner-operators alike.

Strategically positioned at the corner of Merrick Boulevard and Francis Lewis Boulevard, the space features approximately **70 feet of prime frontage on Merrick Boulevard**, delivering outstanding visibility and exposure to substantial pedestrian and vehicular traffic throughout the day. Its combination of scale, location, and corner exposure makes this a truly unique offering in one of Queens' most active commercial corridors.

EXCLUSIVE BROKER

VADIM ATBASHYAN

516.852.1601

Vadim@commercialacq.com

ASKING PRICE

UPON REQUEST

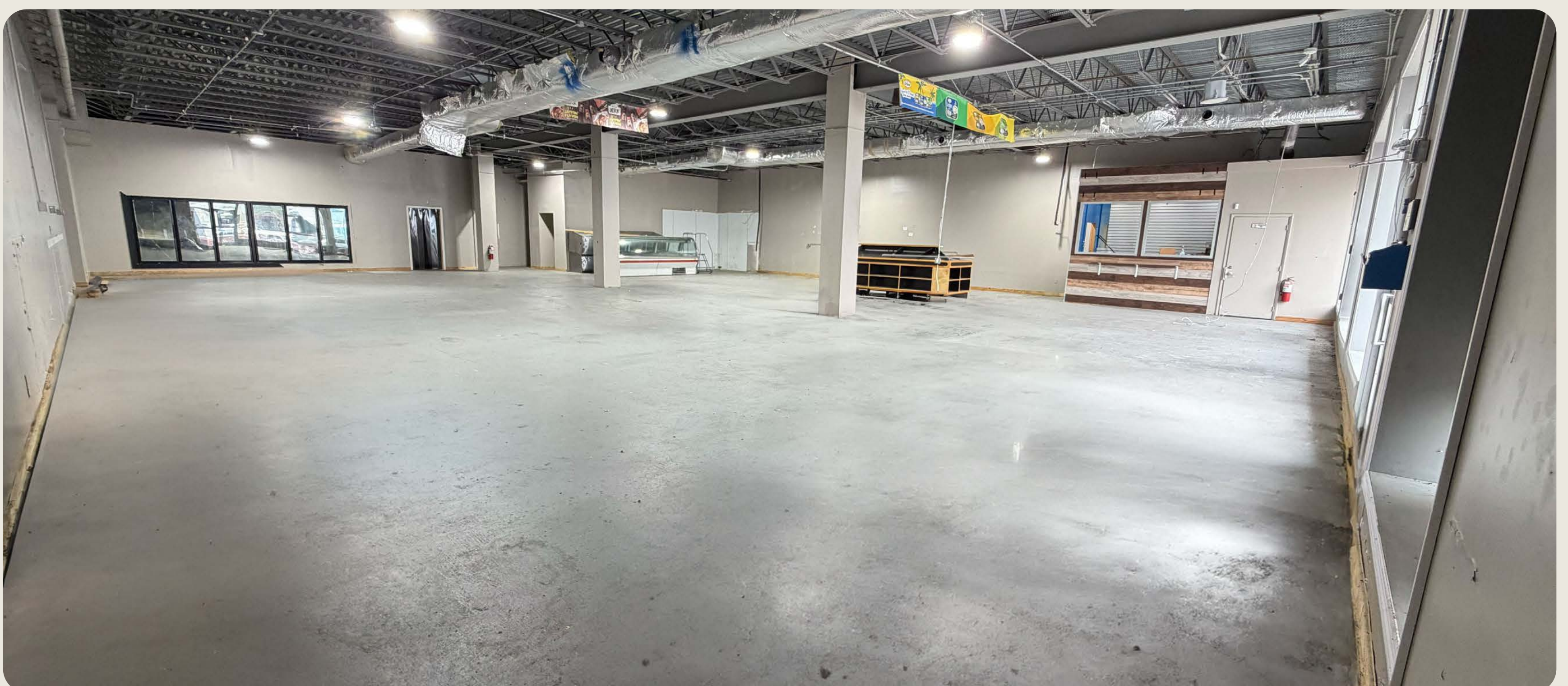
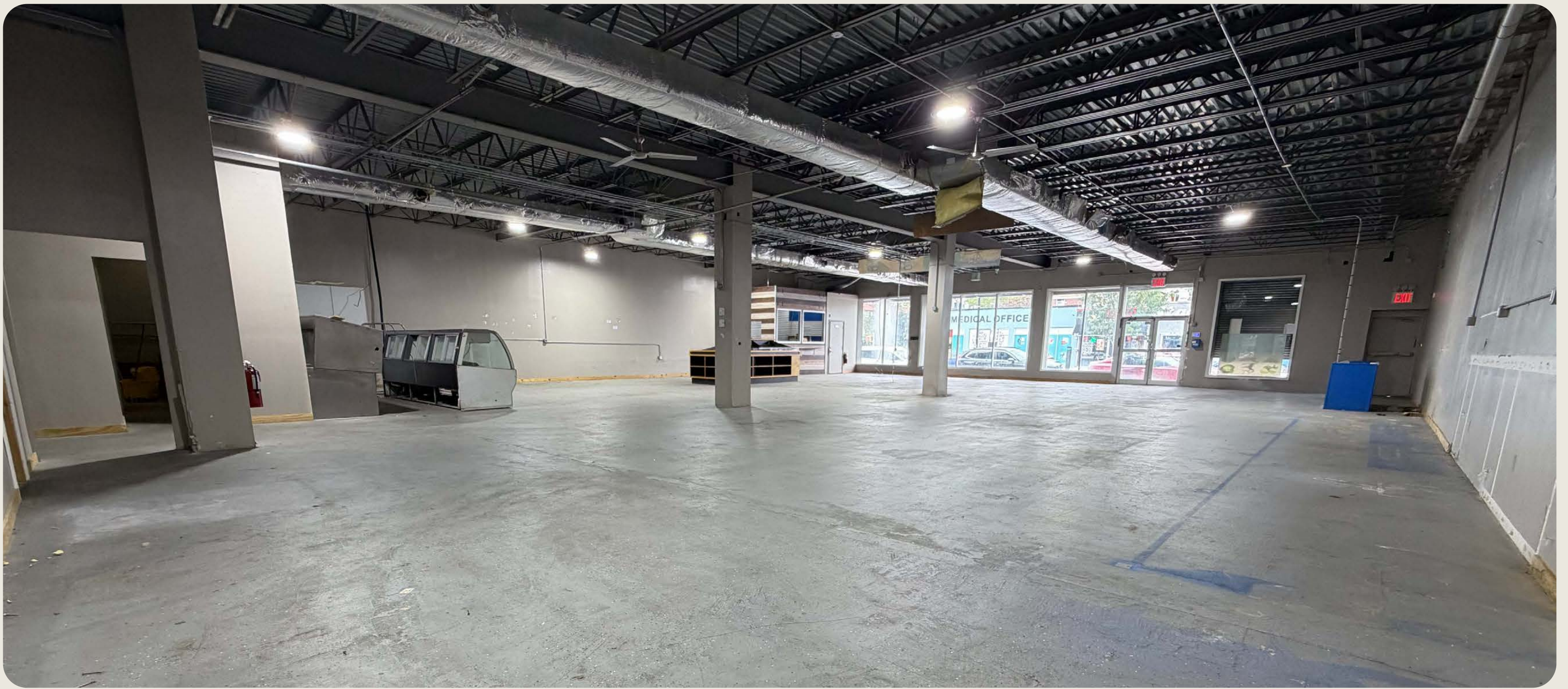


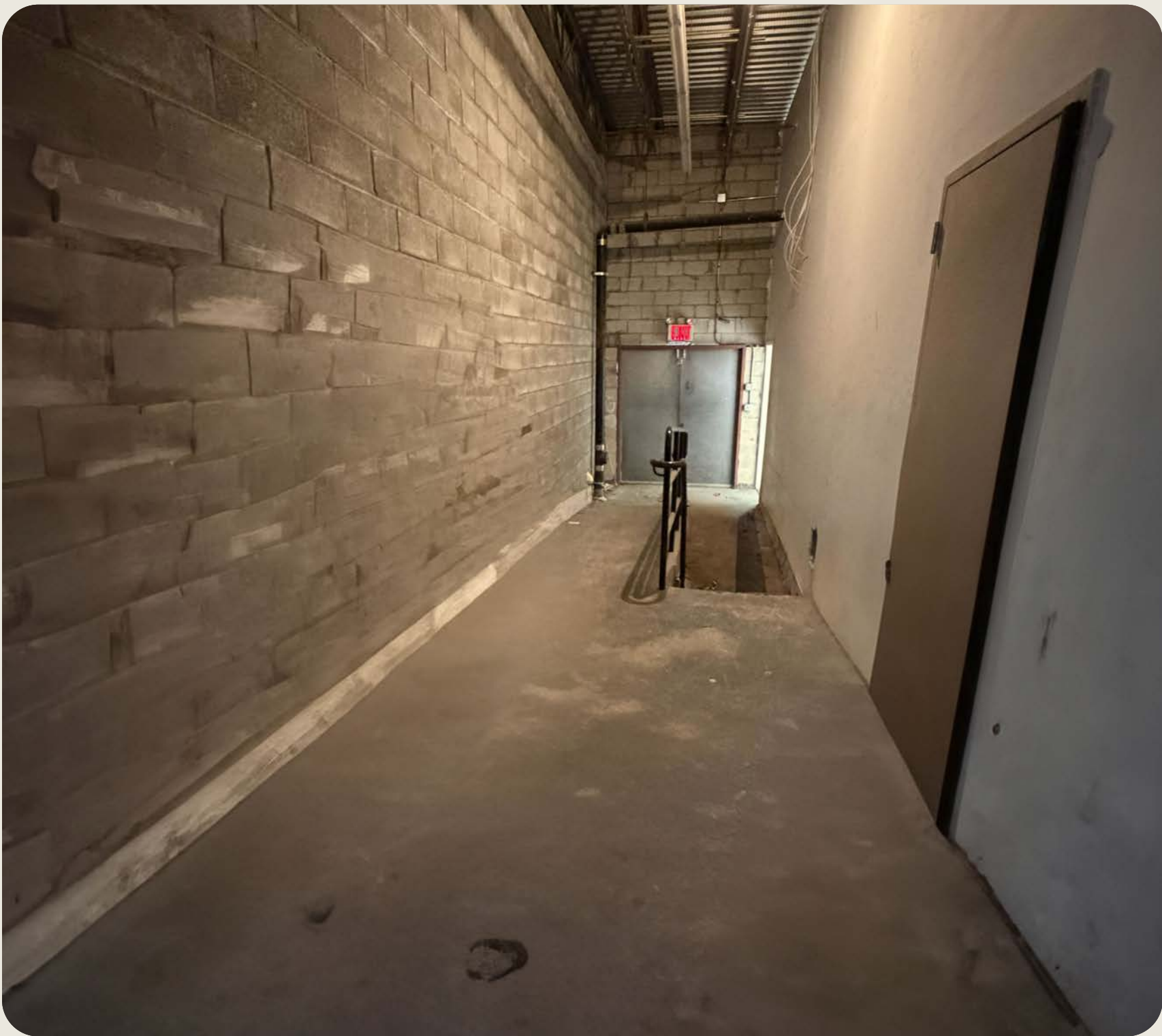
Scan to view
all current
listings



TOTAL: 7,000 SF







LOCATION & PROPERTY HIGHLIGHTS

AREA MAP



PROPERTY HIGHLIGHTS

- ✓ Corner Building with Dedicated Loading Area
- ✓ 70' frontage on Merrick Boulevard
- ✓ High-Traffic Retail Corridor
- ✓ Quick Access to Belt Parkway
- ✓ Annual Average Daily Traffic of 26,300 Vehicles between Merrick Blvd & Francis Lewis Blvd



EXCLUSIVE LISTING BROKER

Vadim Atbashyan

Commercial Acquisition Inc.

516-852-1601

Vadim@commercialacq.com

Office: 718-517-8700 / commercialacq.com

LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.