



rendering of proposed renovation

944 MERRICK ROAD BALDWIN, NEW YORK

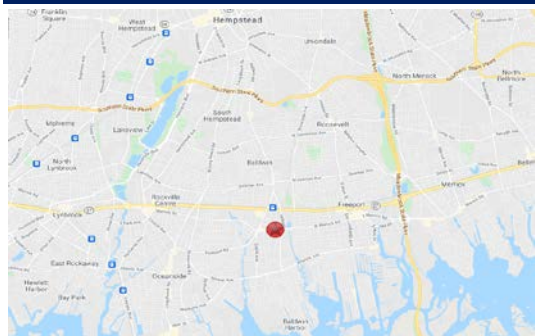
Size: 9,500 sq. ft. divisible building on ¼ acre lot
Frontage: 200 feet on Merrick Road
Asking Rent: Available upon request
Comments:

- On-site parking for 40+ cars
- Tremendous visibility on Merrick Road
- Strong demographics
- Area businesses include South Nassau Hospital, FirstCare Medical Office, Long Island Pediatrics, Meadowbrook Care Center, Your Smile Dental Of Freeport, Carvel, Friendly's, 7-Eleven, Wendy's, Applebee's, Ideal Food Basket of Baldwin, GalaFresh Farms, Coral House, Best Buy, Phenix Salons, Ultra Lanes Baldwin, Baldwin Public Library, Milburn Creek Park, Milburn Pond Park, Silver Lake Park, Fanta Sea Aquarium Design and more

**AT THE
CORNER OF
CENTRAL
AVENUE!**

"STATE ANNOUNCES \$10M GRANT FOR DOWNTOWN BALDWIN"

TRADE AREA INFORMATION: BALDWIN, NY



DEMOGRAPHICS: 2021 Data Estimates

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
Population	28,285	108,822	184,220
Households	8,884	34,349	58,310
Average HH Income	\$138,311	\$145,378	\$148,454
Average Traffic Counts (ADT)			23,000

Please Call Exclusive Broker:

Marc Durst
Assoc. Broker
(718) 732-0626
mdurst@s-z.com

Robert Elbaz
Salesperson
(718) 732-0629
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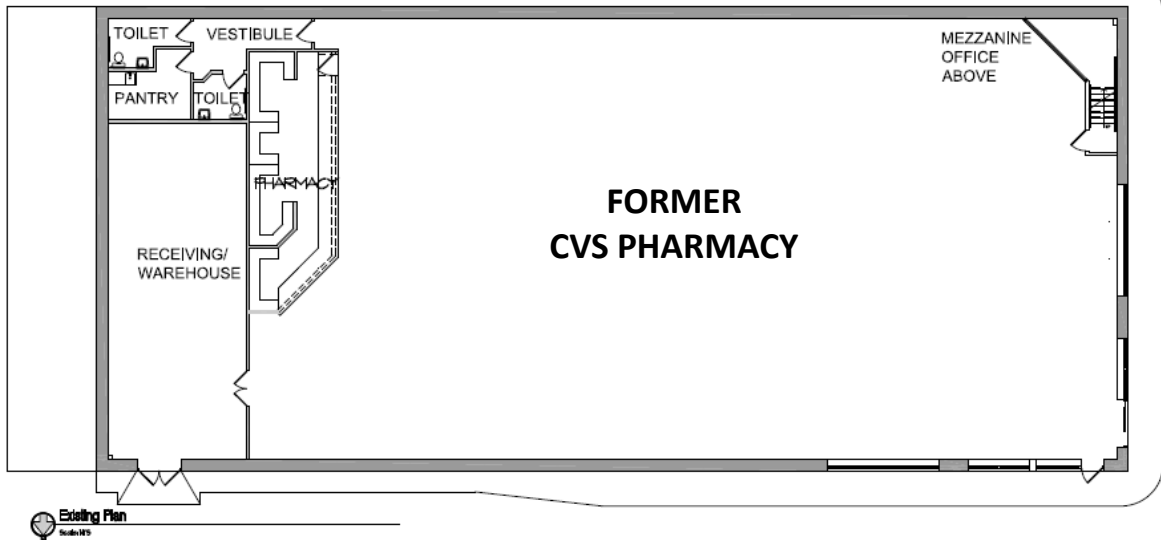
Sholom & Zuckerbrot Realty LLC
Established 1962

Kaufman Astoria Studios 35-11 35th Avenue, LIC, NY 11106 (718) 392-5959 Fax (718) 937-6546

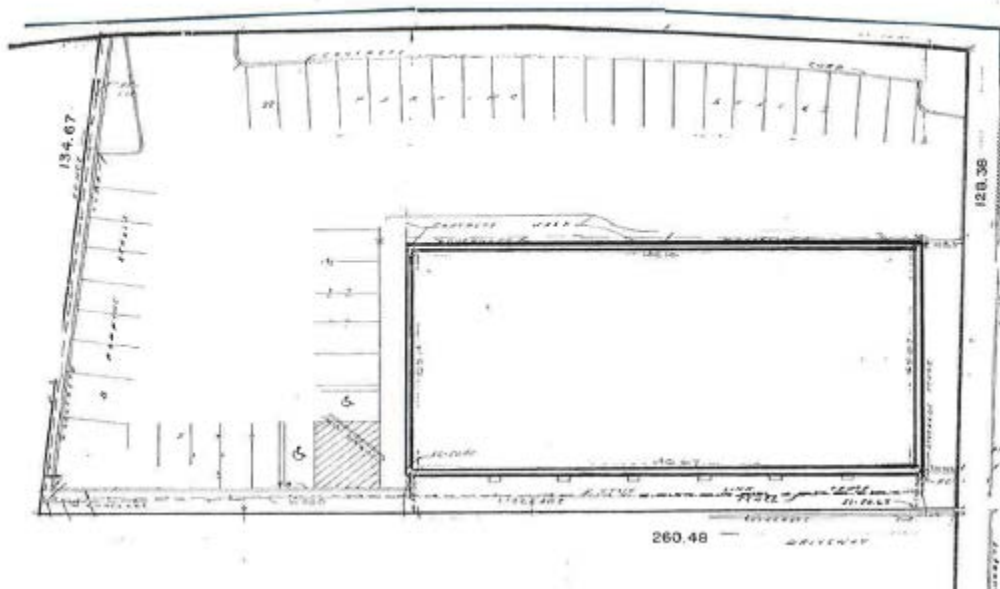
Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice

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Existing Building Plan



Site Plan



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Area Retail Map



Existing Photos



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