



**RETAIL/RESTAURANT SPACE -
DRIVE-THRU OPPORTUNITY**

WESTBURY, NY

725 MERRICK AVENUE

SIZE

7,598 SF + 700 SF Mezzanine
(Formerly Houlihan's Restaurant)

ASKING RENT

Upon Request

FRONTAGE

160 FT on Merrick Avenue

COMMENTS

Equipped second generation restaurant space with up to 250 seats

Proposed renovation includes outdoor seating and drive-thru

Prominent free-standing building opposite Eisenhower Park and in the heart of Westbury, the dominant retail and office market on Long Island

Situated at the entrance to a residential and hotel development which will be completed by Beechwood Homes in 2023 and will include 237 rental apartments and an Extended Stay Hotel

Conversions for alternate uses will be considered

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

CONCEPTUAL RENDERINGS



SOUTH EAST CORNER ELEVATION



SOUTH ELEVATION - LEFT SIDE



EAST ELEVATION - FRONT



NORTH EAST CORNER ELEVATION



NORTH ELEVATION - RIGHT SIDE

AERIAL



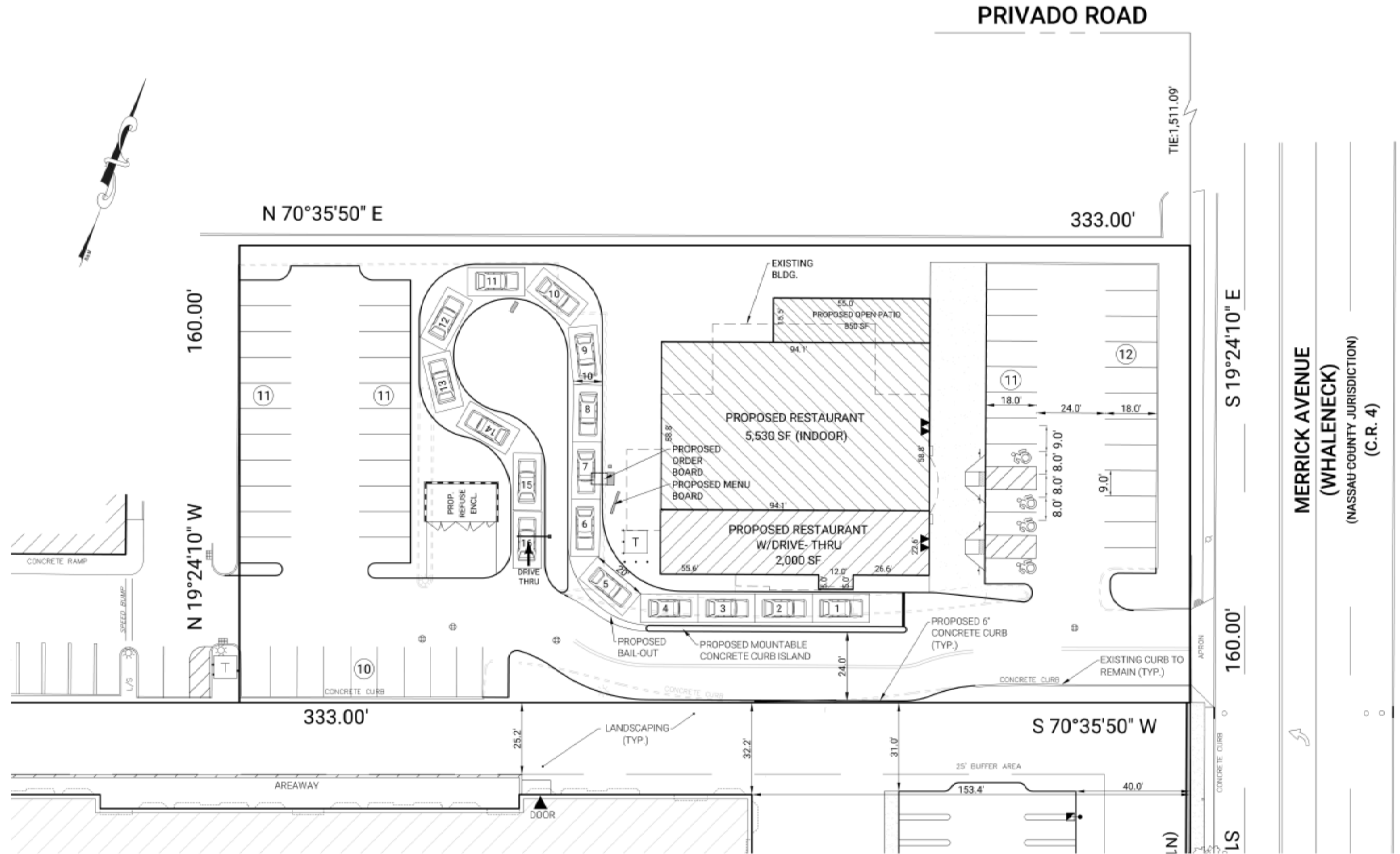
MARKET AERIAL



CLOSE UP AERIAL



PROPOSED SITE PLAN WITH DRIVE-THRU





LEGEND

- TRANSFORMER
- FENCE
- UTILITY POLE
- DRAIN INLET
- SIGN
- LIGHT POLE
- OHW
- MANHOLE
- CATCH BASIN

NOTES:

FIELD SURVEY: NOVEMBER 2020

THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSES AND USES AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES OR ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID COPIES.

THIS MAP SHOWS VISIBLE IMPROVEMENTS AT TIME OF FIELD SURVEY. UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY, NOT LOCATED AND ARE NOT CERTIFIED.

TITLE REPORT

RIDGE ABSTRACT CORP.
TITLE No. RAC6194-NA
EFFECTIVE DATE: JULY 15, 2020

SCHEDULE B

ITEM 5A) LIBER 9400; PAGE 67 AND LIBER 9400; PAGE 69 AFFECT SUBJECT PARCEL.
ITEM 5B) LIBER 8675; PAGE 340 AFFECTS SUBJECT PARCEL. LIBER 8752; PAGE 452 DESCRIBES DRAINAGE EASEMENT PER EXHIBIT "A" BUT NO EXHIBIT WAS INCLUDED IN DOCUMENT (NOT ADDRESSED)
ITEM 5C) LIBER 9648; PAGE 685 AFFECTS SUBJECT PARCEL
ITEM 5D) LIBER 1000; PAGE 373 AFFECTS SUBJECT PARCEL
ITEM 5E) LIBER 5793; PAGE 388 - VAGUE DESCRIPTION. APPEARS TO AFFECT SUBJECT PARCEL.
ITEM 5F) LIBER 9396; PAGE 633 - AFFECTS SUBJECT PARCEL
ITEM 5G) LIBER 10758; PAGE 236 AND LIBER 10796; PAGE 424 AFFECT SUBJECT PARCEL
ITEM 5H) LIBER 10758; PAGE 227 AFFECTS SUBJECT PARCEL
ITEM 5I) LIBER 11153; PAGE 839 AND LIBER 11932; PAGE 374 AFFECT SUBJECT PARCEL

REFERENCES

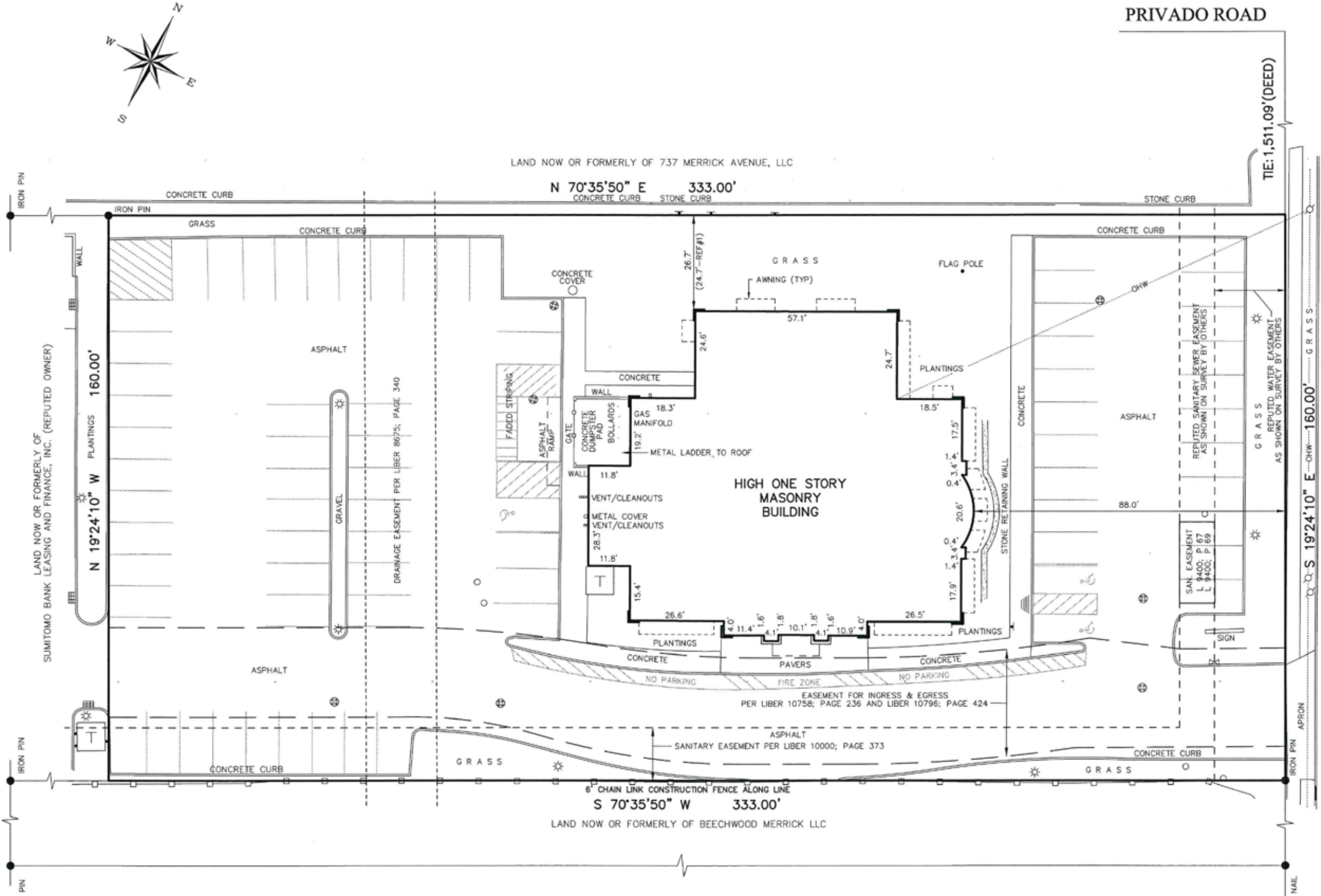
- 1) BOUNDARY SURVEY OF SITE BY BARRETT, BONACCI & VANWEELE, PC
- 2) DEED LIBER 12518; PAGE 523

MAP OF PROPERTY

AS DESCRIBED IN DEED LIBER 12518; PAGE 523
SITUATE AT
WESTBURY, TOWN OF HEMPSTEAD
NASSAU COUNTY, NEW YORK
NCTM SECTION 44 BLOCK 78 LOT 86

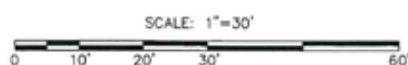


ALEXANDRA HURLEY LAND SURVEYING PC
PO BOX 311
OYSTER BAY, NY 11771
(631)521-0801

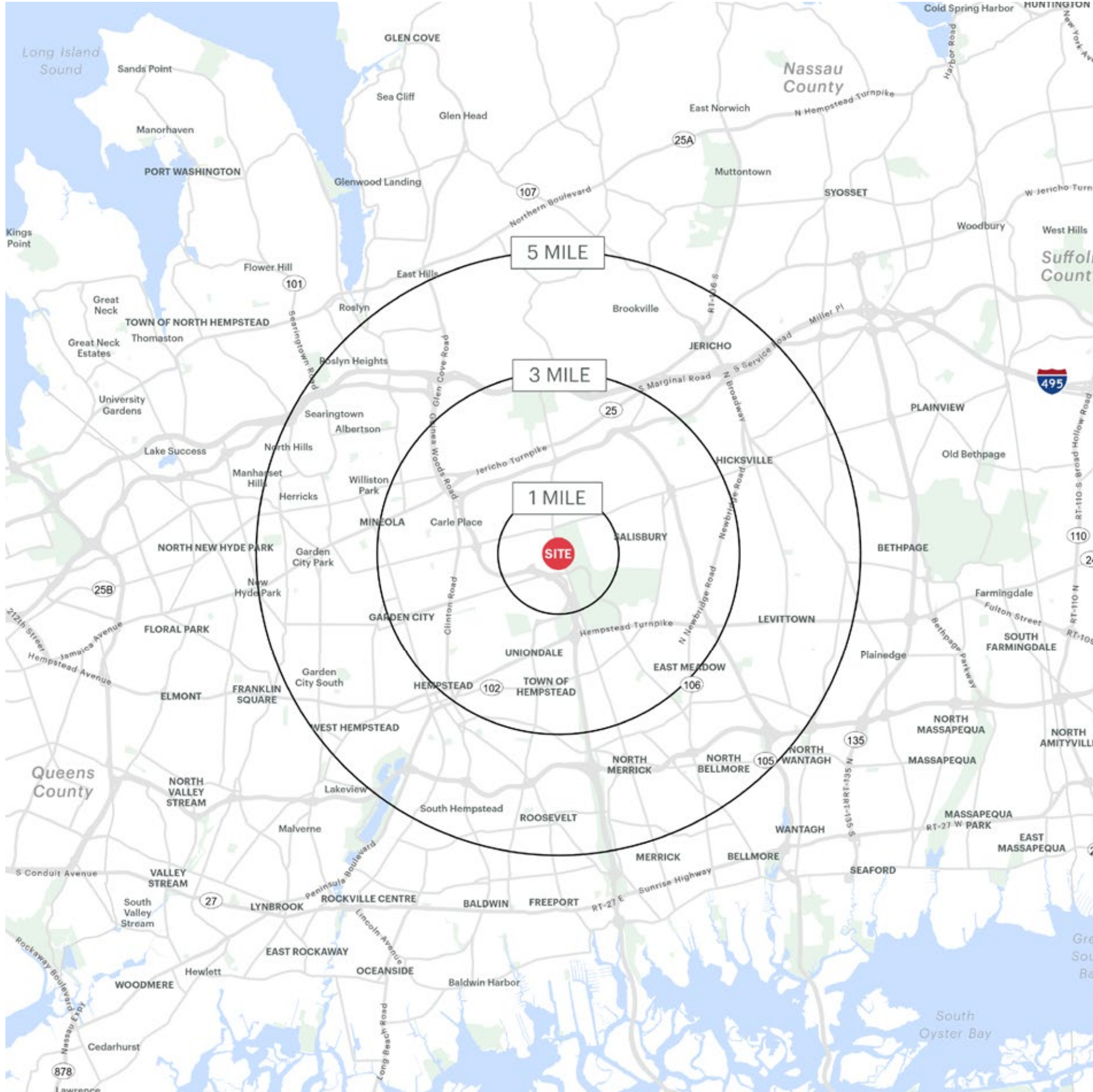


CERTIFICATIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
BEECHWOOD 725 MERRICK LLC
M&T BANK, N.A., ISAOA/ATIMA



AREA DEMOGRAPHICS



725 MERRICK AVENUE WESTBURY, NEW YORK

1 MILE RADIUS

POPULATION
11,512
HOUSEHOLDS
4,608
AVERAGE HOUSEHOLD INCOME
\$142,766
MEDIAN HOUSEHOLD INCOME
\$106,909

COLLEGE GRADUATES (BACHELOR'S +)
3,474 - 45.0%
TOTAL BUSINESSES
967
TOTAL EMPLOYEES
11,369
DAYTIME POPULATION (W/ 16 YR +)
17,180

3 MILE RADIUS

POPULATION
171,142
HOUSEHOLDS
52,261
AVERAGE HOUSEHOLD INCOME
\$130,824
MEDIAN HOUSEHOLD INCOME
\$101,981

COLLEGE GRADUATES (BACHELOR'S +)
44,998 - 37.0%
TOTAL BUSINESSES
9,123
TOTAL EMPLOYEES
93,281
DAYTIME POPULATION (W/ 16 YR +)
182,730

5 MILE RADIUS

POPULATION
465,261
HOUSEHOLDS
145,137
AVERAGE HOUSEHOLD INCOME
\$143,528
MEDIAN HOUSEHOLD INCOME
\$109,345

COLLEGE GRADUATES (BACHELOR'S +)
136,003 - 42.0%
TOTAL BUSINESSES
19,601
TOTAL EMPLOYEES
206,923
DAYTIME POPULATION (W/ 16 YR +)
451,399

AREA DEMOGRAPHICS

