

EQUIPPED RESTAURANT AND BAR WITH 90 SEATS
±3,000 SF + BASEMENT

210 MERRICK ROAD

ROCKVILLE CENTRE, NY



RIPCO
REAL ESTATE

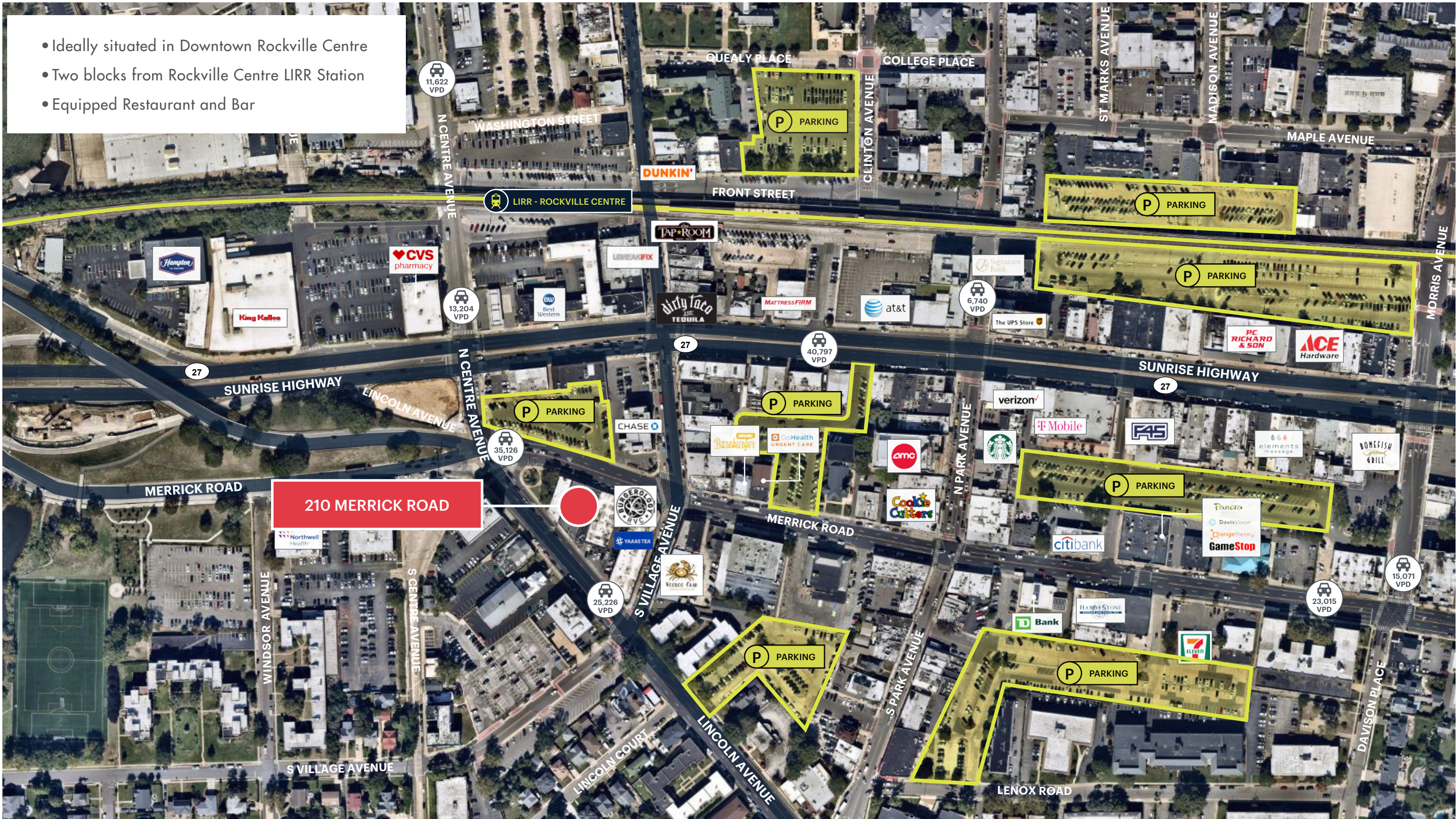
Located in Downtown Rockville Centre, 2 Blocks from LIRR Stations
35,126 Vehicles Per Day on Merrick Road. Average Household Income of \$181,579 in a 3-Mile Radius

Interior Photos



Market Aerial

- Ideally situated in Downtown Rockville Centre
- Two blocks from Rockville Centre LIRR Station
- Equipped Restaurant and Bar



About Downtown Rockville Centre



Rockville Centre is an incorporated village located in the Town of Hempstead in Nassau County, on the South Shore of Long Island, New York. Just an hour away from Manhattan, Rockville Centre offers a vibrant village vibe with a mix of hip restaurants, classic Americana, and tranquil nature. Here are some highlights:

DINING AND NIGHTLIFE

- **Restaurants:** The area boasts several James Beard Foundation recommended restaurants, offering a variety of cuisines.
- **Bars and Coffee Shops:** There are plenty of spots to enjoy a drink or a coffee, making it a great place for socializing.

CULTURAL AND RECREATIONAL ACTIVITIES

- **Madison Theatre at Molloy College:** This venue hosts a range of performances, from theater productions to concerts.
- **Center for Science Teaching and Learning:** A fun and educational spot, especially great for families.

PARKS AND OUTDOOR SPACES

- **Mill River Complex Park:** A lovely place for a walk or a picnic.
- **Veterans Memorial Park:** Another beautiful park to enjoy some outdoor time.

SHOPPING AND LOCAL BUSINESSES

- **Busy Business District:** The downtown area is bustling with shops and local businesses, providing a lively atmosphere.

Rockville Centre combines the charm of classic Americana with modern amenities.

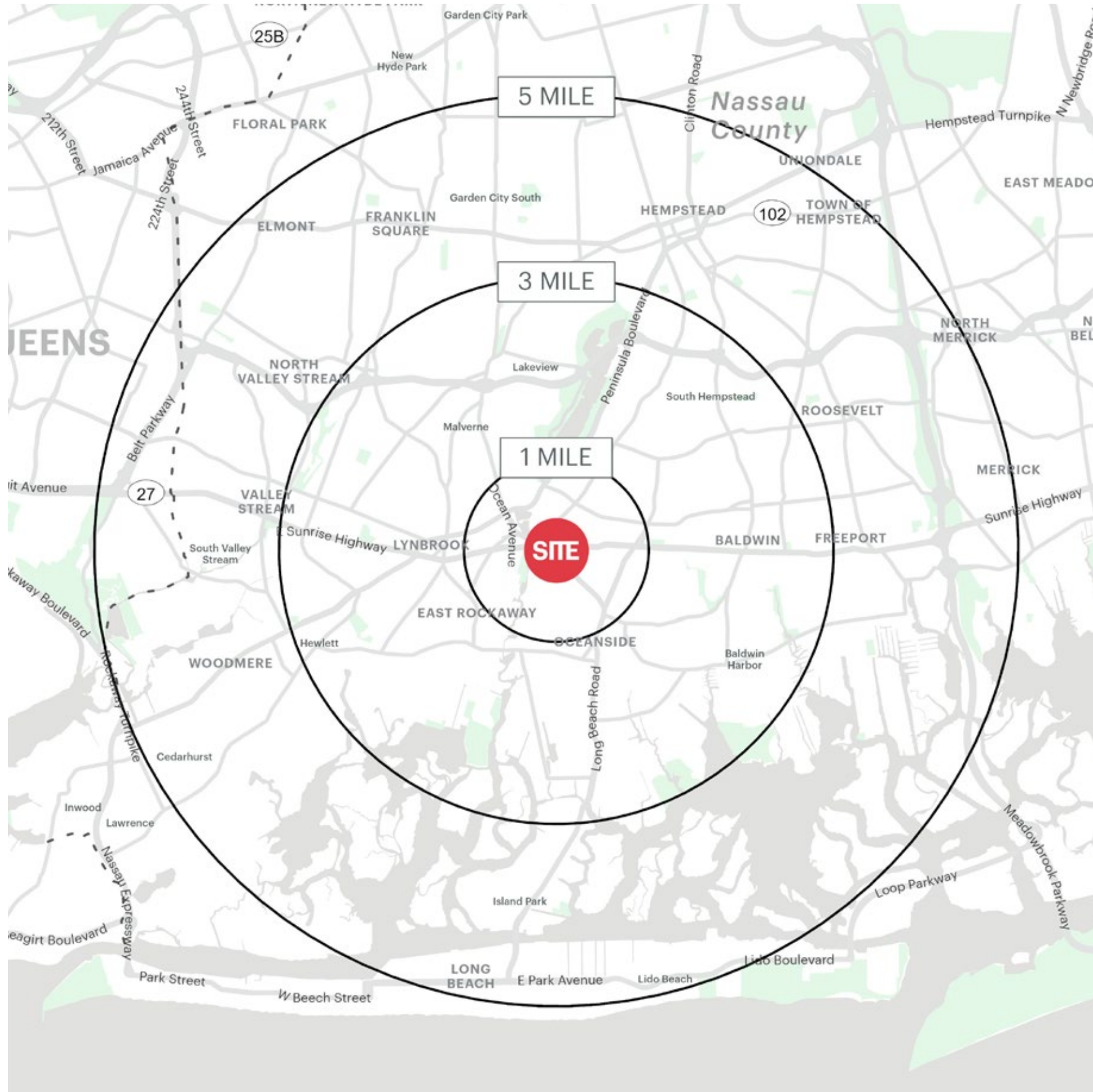


DIRTY TACO



TAP ROOM

Area Demographics



1 MILE RADIUS

POPULATION

26,165

HOUSEHOLDS

9,977

AVERAGE HOUSEHOLD INCOME

\$165,257

MEDIAN HOUSEHOLD INCOME

\$117,044

COLLEGE GRADUATES (BACHELOR'S +)

9,744 - 51.0%

TOTAL BUSINESSES

1,667

TOTAL EMPLOYEES

15,599

DAYTIME POPULATION (W/ 16 YR +)

28,789

3 MILE RADIUS

POPULATION

205,796

HOUSEHOLDS

68,834

AVERAGE HOUSEHOLD INCOME

\$181,579

MEDIAN HOUSEHOLD INCOME

\$138,074

COLLEGE GRADUATES (BACHELOR'S +)

72,169 - 49.0%

TOTAL BUSINESSES

7,992

TOTAL EMPLOYEES

69,983

DAYTIME POPULATION (W/ 16 YR +)

169,733

5 MILE RADIUS

POPULATION

580,621

HOUSEHOLDS

180,682

AVERAGE HOUSEHOLD INCOME

\$168,179

MEDIAN HOUSEHOLD INCOME

\$124,885

COLLEGE GRADUATES (BACHELOR'S +)

171,237 - 42.0%

TOTAL BUSINESSES

19,633

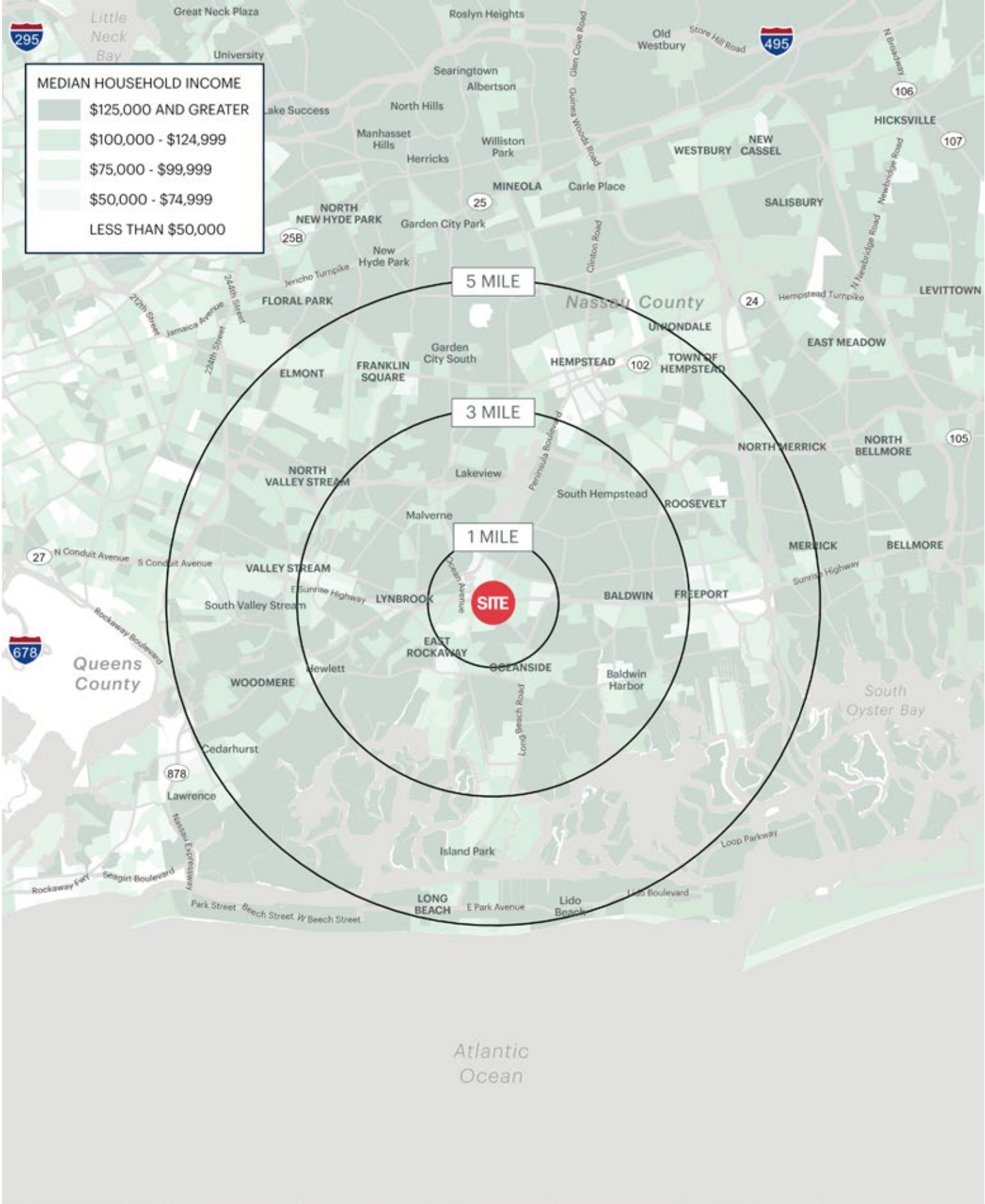
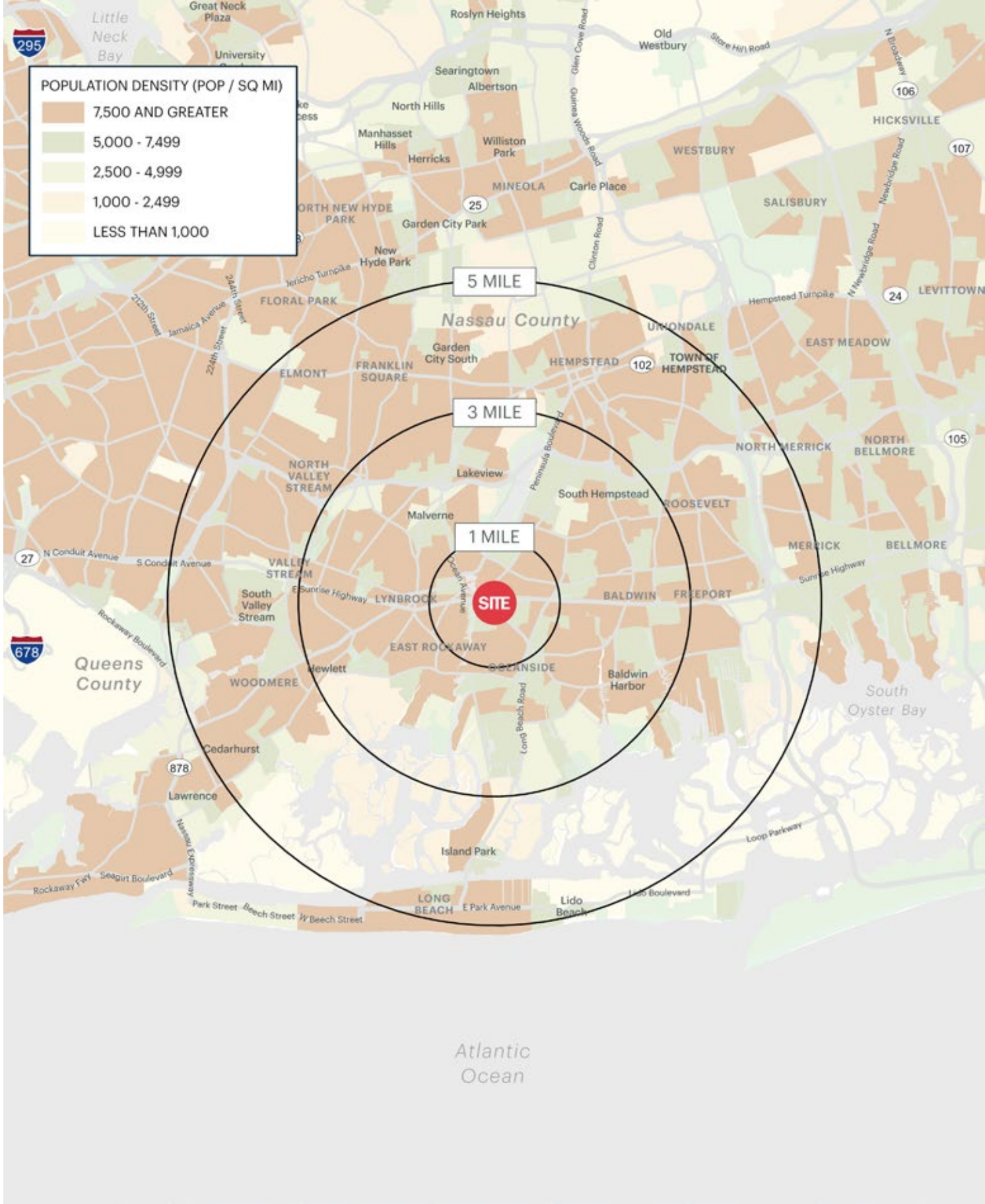
TOTAL EMPLOYEES

171,322

DAYTIME POPULATION (W/ 16 YR +)

457,739

Area Demographics





CONTACT AGENTS

JASON SOBEL
jsobel@ripcony.com
516.933.8880

JULIANA CHIARELLI
jchiarelli@ripcony.com
516.933.8880

RIPCO
REAL ESTATE

WOODBURY
1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880
ripcony.com