

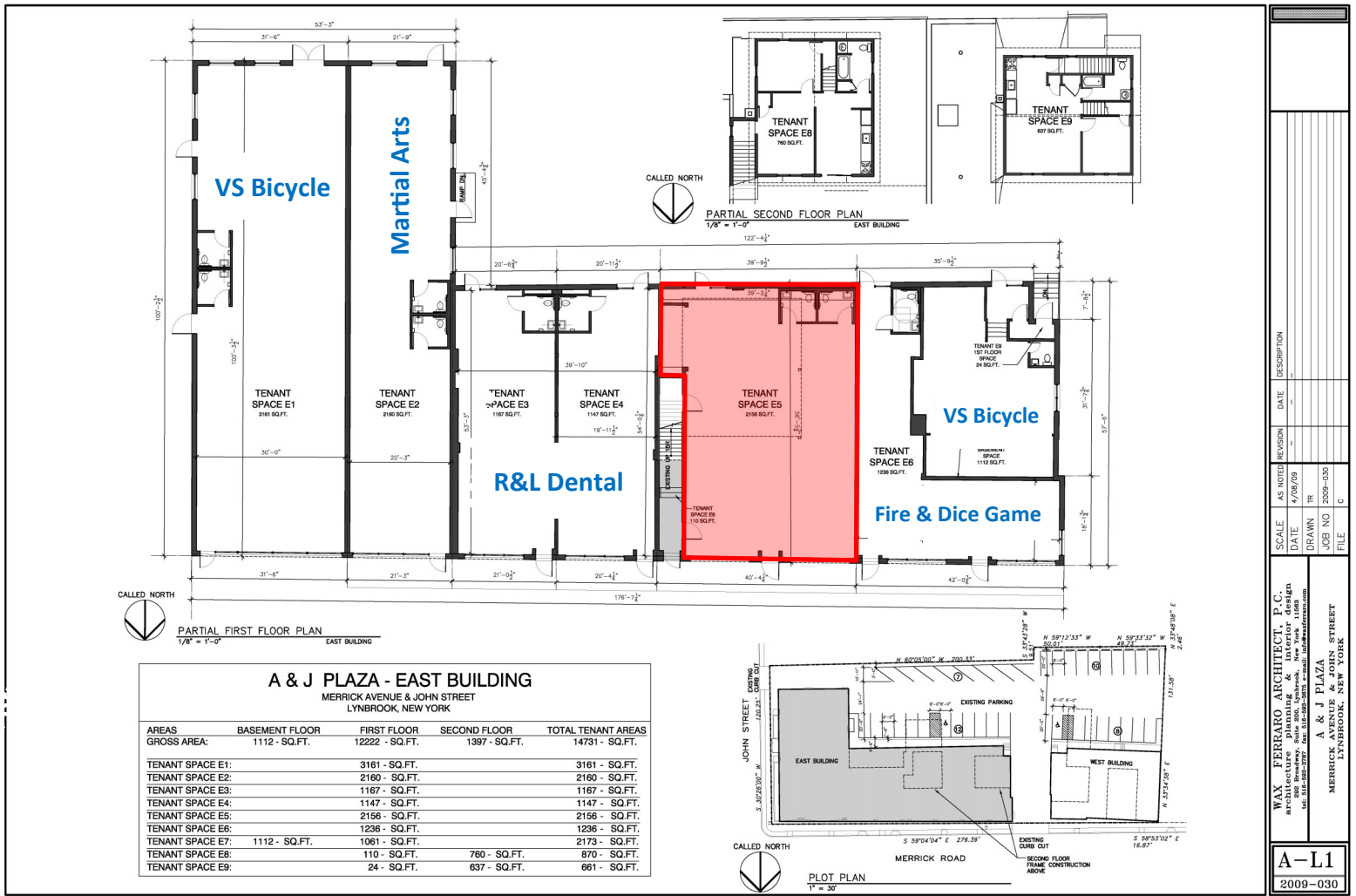
FOR LEASE



**484 Merrick Road
Lynbrook, NY 11563
2,156 Square Feet**

Asking Rent: Upon Request

Metro Commercial & Business Brokers, Inc.
www.metrocbb.com
John Wilmarth 516 640-5440 x 1
john@metrocb.com



SCALE	AS NOTED	REVISION	DATE	DESCRIPTION
DATE	4/28/09			
DRAWN	TR			
JOB NO	2009-030			
FILE	C			

WAY FERRARO ARCHITECT P.C.
1000 Merrick Road, Lynbrook, NY 11563
Tel: 516-623-2727 Fax: 516-623-2728
www.wayferraro.com

A & J PLAZA
MERRICK AVENUE & JOHN STREET
LYNBROOK, NEW YORK

A-L1
2009-030

PROPERTY INFORMATION

Address: 476-500 Merrick Road
Lynbrook, NY 11563
Section 37 Block 306 Lots 161-169
Lot Size 36,000 SF

GLA

Two buildings
Commercial 9 Stores 16,266 SF
Residential 4 Apts 2,842 SF
Parking 40 Cars

Other Tenants on the Property

VS Bicycle, Martial Arts, R&L Dental, Fire & Dice Game, Poochie Parlor, Chiropractic Office, Modern Wellness, Farmers Insurance and four residential apartments.

AVAILABLE

484 Merrick Rd
2,156 SF

RE Tax: \$8.50 per SF
Insurance: \$3.40 per SF
CAM: \$1.00 per SF

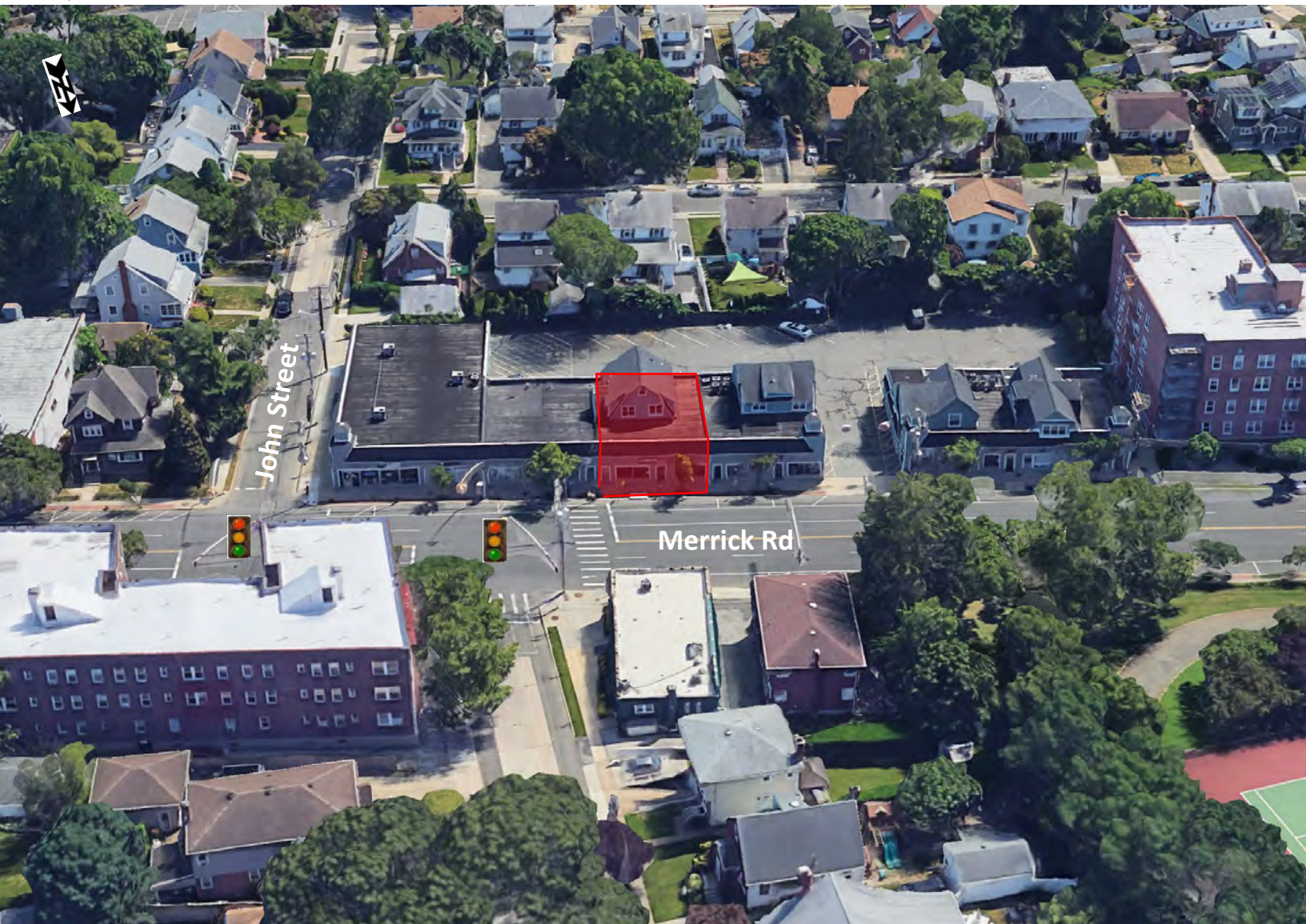
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The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

476-500 Merrick Road
Lynbrook, NY 11563

John Wilmarth 516 640-5440 john@metrocb.com
Gerry Dantone 631 623-6914 metrocb@aol.com

The Village of Lynbrook is the perfect place to open and grow your new business! Conveniently located on Long Island, New York's south shore, with easy access to New York City and to beautiful, sandy beaches, the Village is home to a wide selection of shops, restaurants, entertainment and recreational activities. The LIRR Lynbrook Station, Town Hall and the Police Station are all located only a few short blocks away. Lynbrook Middle School is across the street. The site is located on busy Merrick Road with a 2023 AADT of 20,464 Vehicles.



2021	1 Mile	3 Mile	5 Mile
Estimated Population	62,200	339,000	958,000
Estimated Median HH Income	\$136,000	\$132,000	\$115,000

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