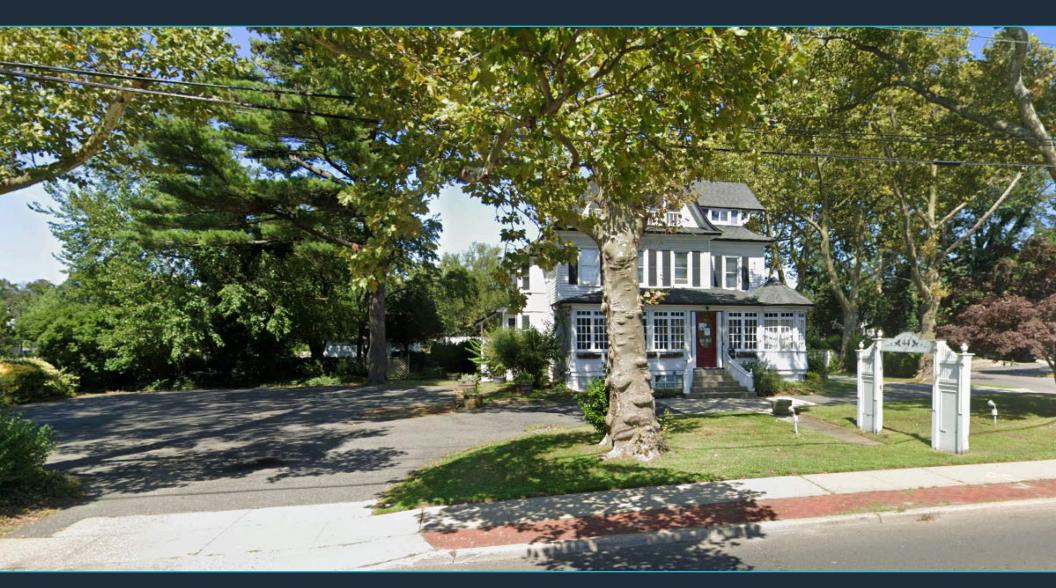
### **AVAILABLE FOR LEASE**

# **NEW DEVELOPMENT**

44 Merrick Road | Amityville, NY 11701



**EXCLUSIVE RETAIL LEASING** 

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

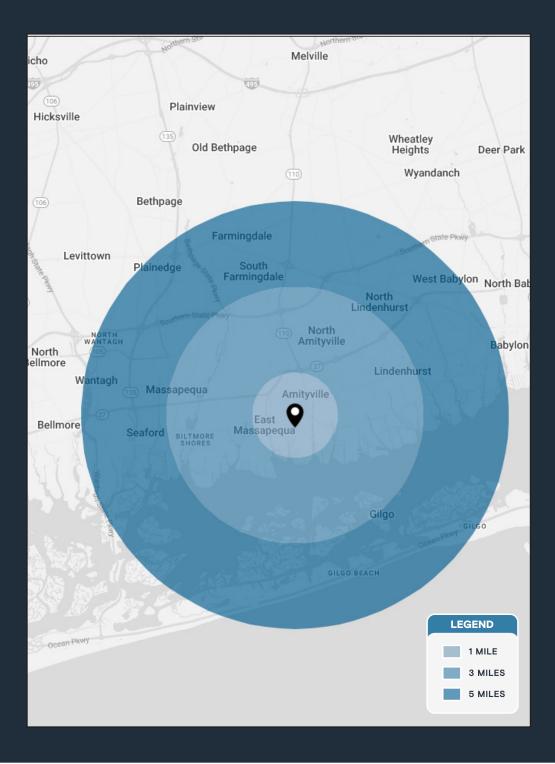
# Property Overview

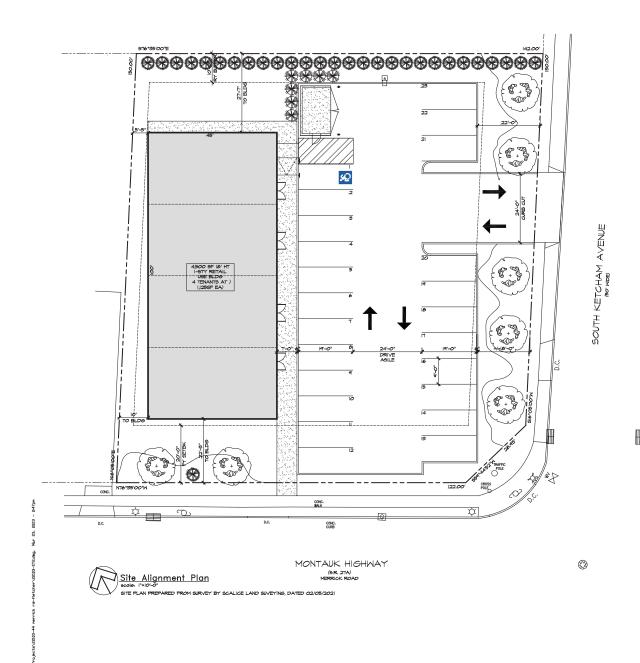
### **HIGHLIGHTS**

- New Construction up to 4,500 SF with parking
- All reasonable divisions considered
- ½ Acre corner of Merrick Rd at signalized intersection
- Ground Lease possibility

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,118	132,902	280,989
HOUSEHOLDS	6,146	44,304	95,432
EMPLOYEES	13,837	110,860	235,200
AVERAGE HH INCOME	\$160,546	\$165,980	\$165,214

TRAFFIC COUNTS	
MERRICK ROAD / NY 27A	23,045 AADT
SUNRISE HWY / NY 27	41,346 AADT
BROADWAY	28,360 AADT





#### Location Map



#### Property Information

44 MERRICK ROAD

9CTM; 0101-071,00-01,00-027,000

EXISTING ZONE; B-2 GENERAL BUSINESS

#### **Building Information**

TOTAL SITE AREA: 21,077.15 SF

ALLOWABLE BUILDING FOOTPRINT: PROPOSED BUILDING FOOTPRINT: 12,646.28 SF MAXIMUM ALLOWABLE 4,500 SF PROPOSED

#### Zoning Information

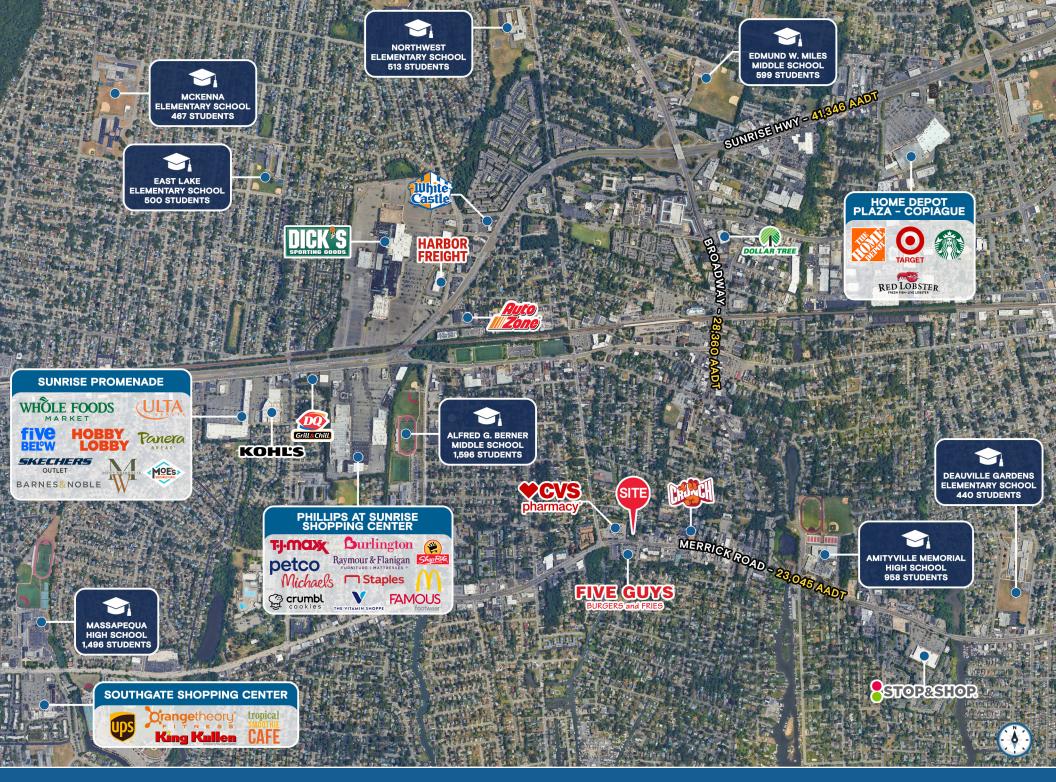
SETBACKS	REQD	PROVIDED
FRONT YARDS	AVE OF FRONT YARDS	
	W/IN.2001	20.0'
SIDE YARD	NA	5.5' \$ 10.0'
REAR YARD	NA	IO' @ PARKING LOT
		21.58' e BLD6
		10'
BUILDING HEIGHT	55'	181
RES ZONE BUTTER BUILDING AREA BUILDING HEIGHT	101	

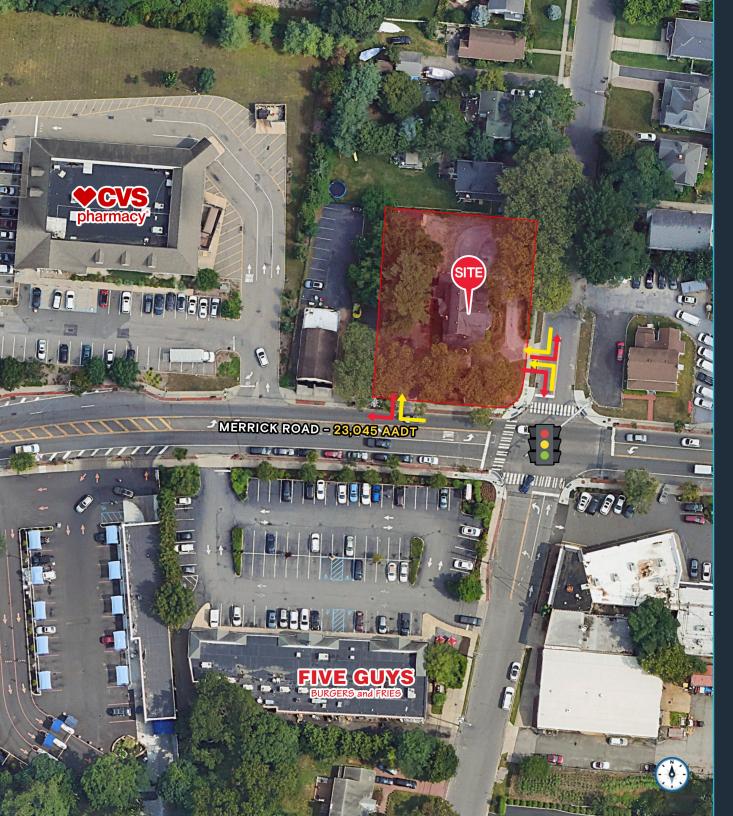
#### Parking Calculations

RETAIL/OFFICE PARKING REQUIRED: I PER 200 SF 4500 SF  $\times$  1/200 SF = .22.5 = 23 STALLS

TOTAL SPACES REQUIRED: 25 STALLS TOTAL SPACES PROVIDED: 25 PROPOSED STALLS INCL | HC SPACE

NO VARIANCES REQUIRED FOR THIS APPLICATION





## **Contact Brokers**

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or quarantees as to the information given to any prospective buyer or tenant. REV: 04.07.25