

AVAILABLE FOR LEASE

NEW DEVELOPMENT

44 Merrick Road | Amityville, NY 11701



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

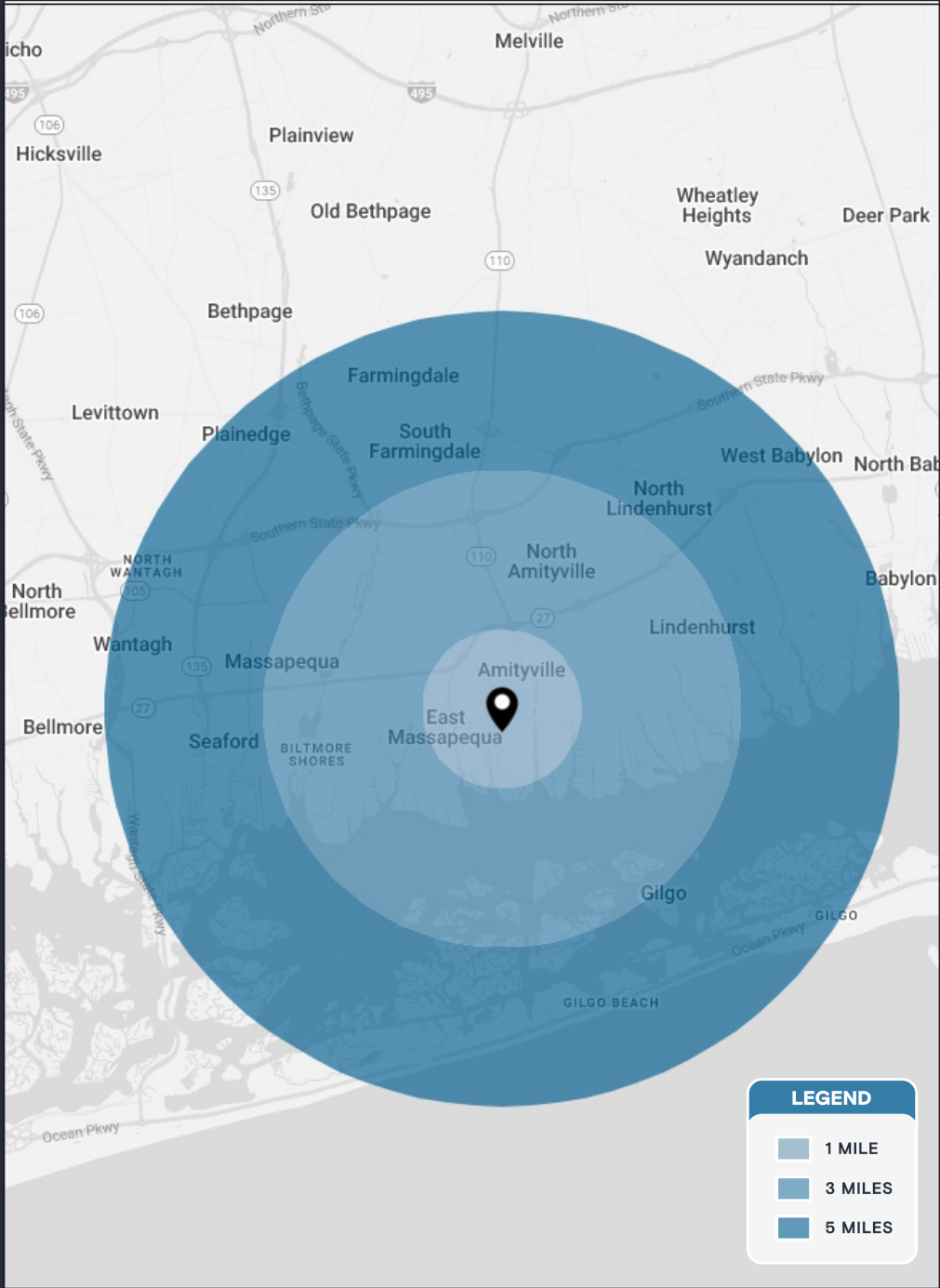
- New Construction up to 4,500 SF with parking
- All reasonable divisions considered
- ½ Acre corner of Merrick Rd at signalized intersection
- Ground Lease possibility

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







Contact Brokers

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