AVAILABLE FOR LEASE

NEW DEVELOPMENT

44 Merrick Road | Amityville, NY 11701



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

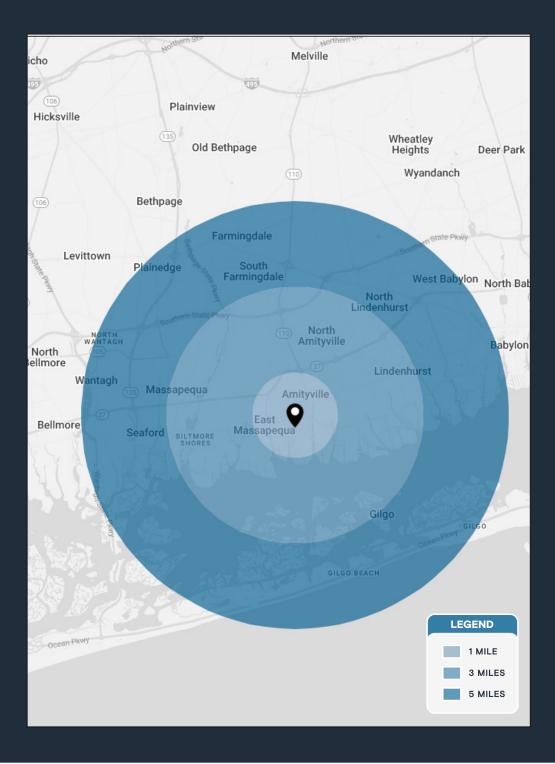
Property Overview

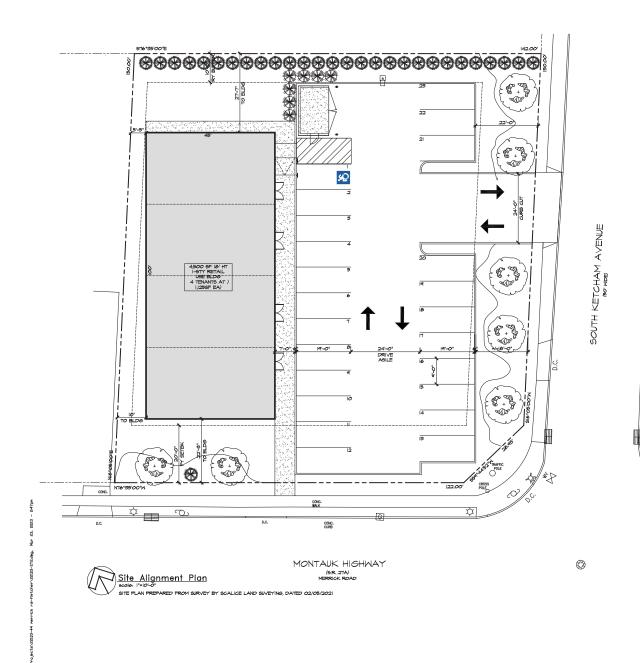
HIGHLIGHTS

- 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

HERRICK ROAD

SCTM: 0101-071.00-01.00-027.000 EXISTING ZONE: B-2 GENERAL BUSINESS LOT AREA: 21,077.15 SF (0.48 ac)

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' e PARKING LOT .27.58' e BLDG
RES ZONE BUTTER	101	10'
BUILDING AREA		21.5%
BUILDING HEIGHT	55'	18'

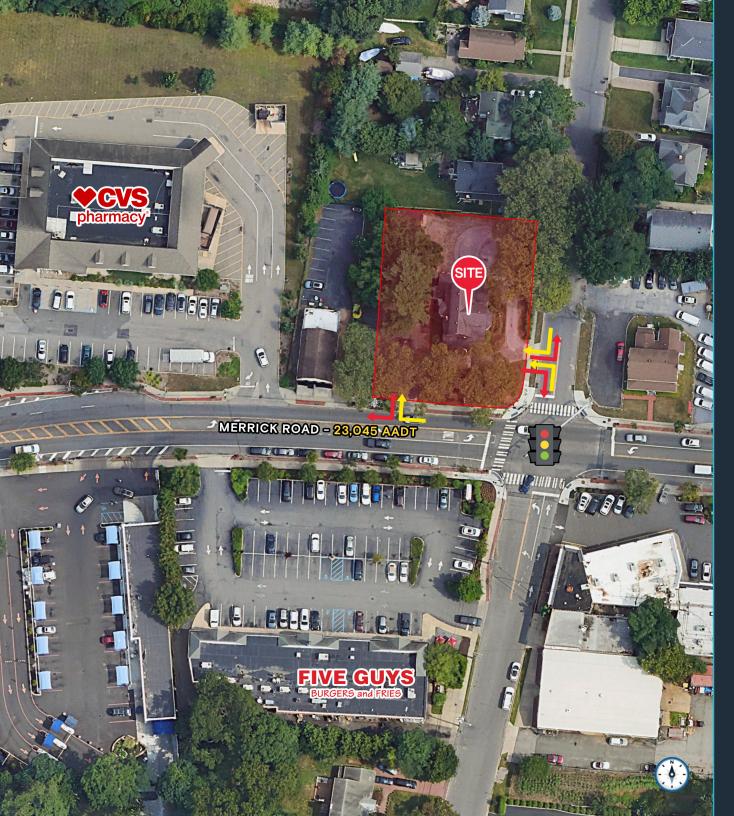
Parking Calculations

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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