



## RETAIL SPACE

# MERRICK, NY

28-36 MERRICK AVE

### SIZE

30A Merrick Avenue: 1,222 SF + Basement

Second Floor Office:

Suite 7: 650 SF End-Cap Office

Suite 8: 665 SF End-Cap Office

### ASKING RENT

Upon Request

### CO-TENANTS

Merrick Park Cleaners, Michael's Salon, Khan Orthodontic Group, Poke (Coming Soon), Merrick Avenue Optometry

### NEIGHBORS

Chase Bank, Cross Fit, Canco's Tile, Mattress Firm, Kumon, Roslyn Savings Bank, Suki Japanese, Ralph's Italian Ices

Merrick Mall: Stop & Shop, CVS, Outback Steakhouse, The Little Gym, Gino's of Merrick, Island Empanada

### COMMENTS

One block from Merrick LIRR Station

Less than 3/4 mile from Grand Avenue Middle School

Average household incomes of \$180,420

End-cap corner office spaces available on second floor

## CONTACT EXCLUSIVE AGENTS

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**RIPCO**  
REAL ESTATE

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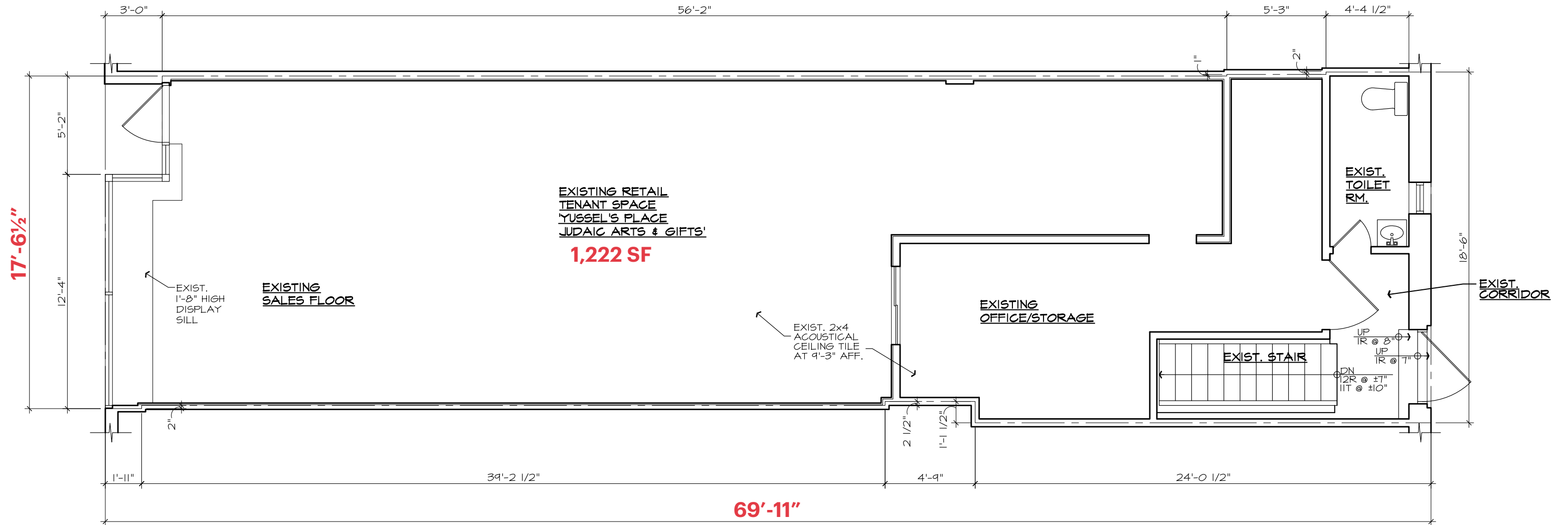
Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

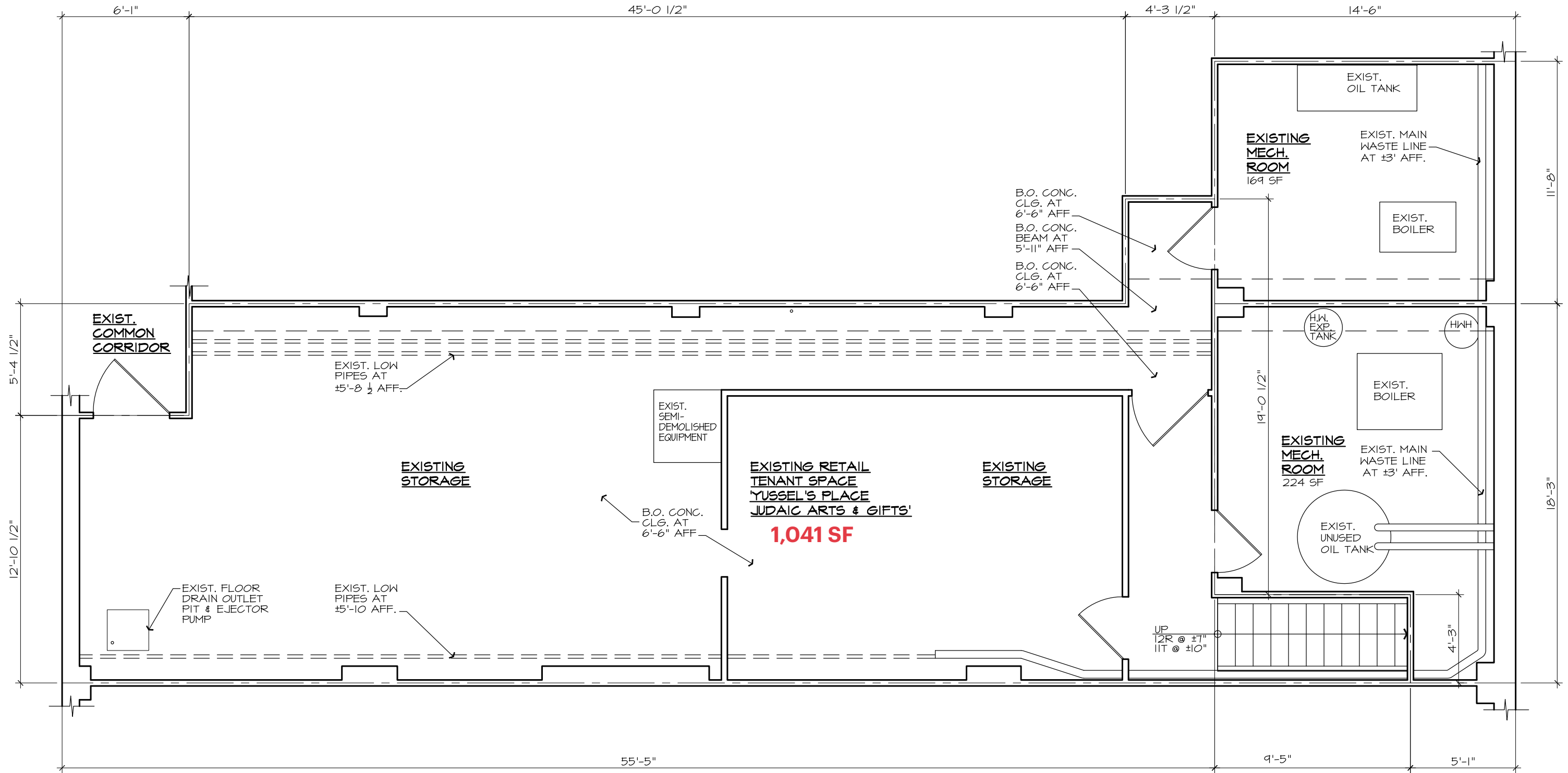
## SECOND FLOOR OFFICE AVAILABILITIES



# RETAIL FLOOR PLAN - 30A MERRICK AVENUE



# RETAIL CELLAR PLAN - 30A MERRICK AVENUE



**INTERIOR PHOTOS - 30A MERRICK AVENUE (1,222 SF)**



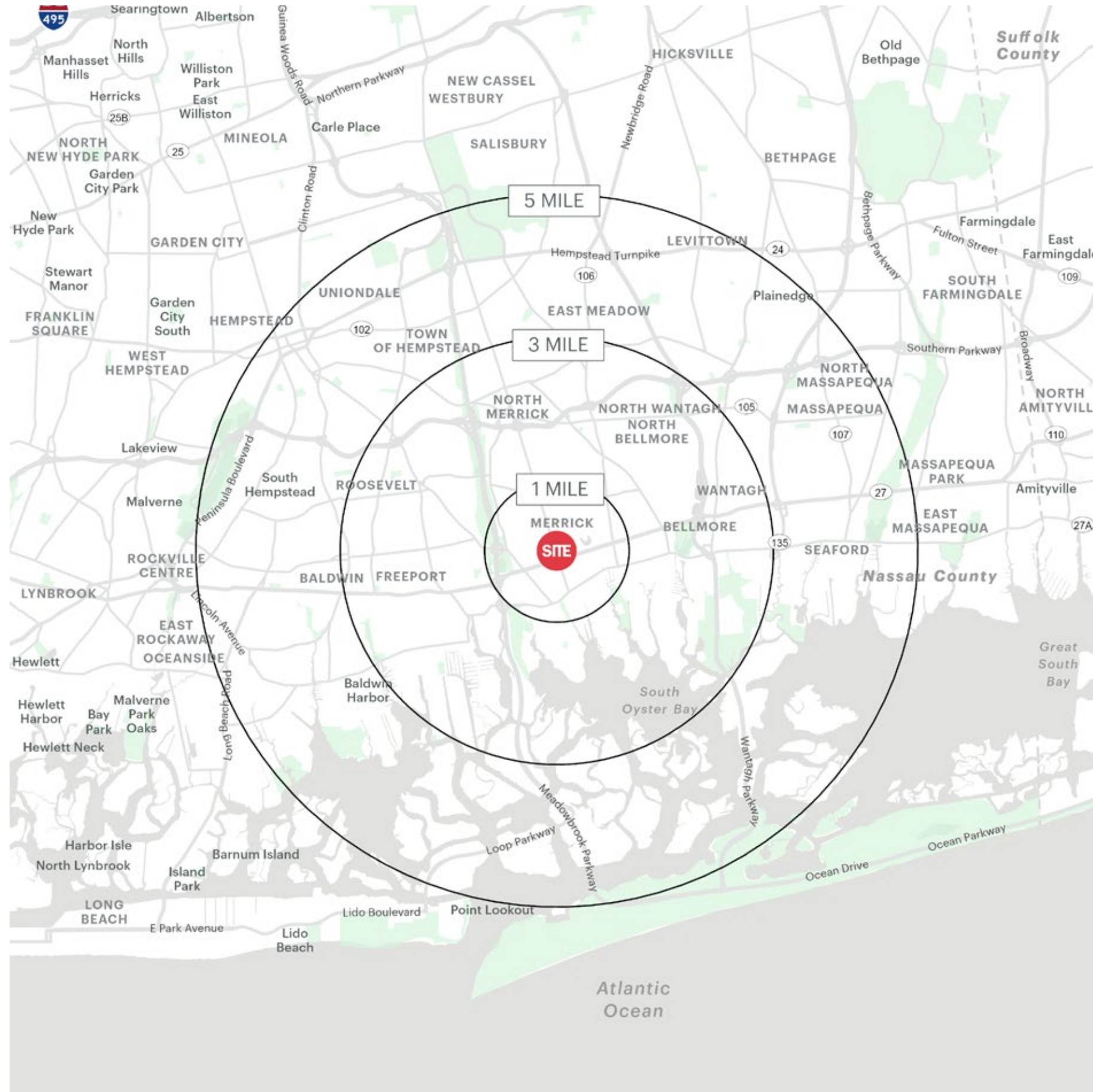
# MARKET AERIAL



**AERIAL**



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
19,520  
**HOUSEHOLDS**  
6,701  
**AVERAGE HOUSEHOLD INCOME**  
\$180,420  
**MEDIAN HOUSEHOLD INCOME**  
\$153,050

**COLLEGE GRADUATES (BACHELOR'S +)**  
7,881 - 56%  
**TOTAL BUSINESSES**  
952  
**TOTAL EMPLOYEES**  
9,563  
**DAYTIME POPULATION (W/ 16 YR +)**  
18,789

## 3 MILE RADIUS

**POPULATION**  
173,783  
**HOUSEHOLDS**  
55,077  
**AVERAGE HOUSEHOLD INCOME**  
\$151,325  
**MEDIAN HOUSEHOLD INCOME**  
\$121,515

**COLLEGE GRADUATES (BACHELOR'S +)**  
54,263 - 44%  
**TOTAL BUSINESSES**  
5,560  
**TOTAL EMPLOYEES**  
63,878  
**DAYTIME POPULATION (W/ 16 YR +)**  
149,767

## 5 MILE RADIUS

**POPULATION**  
423,063  
**HOUSEHOLDS**  
133,481  
**AVERAGE HOUSEHOLD INCOME**  
\$146,121  
**MEDIAN HOUSEHOLD INCOME**  
\$115,050

**COLLEGE GRADUATES (BACHELOR'S +)**  
124,544 - 42%  
**TOTAL BUSINESSES**  
13,128  
**TOTAL EMPLOYEES**  
159,464  
**DAYTIME POPULATION (W/ 16 YR +)**  
367,252



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