



PERFECT FOR ANY RETAIL, MEDICAL, FITNESS, EDUCATION & LAUDROMAT USE

QUEENS VILLAGE, NY

221-26 MERRICK BOULEVARD

On-Site Parking with 14 Exclusive Spots for Space

SIZE

Ground Floor - 3,117 SF

CEILING HEIGHTS

24 FT

ASKING RENT

Upon Request

CO-TENANTS

Davita Northwell Health

FRONTAGE

77 FT on Merrick Boulevard

PARKING

On-Site with 14 Exclusive Spots

NEIGHBORS

Walgreens, Key Food, NYU Langone Medical, Stop & Shop, Spectrum, Home Depot, Northwell Go-Health, IHOP, Ashley Stewart, Parts Authority, Golden Krust, Ridgewood Savings Bank, Chase Bank, Family Dollar, Total by Verizon, Metro PCS, Burger King, Bank of America, Dunkin', AutoZone and more

COMMENTS

- 3,117 SF of newly developed space on Merrick Blvd with Davita Northwell Health co-tenancy
- High trafficked corridor with a healthy mix of National and Local Tenants
- Surrounded by strong medical institutions including NYU Langone and Laurelton Medical Center
- Space is white-boxed with gas, electricity, HVAC and two ADA bathrooms in-place
- High ceiling heights of over 24 FT
- On-site parking with 14 spots dedicated for space
- Ownership is currently building out storefront entrance with glass double doors and windows
- All uses are considered

CONTACT EXCLUSIVE AGENTS

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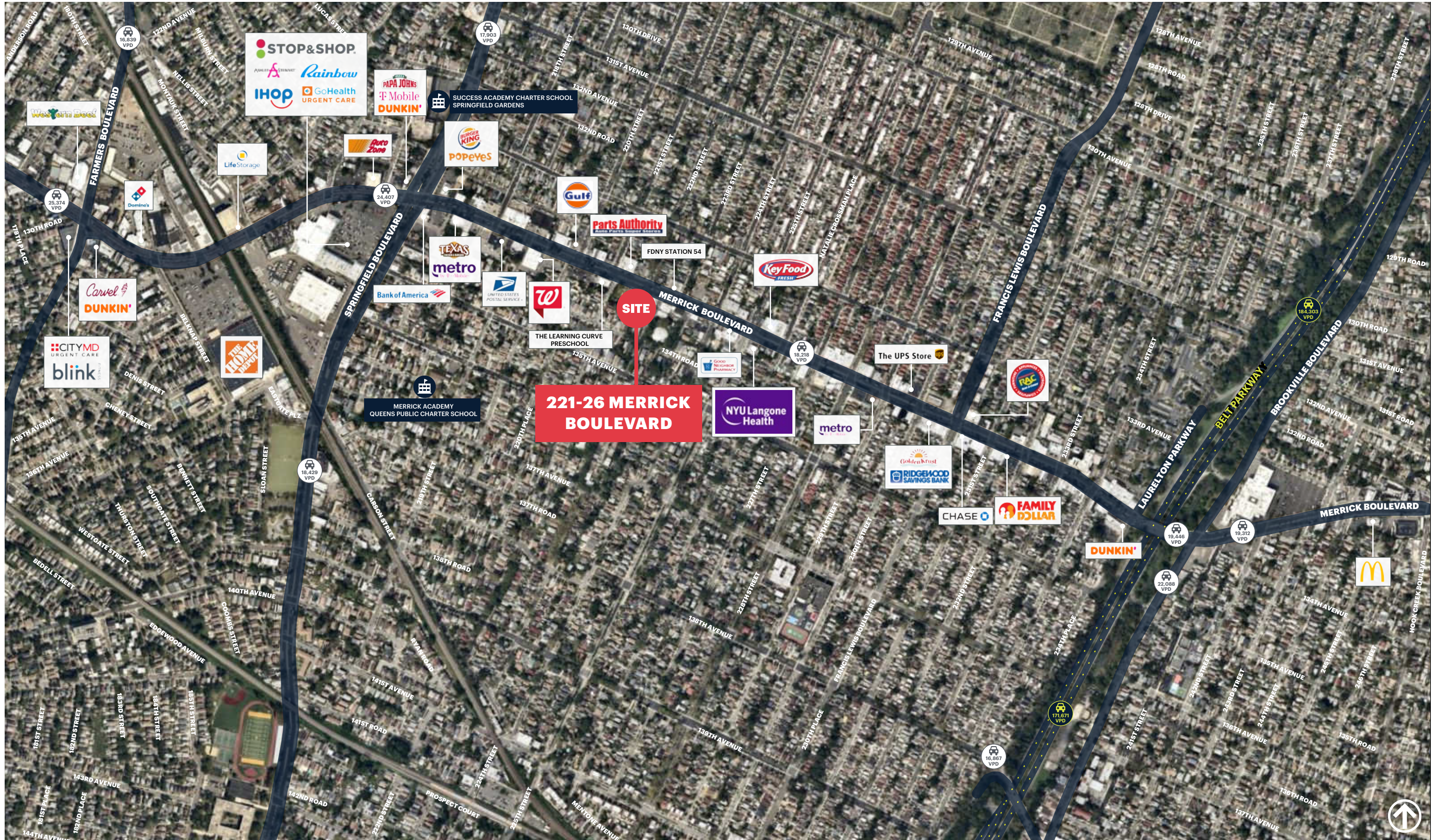
Please visit us at ripcony.com for more information

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.

EXTERIOR & INTERIOR PHOTOS



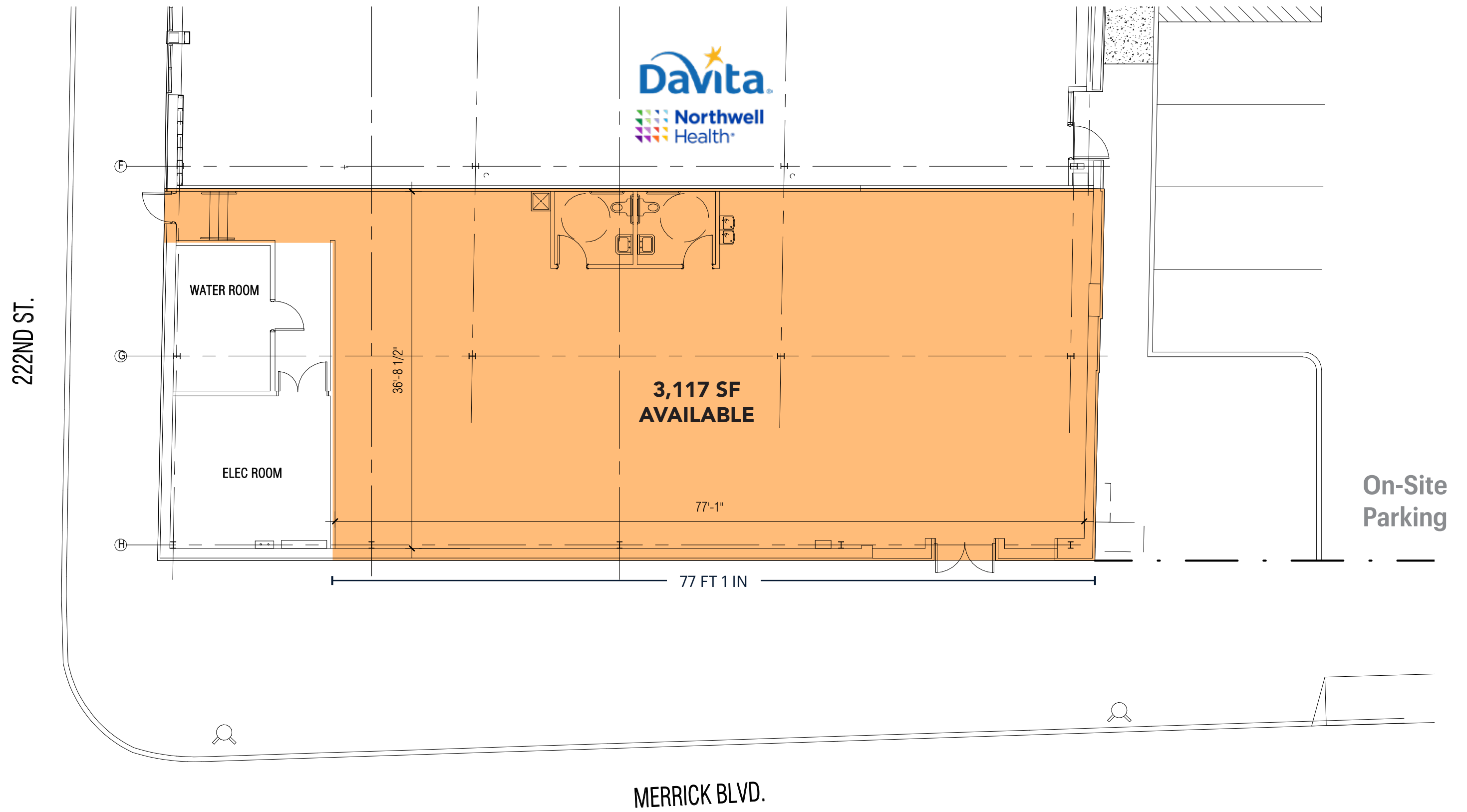
MARKET AERIAL



AERIAL



SITE PLAN



AREA DEMOGRAPHICS



221-26 MERRICK BOULEVARD QUEENS VILLAGE, NEW YORK

1 MILE RADIUS

POPULATION

49,184

HOUSEHOLDS

15,503

AVERAGE HOUSEHOLD INCOME

\$124,903

MEDIAN HOUSEHOLD INCOME

\$100,021

COLLEGE GRADUATES (BACHELOR'S +)

10,753 - 30.0%

TOTAL BUSINESSES

921

TOTAL EMPLOYEES

9,207

DAYTIME POPULATION (W/ 16 YR +)

34,435

3 MILE RADIUS

POPULATION

414,202

HOUSEHOLDS

127,717

AVERAGE HOUSEHOLD INCOME

\$117,146

MEDIAN HOUSEHOLD INCOME

\$88,727

COLLEGE GRADUATES (BACHELOR'S +)

88,660 - 31.0%

TOTAL BUSINESSES

8,208

TOTAL EMPLOYEES

82,733

DAYTIME POPULATION (W/ 16 YR +)

304,793

5 MILE RADIUS

POPULATION

1,048,430

HOUSEHOLDS

335,967

AVERAGE HOUSEHOLD INCOME

\$122,637

MEDIAN HOUSEHOLD INCOME

\$89,052

COLLEGE GRADUATES (BACHELOR'S +)

270,472 - 36.0%

TOTAL BUSINESSES

25,108

TOTAL EMPLOYEES

296,132

DAYTIME POPULATION (W/ 16 YR +)

856,663

AREA DEMOGRAPHICS

