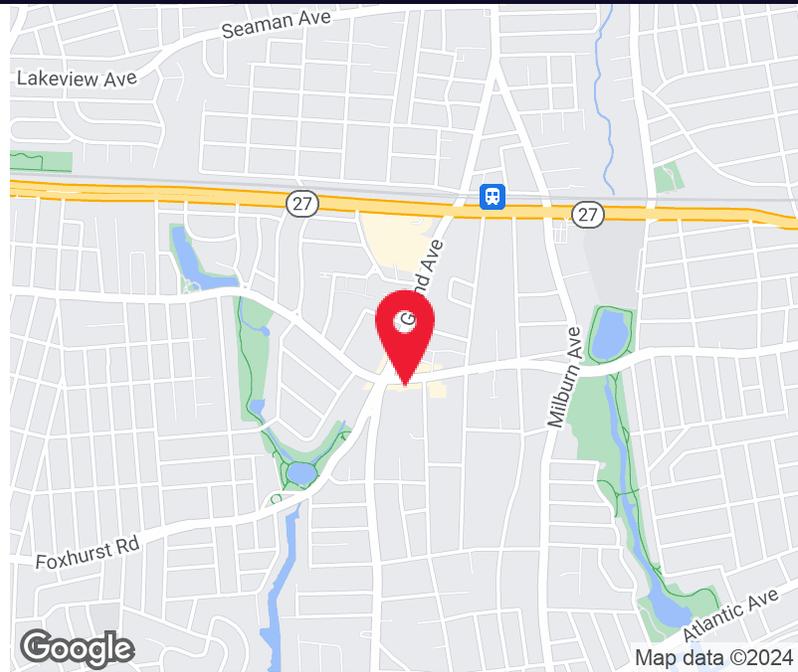




# Retail Property For Lease

## 814-850 Merrick Rd Baldwin, NY 11510



### Offering Summary

<b>Lease Rate:</b>	\$29.50 SF/yr (MG)
<b>Building Size:</b>	23,908 SF
<b>Available SF:</b>	1,300 - 1,600 SF
<b>Lot Size:</b>	1.43 Acres
<b>Year Built:</b>	1965
<b>Zoning:</b>	Business x
<b>Traffic Count:</b>	23,000

### Property Overview

Strip Center with Retail Spaces for Lease on Busy Merrick Road in Baldwin! Great exposure with over 23,000 vehicles passing this location per day! 50+ car municipal parking lot (no meters) available in the rear as well as street parking. Contact us for more info!

### Property Highlights

- On Busy Merrick Road
- Over 23,000 Vehicles Pass Per Day
- Parking Available in Rear and Front

For More Information:

#### Christopher Pesce



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#### Kenneth Hester



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# Retail Property For Lease

## 814-850 Merrick Rd Baldwin, NY 11510



### Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,300 - 1,600 SF	Lease Rate:	\$29.50 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
820	Available	1,600 SF	Modified Gross	\$29.50 SF/yr	+/- 1,600 SF Retail Space Available in a strip center on busy Merrick Road in Baldwin, Long Island, NY! Great exposure with over 23,000 vehicles passing this location per day!
818	Available	1,600 SF	Modified Gross	\$29.50 SF/yr	+/- 1600 SF Retail Space Available in a strip center on busy Merrick Road in Baldwin, Long Island, NY! Great exposure with over 23,000 vehicles passing this location per day!
828	Available	1,300 SF	Modified Gross	\$29.50 SF/yr	+/- 1300 SF Retail Space Available in a strip center on busy Merrick Road in Baldwin, Long Island, NY! Great exposure with over 23,000 vehicles passing this location per day!

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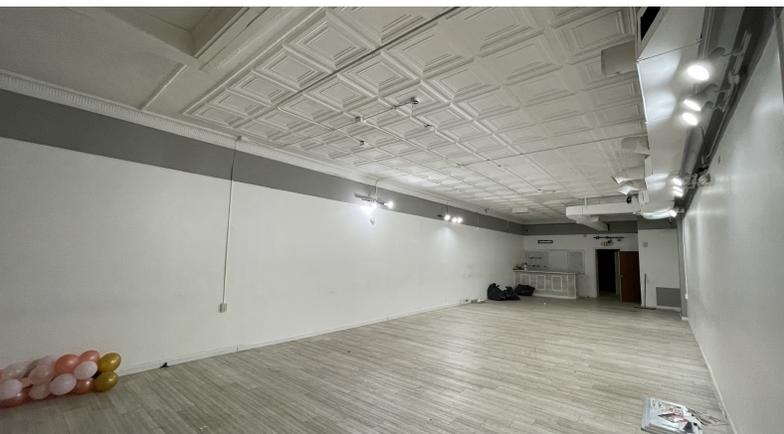
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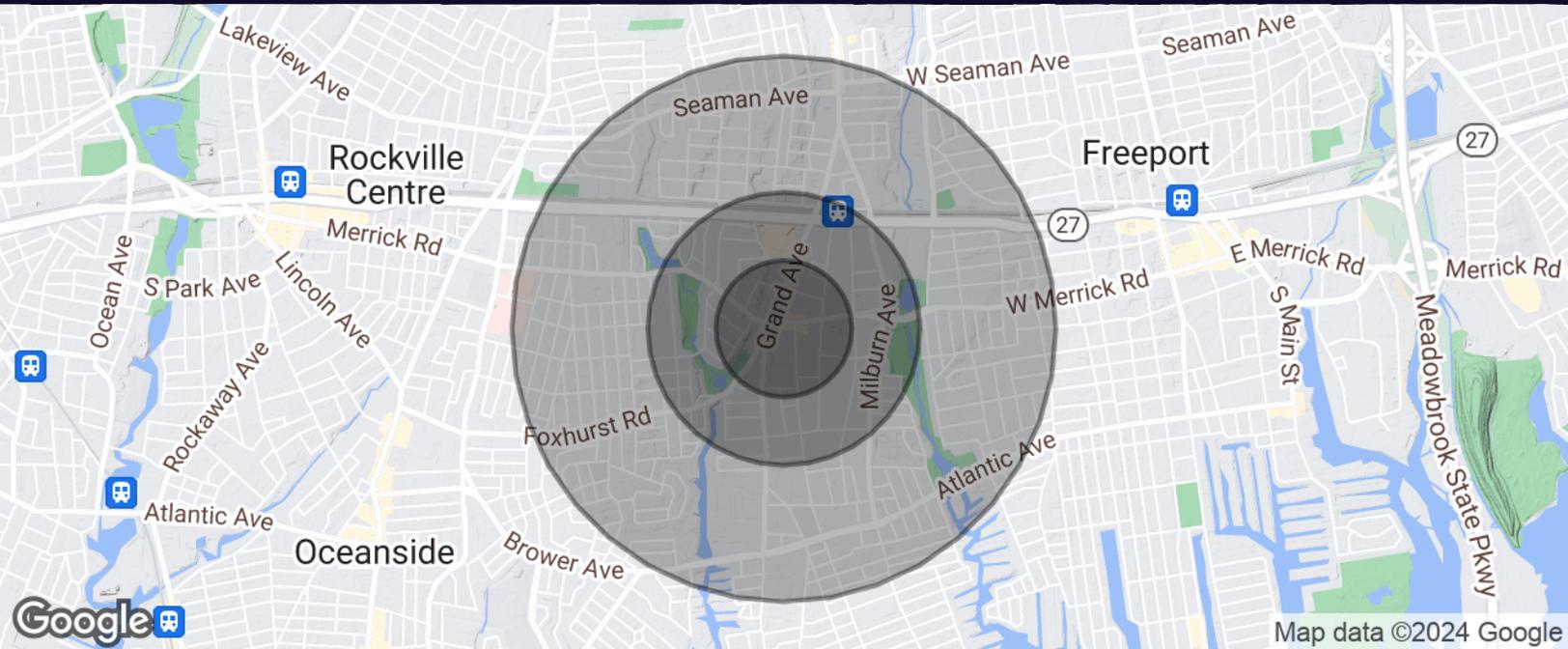
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# Retail Property For Lease

## 814-850 Merrick Rd Baldwin, NY 11510



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,445	5,690	26,726
Average Age	40.2	40.7	40.3
Average Age (Male)	38.9	39.7	38.4
Average Age (Female)	42.1	42.6	40.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	455	1,828	8,752
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$121,409	\$125,306	\$135,865
Average House Value	\$446,736	\$444,404	\$433,498

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