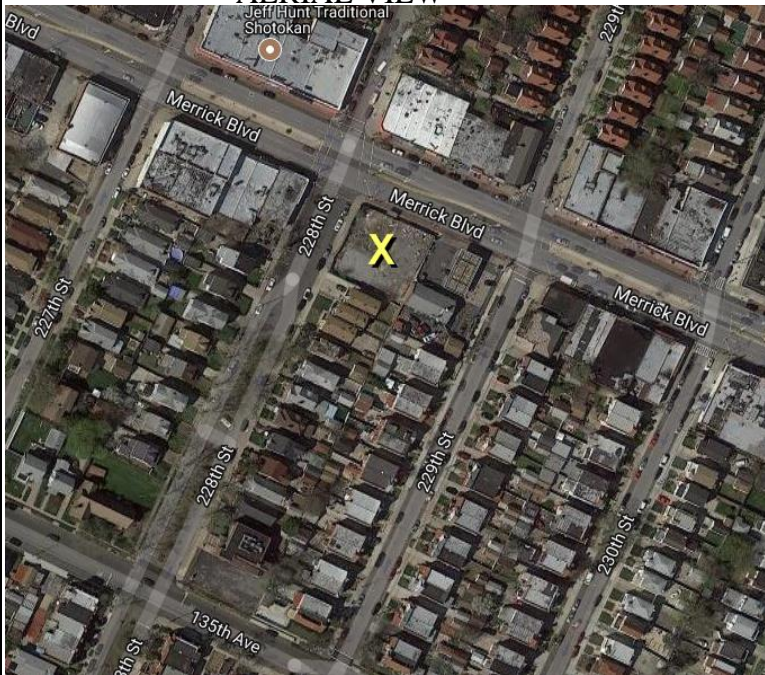


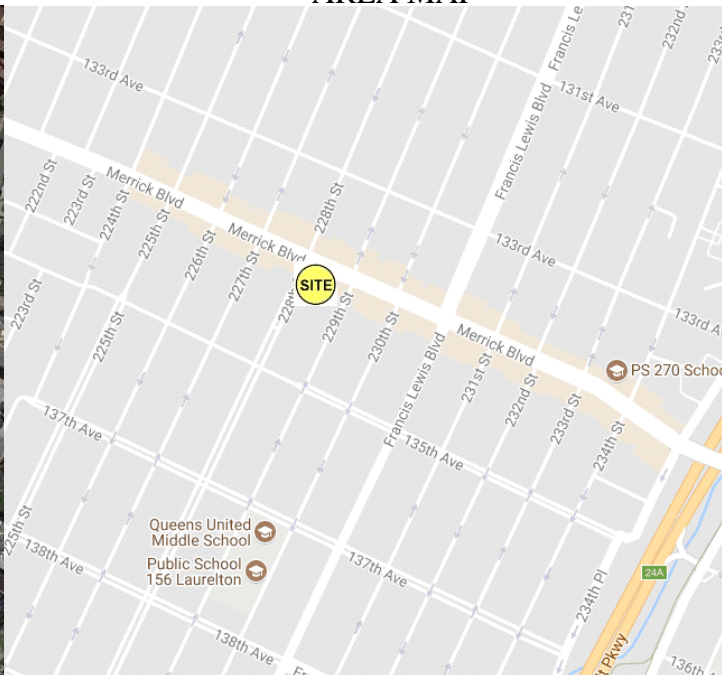
NEW EXCLUSIVE AVAILABLE

228-02 MERRICK BOULEVARD, LAURELTON, NY 11413

AERIAL VIEW



AREA MAP



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BUILDING SPECIFICATIONS

- NEW CONSTRUCTION
- GROUND FLOOR APPROX. 7,500 SQ. FT. RETAIL
- NEW PROPOSED DAY CARE:
2ND FLOOR APPROX. 8,000 SQ. FT.
BASEMENT APPROX. 6,500 SQ. FT.
ROOFTOP PLAYGROUND APPROX. 7,000 SQ. FT.
- ALL WITH ACCESS THROUGH ELEVATOR
ASKING RENT UPON REQUEST
- AREA RETAILERS INCLUDE FAMILY DOLLAR,
DUNKIN DONUTS, WALGREENS, 7-11 & MORE
- MERRICK RD – 14K VPD

DEMOGRAPHICS

<u>Radius</u>	<u>¼ Mile</u>	<u>½ Mile</u>	<u>1 Mile</u>
Population	3,766	14,178	43,862
# of Households	1,183	4,654	13,726
Avg. HH Income	\$102,859	\$101,307	\$101,997
Daytime Pop	611	1,445	5,942

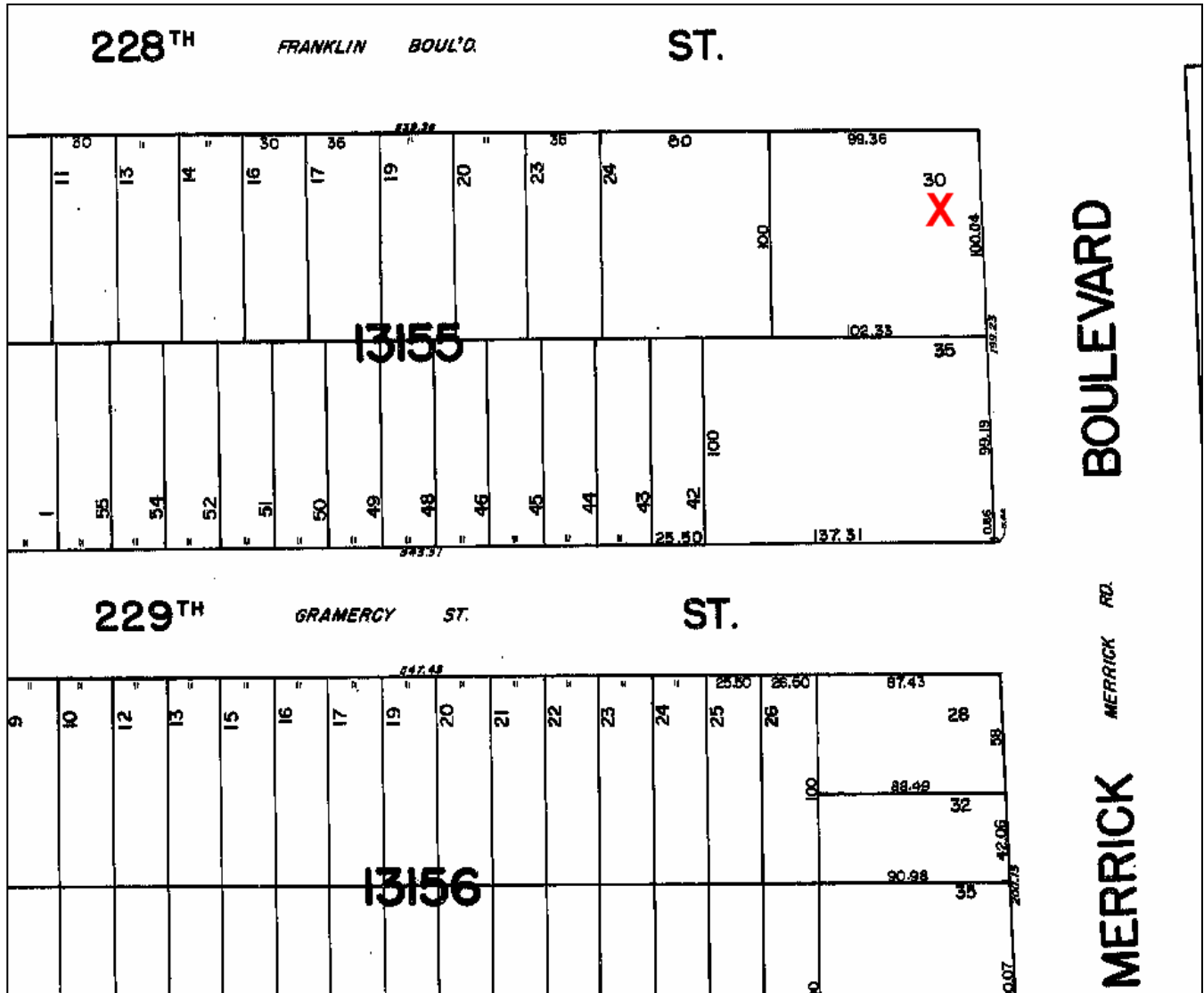


CRA
Commercial
Retail Associates

October 19, 2017

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TAX MAP



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FLOOR PLAN - ROOF



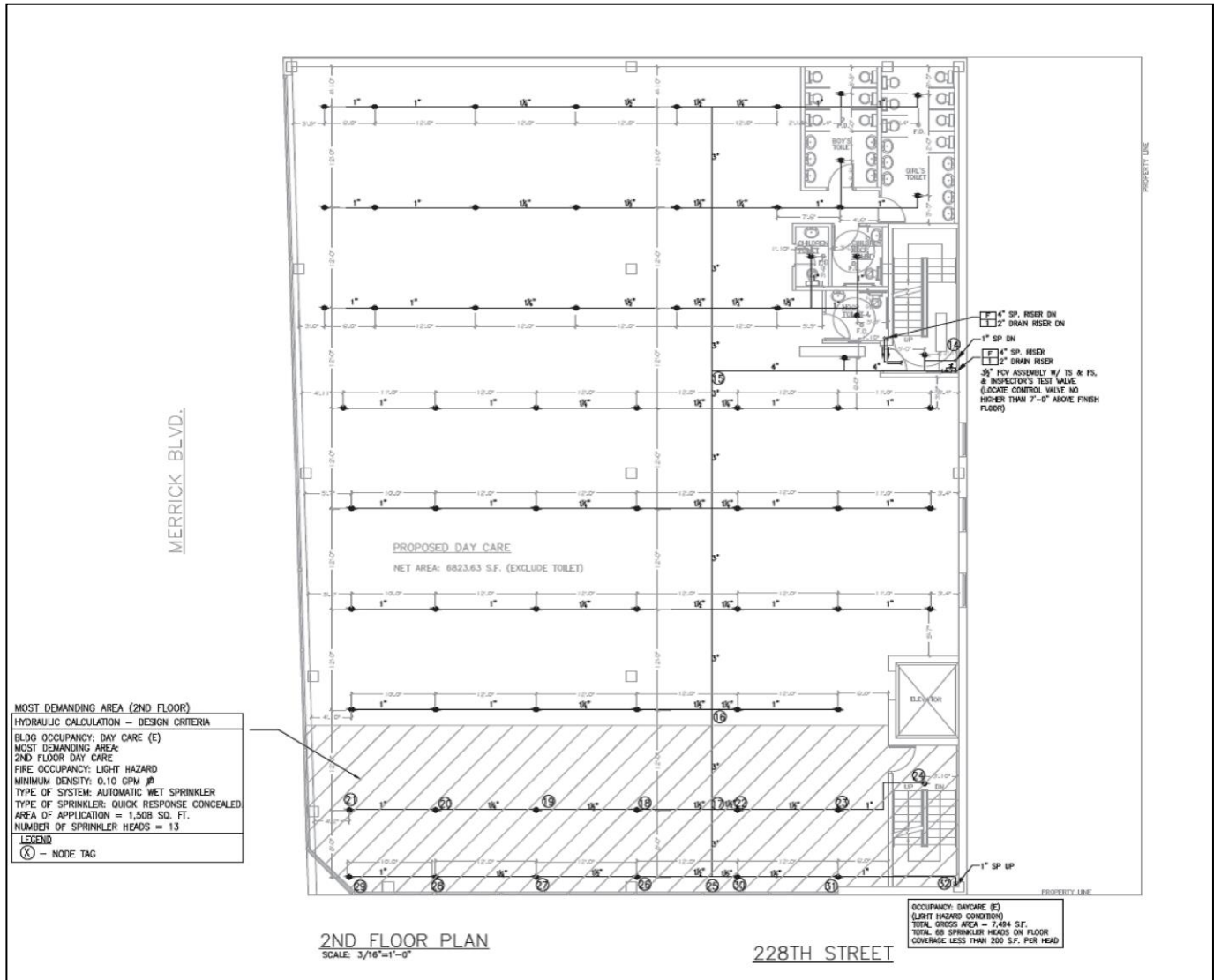
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FLOOR PLAN – 2ND FLOOR



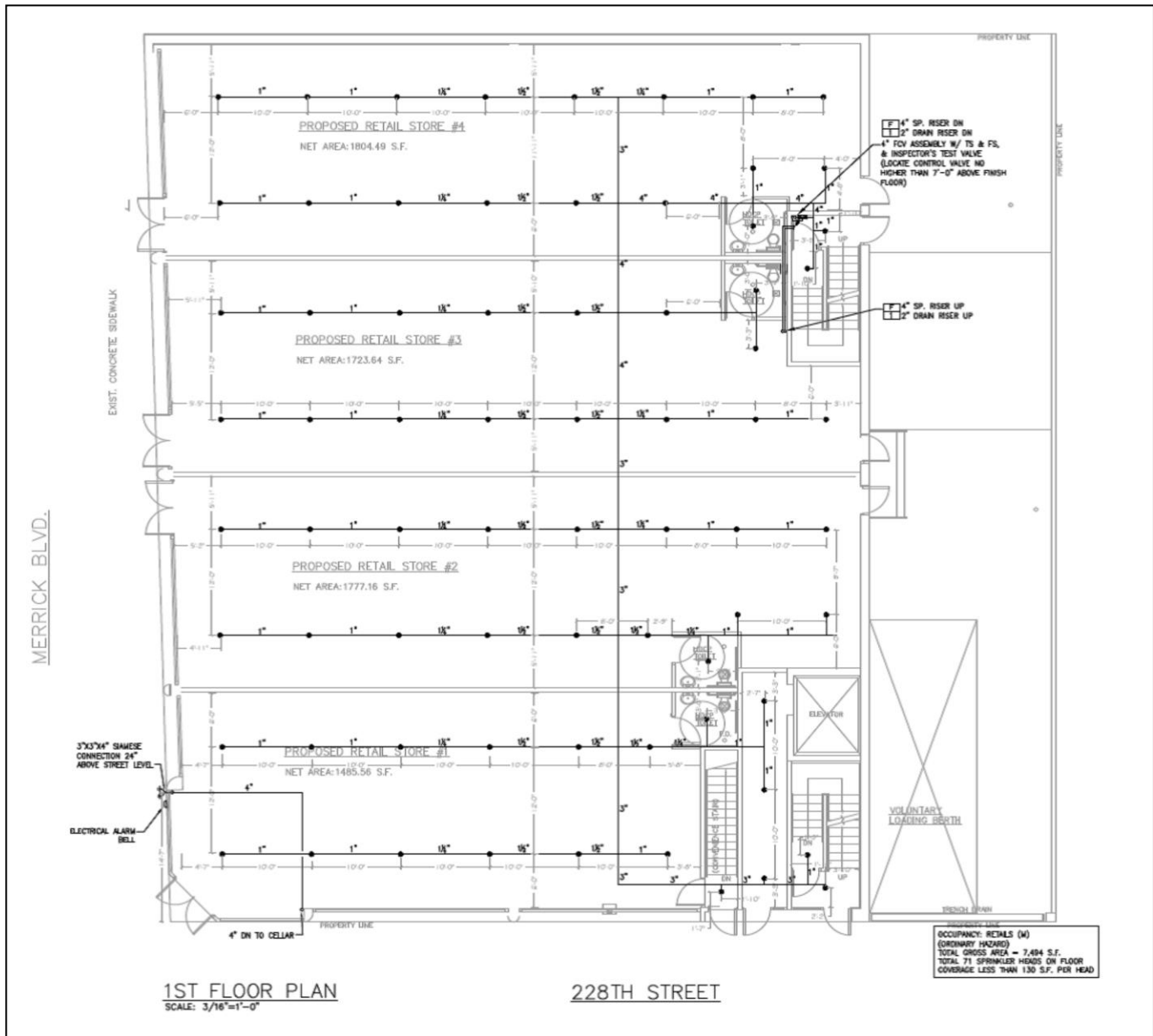
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FLOOR PLAN – 1ST FLOOR



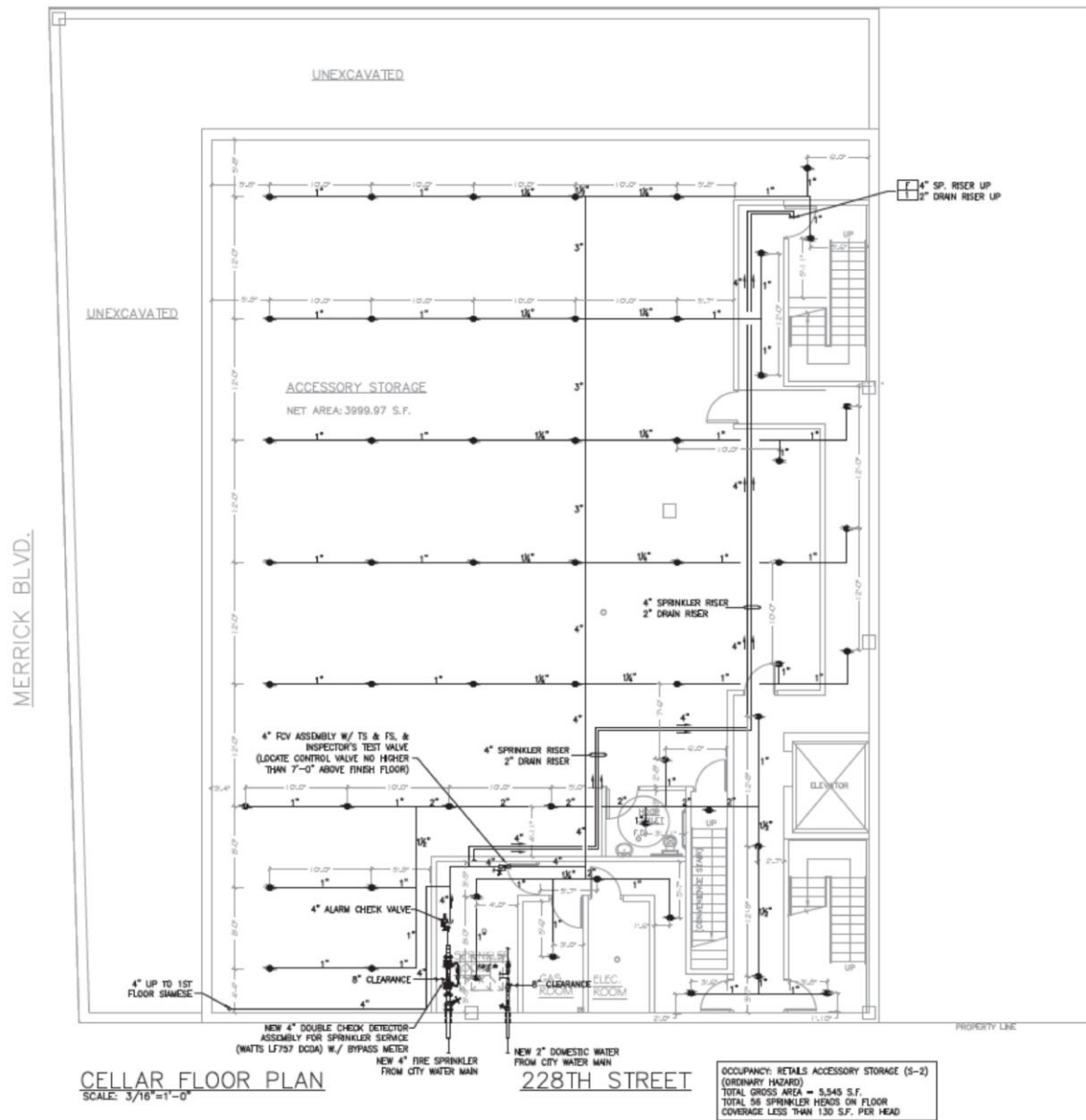
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FLOOR PLAN - CELLAR



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