

# Long Island MOB & Surgery Center

444 Merrick Road, Lynbrook, NY 11563



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- Four-story medical office building in Lynbrook, NY
- Ample surface parking with valet available
- Located on Merrick Road with access via Belt Parkway and Meadowbrook State Parkway
- Building and suite signage opportunities available
- Serves a dense, established southern Nassau County patient population
- Generous TI allowance with flexible lease terms

 [VIEW LISTING](#)



# 106K SF multi-specialty building anchored by Northwell, steps from the Lynbrook LIRR.

POPULATION  
638,874

MEDIAN HOUSEHOLD INCOME  
\$129,881

PERCENT OF POPULATION INSURED  
95.1%

SOURCE: ESRI, 2026 (5 MILE RADIUS)

444 MERRICK ROAD, LYNBROOK, NY 11563

| NEARBY HOSPITALS                    | DISTANCE | DRIVE TIME |
|-------------------------------------|----------|------------|
| 1. Long Island Jewish Valley Stream | 1.6 mi   | 7 min      |
| 2. Mercy Hospital                   | 3.2 mi   | 12 min     |
| 3. Mount Sinai South Nassau         | 2.5 mi   | 10 min     |



## SURROUNDING POINTS OF INTEREST

- Atria Tanglewood Senior Living
- Molloy University
- John F. Kennedy International Airport
- Belmont Park Racetrack
- Green Acres Mall