



## RETAIL SPACE

# SEAFORD, NY

3951 MERRICK ROAD

### SIZE

28,967 SF - Potentially Available

### ASKING RENT

Upon Request

### NEIGHBORS

Stop & Shop, CVS Pharmacy, Ralph's Italian Ices, Pastrami Express, Chase Bank, Lobster Shack, Bethpage Federal Credit Union, Spoons Ice Cream & Cereal Bar, Dunkin', TD Bank

### COMMENTS

Located on the Northwest corner of Merrick Road and Washington Avenue

Approximately 85 municipal parking spaces behind building

Walking distance to the Seaford Long Island Rail Road Station

## CONTACT EXCLUSIVE AGENTS

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### DOUG WEINSTEIN

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**RIPCO**  
REAL ESTATE

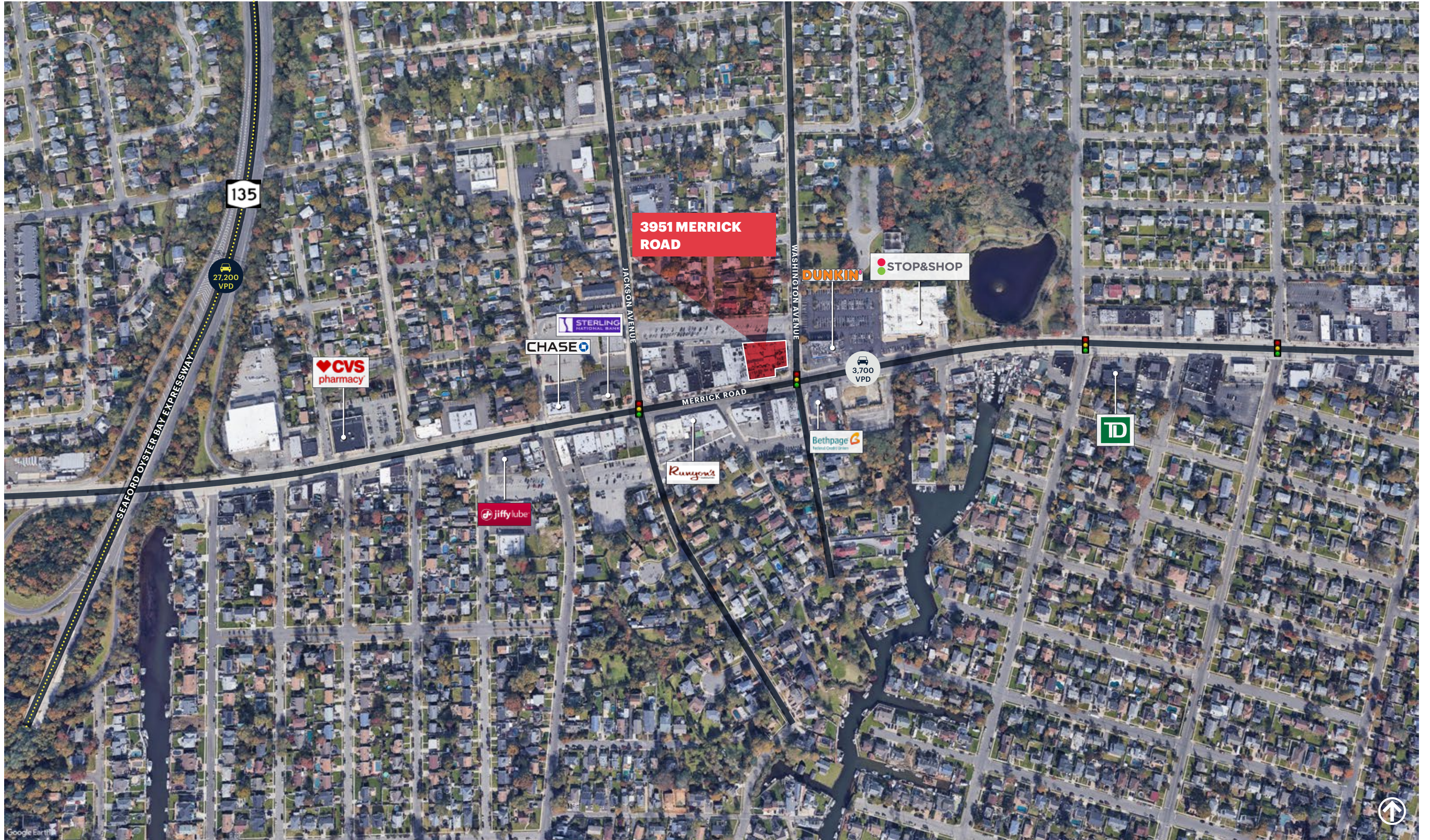
100 Jericho Quadrangle  
Suite 120  
Jericho, NY 11753  
516.933.8880

Please visit us at [ripcony.com](http://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.



**AERIAL**

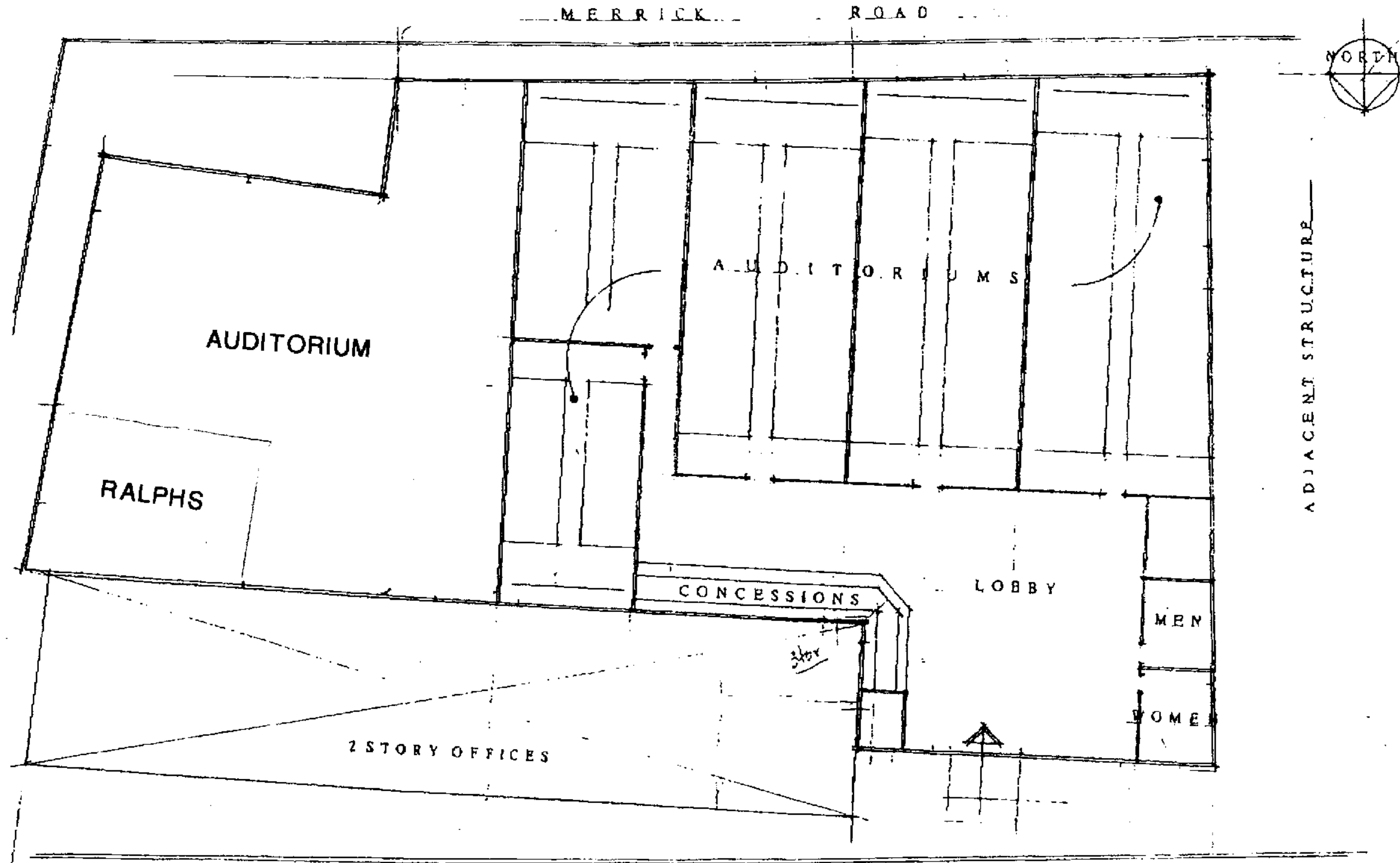


**AERIAL**



**SITE PLAN**

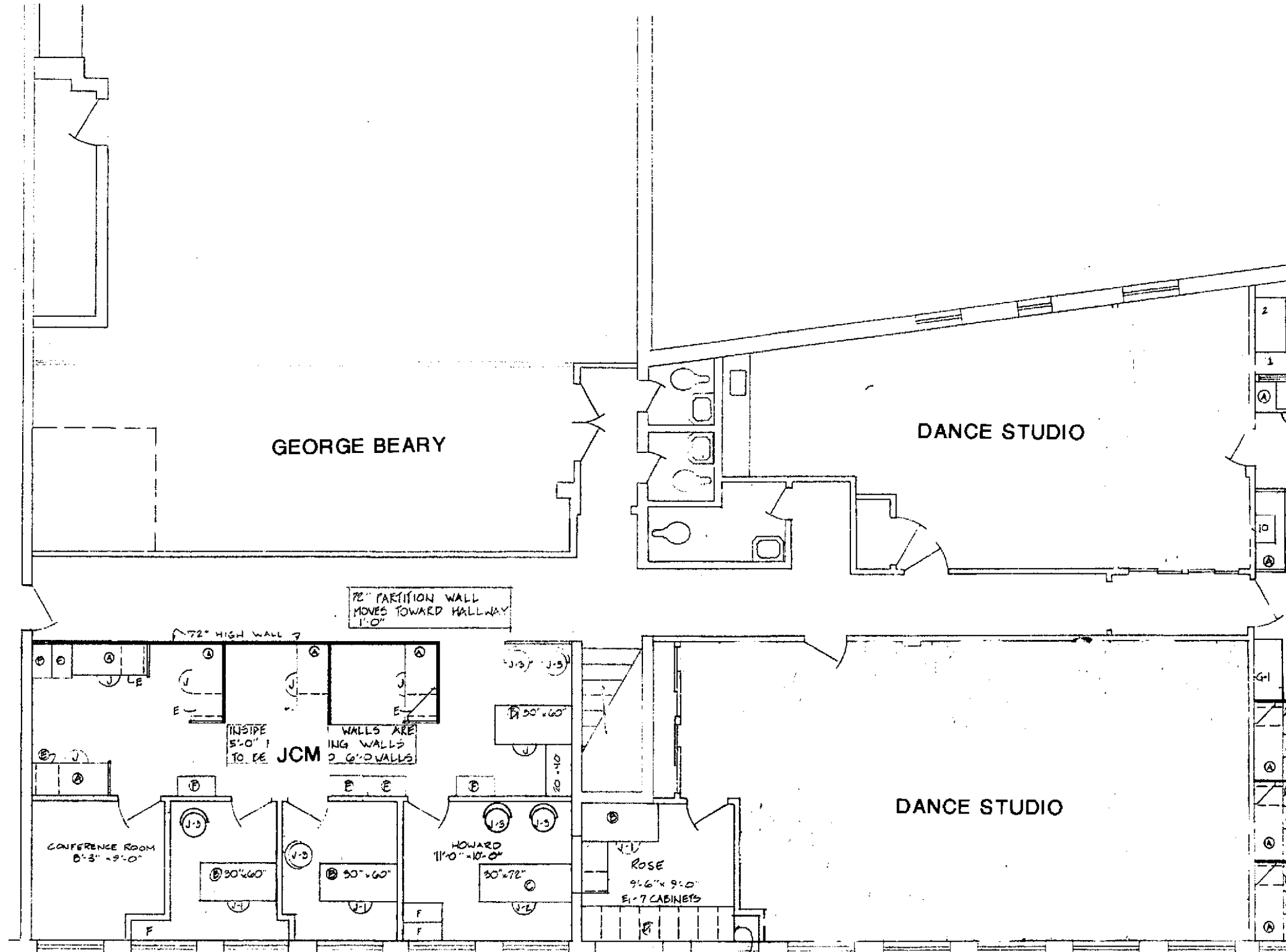
**GROUND FLOOR**



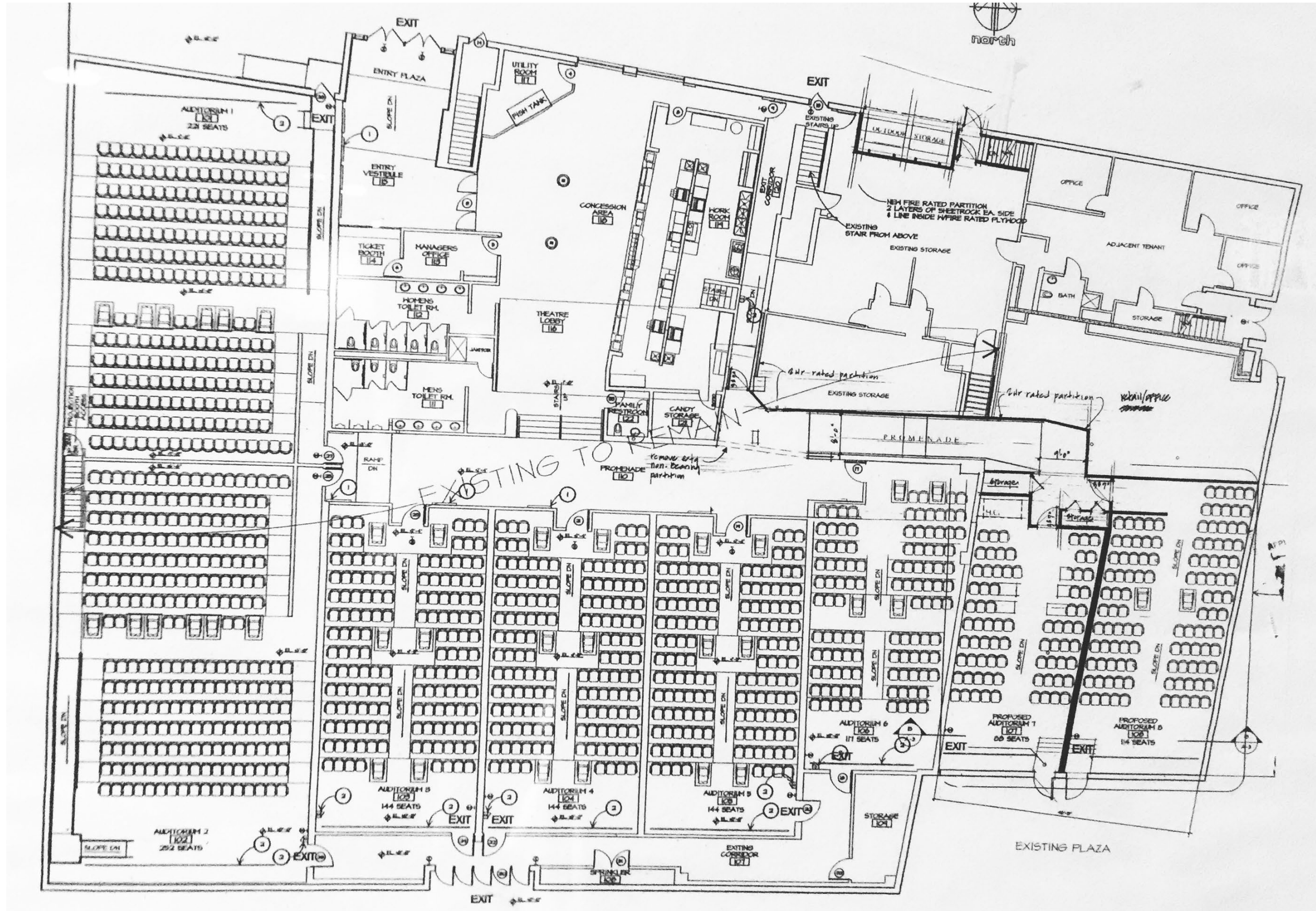
**SITE PLAN**

**SECOND FLOOR**

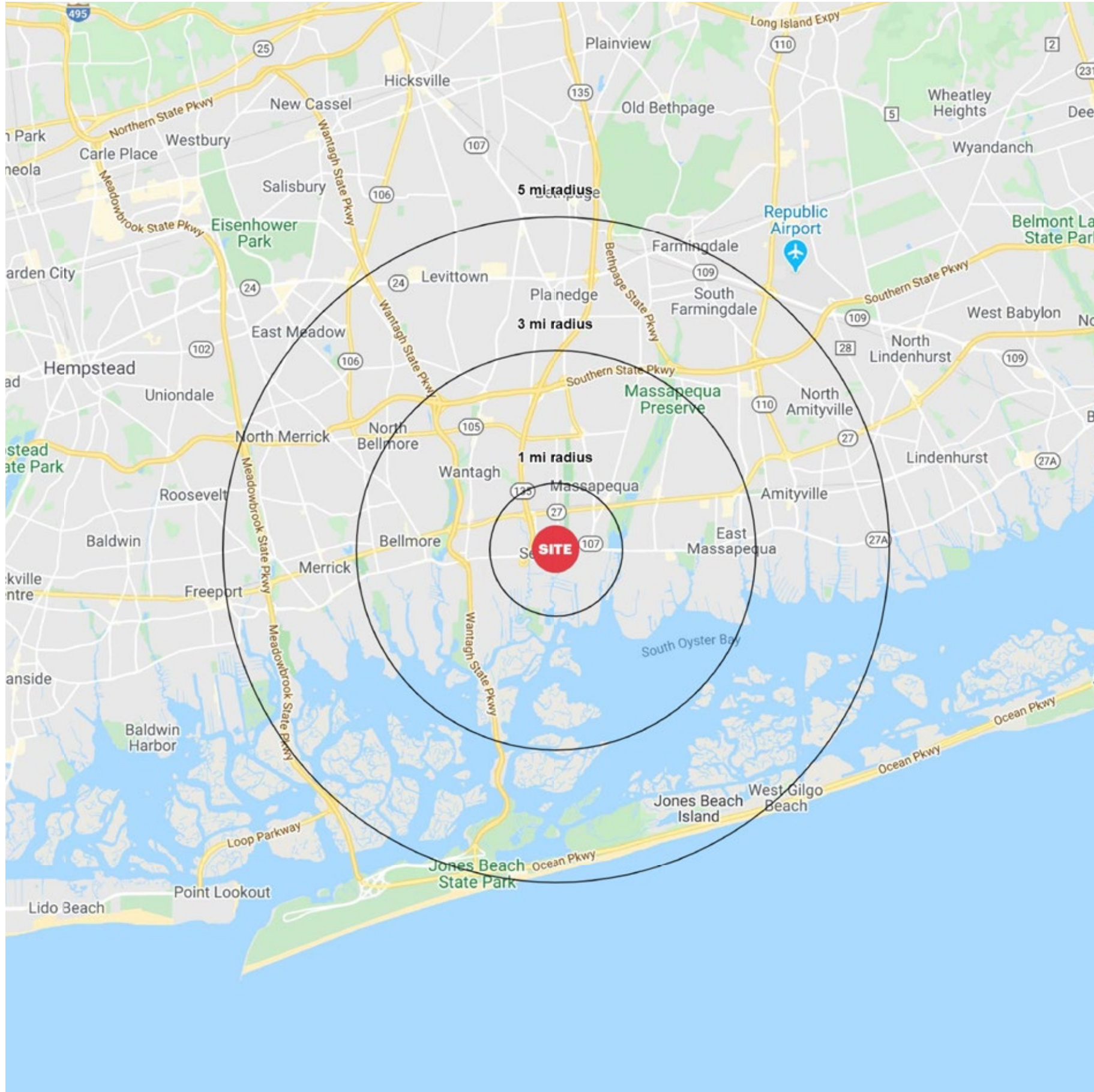
**SECOND FLOOR**



# THEATER LAYOUT



# AREA DEMOGRAPHICS



3951 MERRICK ROAD SEAFORD, NEW YORK

## 1 MILE RADIUS

**POPULATION**  
19,783  
**HOUSEHOLDS**  
6,753  
**AVERAGE HOUSEHOLD INCOME**  
\$154,043  
**MEDIAN HOUSEHOLD INCOME**  
\$135,250

**COLLEGE GRADUATES (BACHELOR'S +)**  
6,424 - 46.1%  
**TOTAL BUSINESSES**  
701  
**TOTAL EMPLOYEES**  
5,122  
**DAYTIME POPULATION (W/ 16 YR +)**  
10,775

## 3 MILE RADIUS

**POPULATION**  
130,034  
**HOUSEHOLDS**  
44,513  
**AVERAGE HOUSEHOLD INCOME**  
\$155,080  
**MEDIAN HOUSEHOLD INCOME**  
\$132,965

**COLLEGE GRADUATES (BACHELOR'S +)**  
42,040 - 45.8%  
**TOTAL BUSINESSES**  
4,506  
**TOTAL EMPLOYEES**  
30,559  
**DAYTIME POPULATION (W/ 16 YR +)**  
68,614

## 5 MILE RADIUS

**POPULATION**  
329,397  
**HOUSEHOLDS**  
111,262  
**AVERAGE HOUSEHOLD INCOME**  
\$142,277  
**MEDIAN HOUSEHOLD INCOME**  
\$121,965

**COLLEGE GRADUATES (BACHELOR'S +)**  
96,214 - 41.5%  
**TOTAL BUSINESSES**  
11,659  
**TOTAL EMPLOYEES**  
94,984  
**DAYTIME POPULATION (W/ 16 YR +)**  
190,264

# AREA DEMOGRAPHICS

