

JAMAICA, NY 11433

# 109-50 MERRICK BOULEVARD



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## PROPERTY DESCRIPTION

### Brokers Protected.

Prime 1,200 SF retail space available for lease at 109-50 Merrick Boulevard, located in a busy neighborhood shopping center anchored by Family Dollar. The in-line space was formerly occupied by a pharmacy and is well-suited for a variety of retail, service, or medical uses.

Neighboring tenants include Domino's Pizza and a convenience store, creating consistent daily traffic and strong neighborhood visibility. The property offers on-site parking for customers and easy access from Merrick Boulevard, a major local thoroughfare with high vehicular and pedestrian volume.

The space features a functional layout that can be easily adapted for retail or professional use, with existing infrastructure ideal for tenants seeking a turnkey opportunity in a proven retail location.

Join a strong tenant mix in a well-established center serving the surrounding residential community.

**109-50 MERRICK BOULEVARD** | Jamaica, NY

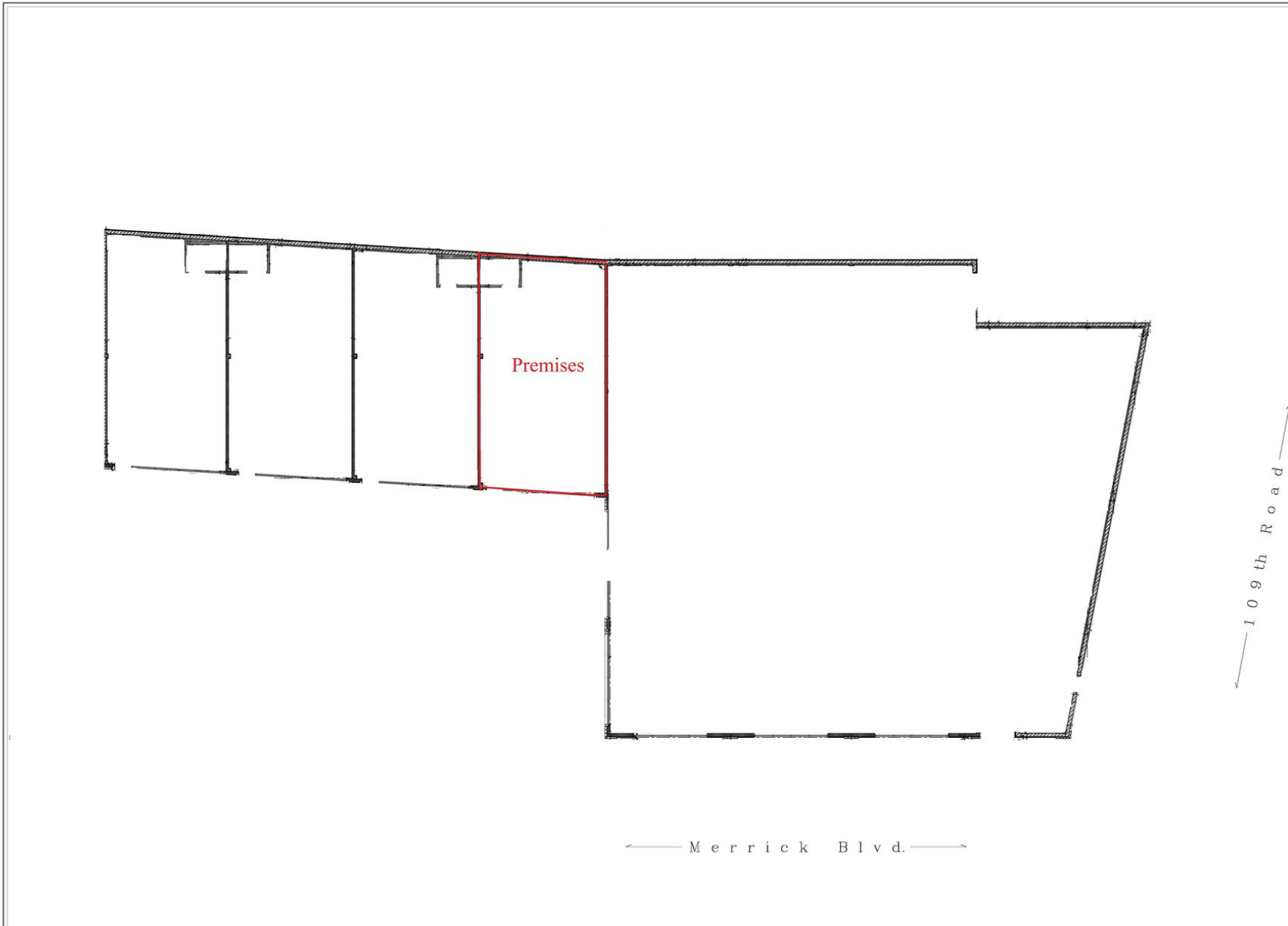
## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>Upon Request</b>
<b>Available SF:</b>	<b>1,200 SF</b>
<b>Building Size:</b>	<b>12,635 SF</b>

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	1,569	6,251	23,809
<b>Total Population</b>	4,725	18,932	74,411
<b>Average HH Income</b>	\$73,798	\$73,699	\$75,472

# ADDITIONAL PHOTOS





**Architecture  
Engineering  
Planning  
Interior**

**CHON ENGINEERING P.C.**

New York License No. 060029 | New Jersey License No. 30017

163-20 NORTHERN BLVD, SUITE # 2R FLUSHING, NY 11358  
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THE PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON THE APPLICATION. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

**JOB TITLE:**  
NEW COM. BLDG. CONSTRUCTION  
(NEW CERTIFICATE OF OCCUPANCY)

**NOTE**

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<input type="checkbox"/>		
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<input checked="" type="checkbox"/>	MAR. 21, 2019	AMENDMENT
<input checked="" type="checkbox"/>	DEC. 12, 2017	PROPOSED_INITIAL
	DATE	DESCRIPTION
<small>DWG FILE NO.</small>		

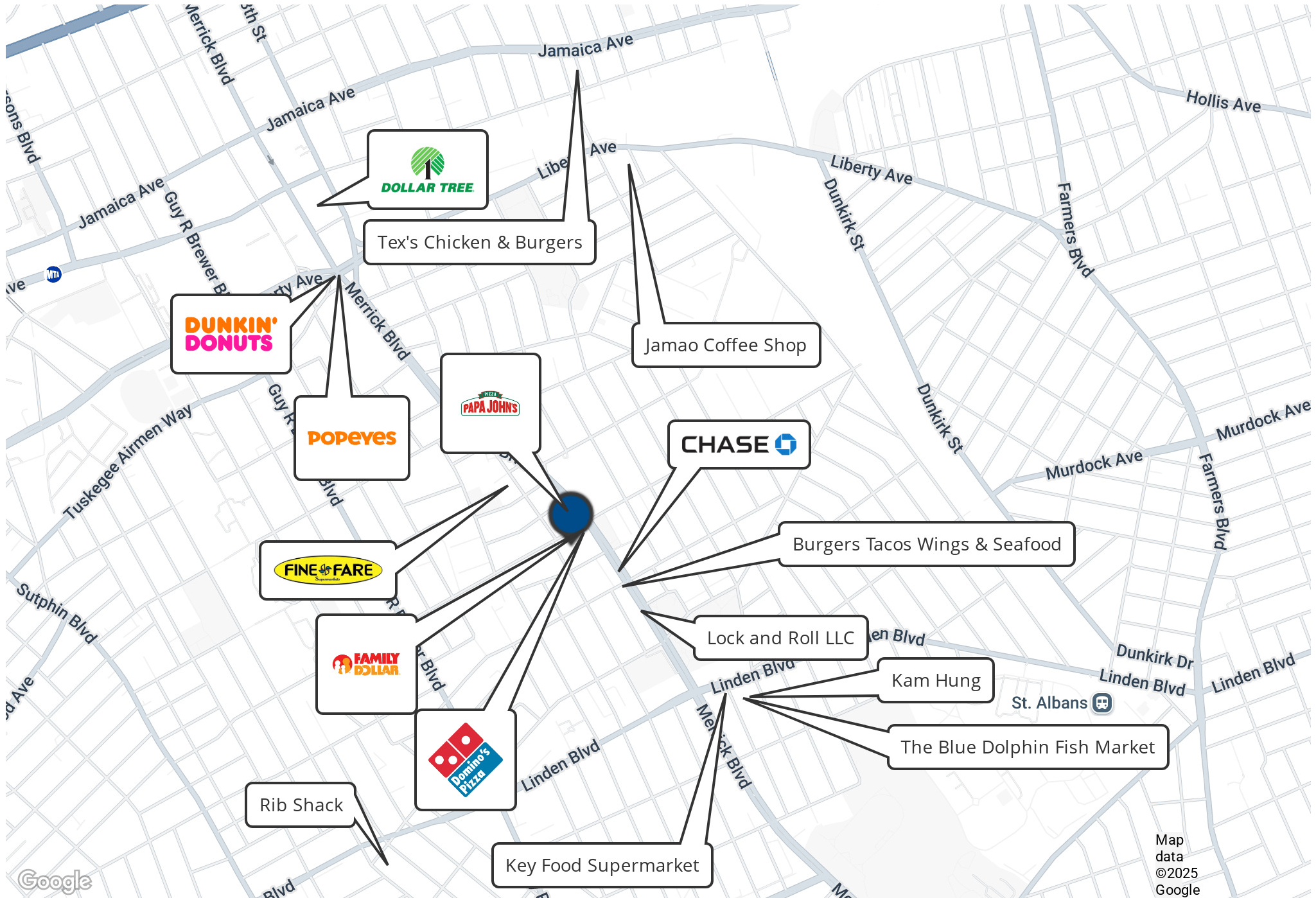
**PROJECT:**  
109-50 MERRICK BLVD.  
QUEENS, NY 11433

**DRAWING TITLE:**  
1ST FLOOR PLAN

<small>SCALE &amp; SIGNATURE</small>	<small>DATE:</small> DEC. 18, 2019
	<small>PROJECT NO.:</small>
	<small>DRAWN BY:</small> SAC
	<small>CHECK BY:</small> SAC
	<b>A-001.01</b>
	<small>SHEET NO.:</small> 2 OF 27

**1**  
**A-001** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# RETAILER MAP



Map data  
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Google