

FOR LEASE



**476-500 Merrick Road
Lynbrook, NY 11563**

Asking Rent: Upon Request

482 Merrick Rd 2,314 SF

498 Merrick Rd 1,070 SF plus 696 SF Basement

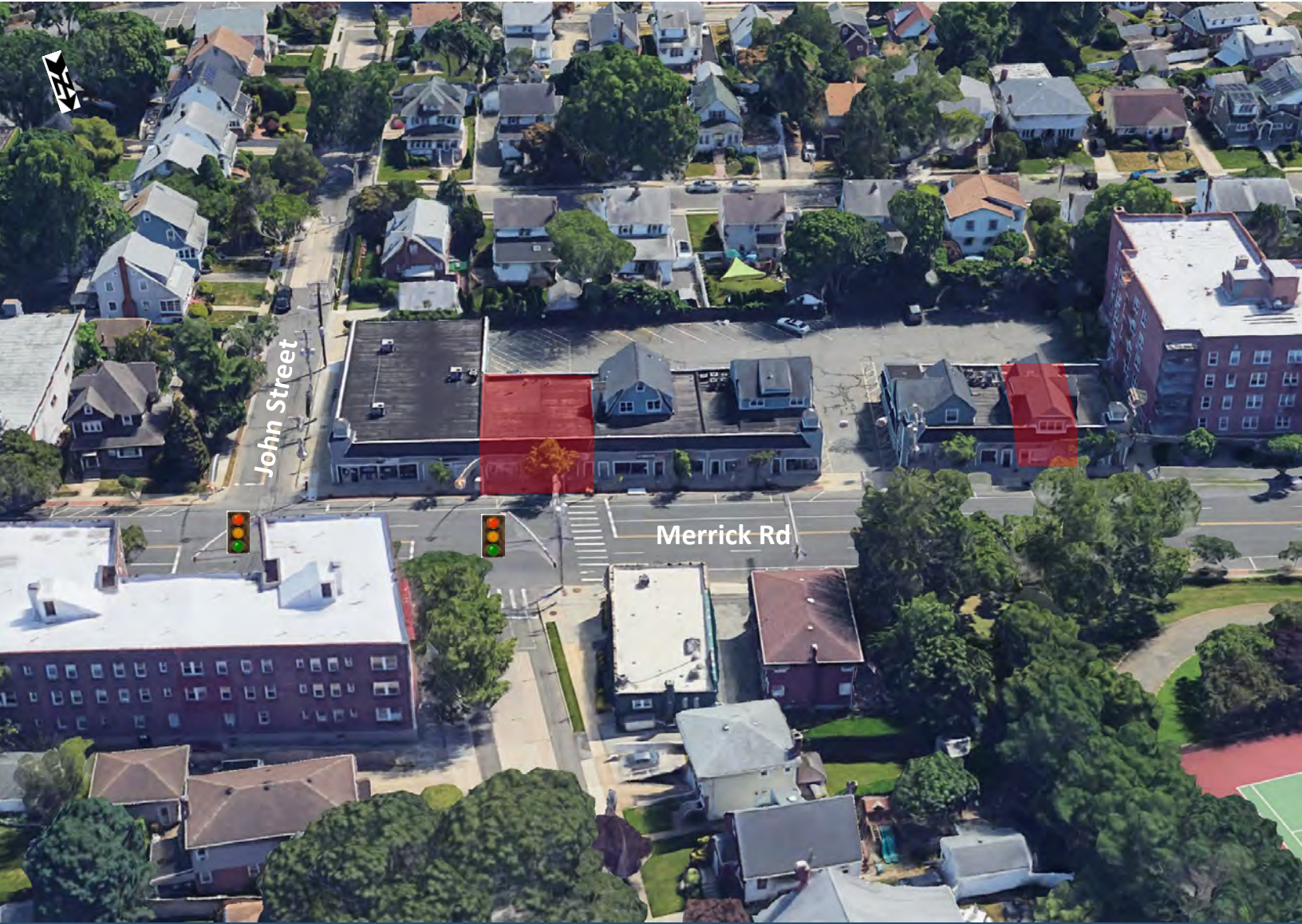
Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

John Wilmarth 516 640-5440 x 1

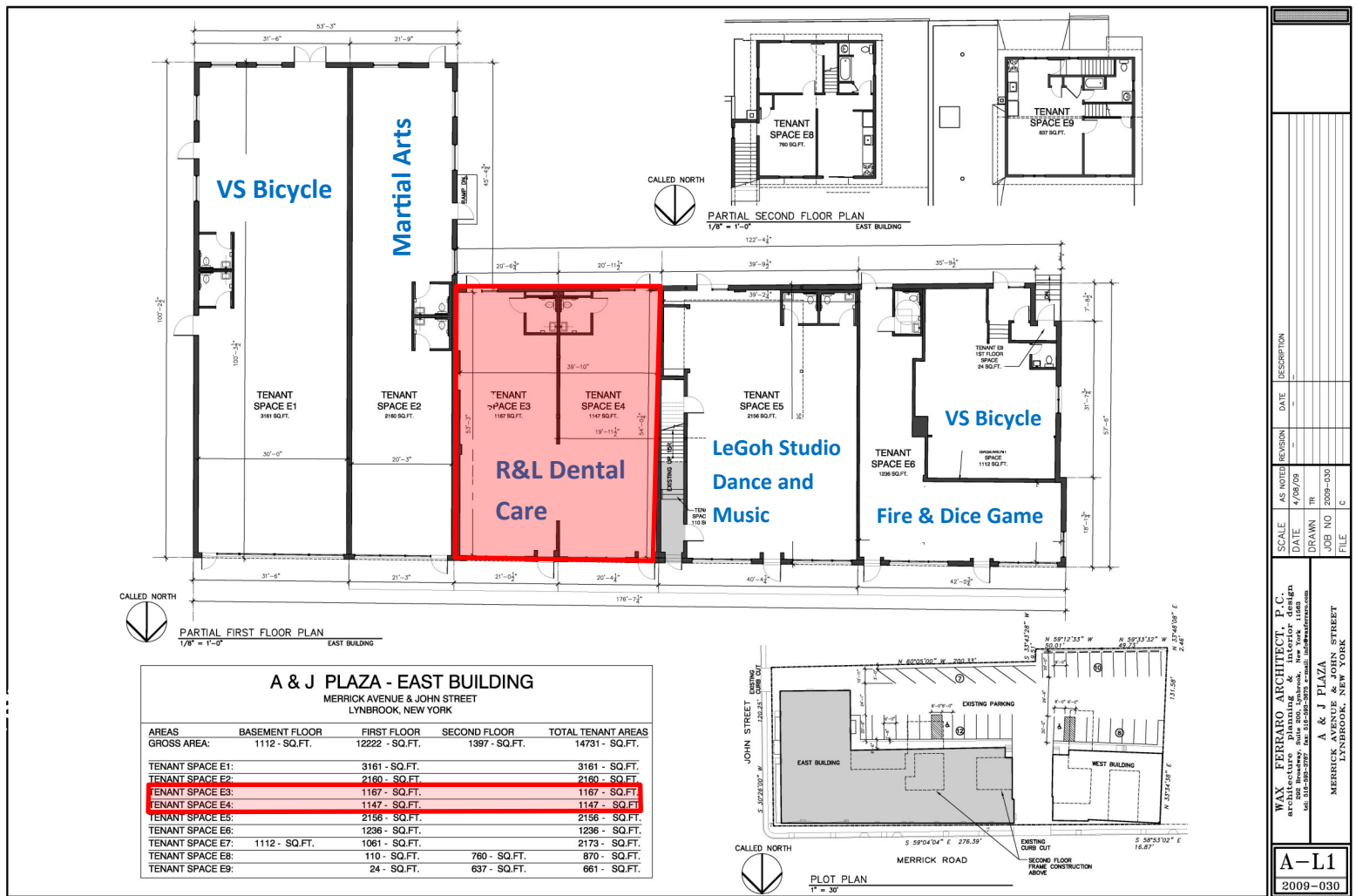
john@metrocb.com

The Village of Lynbrook is the perfect place to open and grow your new business! Conveniently located on Long Island, New York’s south shore, with easy access to New York City and to beautiful, sandy beaches, the Village is home to a wide selection of shops, restaurants, entertainment and recreational activities. The LIRR Lynbrook Station, Town Hall and the Police Station are all located only a few short blocks away. Lynbrook Middle School is across the street. The site is located on busy Merrick Road with a 2023 AADT of 20,464 Vehicles.



2021	1 Mile	3 Mile	5 Mile
Estimated Population	62,200	339,000	958,000
Estimated Median HH Income	\$136,000	\$132,000	\$115,000

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.



PROPERTY INFORMATION

AVAILABLE

Address: 476-500 Merrick Road
Lynbrook, NY 11563

GLA

Two buildings
Commercial 9 Stores 16,266 SF
Residential 4 Apts 2,842 SF
Parking 40 Cars

Other Tenants on the Property

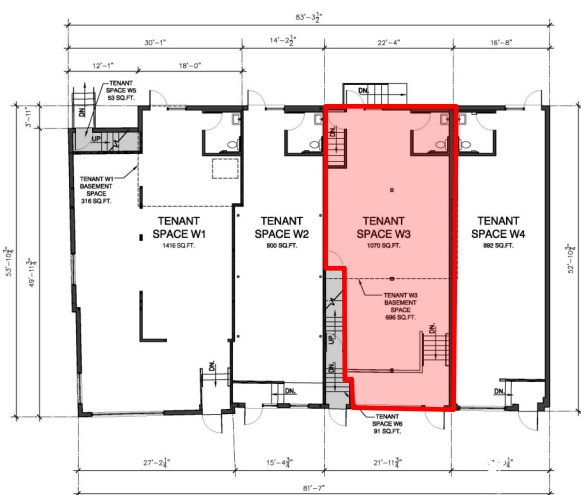
VS Bicycle, Martial Arts, LeGoh Studio Dance and Music, Fire & Dice Game, Poochie Parlor, Chiropractic Office, Modern Wellness, Farmers Insurance and four residential apartments.

482 Merrick Rd
2,314 SF
Currently Dental Office

RE Tax: \$7.80 per SF
Insurance: \$3.40 per SF
CAM: \$1.00 per SF

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FIRST FLOOR PLAN
1/8" = 1'-0"

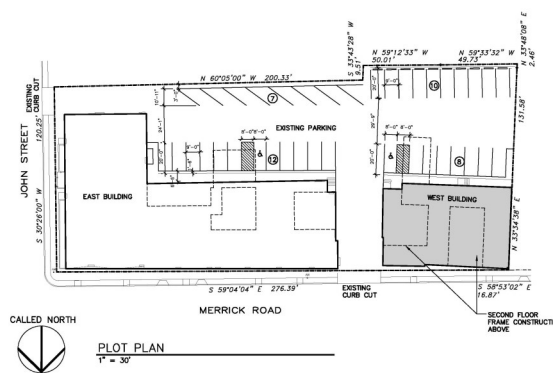


SECOND FLOOR PLAN
1/8" = 1'-0"

A & J PLAZA - WEST BUILDING

MERRICK AVENUE & JOHN STREET
LYNBROOK, NEW YORK

AREAS	BASEMENT FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL TENANT AREAS
GROSS AREA:	1012 SQ.FT.	4,322 SQ.FT.	1,445 SQ.FT.	6,779 SQ.FT.
TENANT SPACE W1:	316 SQ.FT.	1,416 SQ.FT.	-	1,732 SQ.FT.
TENANT SPACE W2:	800 SQ.FT.	-	-	800 SQ.FT.
TENANT SPACE W3:	696 SQ.FT.	1,070 SQ.FT.	-	1,766 SQ.FT.
TENANT SPACE W4:	-	892 SQ.FT.	-	892 SQ.FT.
TENANT SPACE W5:	-	53 SQ.FT.	836 SQ.FT.	889 SQ.FT.
TENANT SPACE W6:	-	91 SQ.FT.	609 SQ.FT.	700 SQ.FT.



PLOT PLAN
1" = 30'

SCALE	DATE	REVISION	DESCRIPTION
AS NOTED	4/09/09		
DRAWN	TR		
JOB NO	2009-030		
FILE	C		

WAX FERRARO ARCHITECT, P.C. architecture, planning & interior design 1000 Old Country Road, Suite 200 Lynbrook, NY 11563 tel: 516-640-5440 fax: 516-640-5441 email: info@waxferraro.com	A & J PLAZA MERRICK AVENUE & JOHN STREET LYNBROOK, NEW YORK
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A-L2

2009-030

PROPERTY INFORMATION

Address: 476-500 Merrick Road
Lynbrook, NY 11563
Section 37 Block 306 Lots 161-169
Lot Size 36,000 SF

GLA

Two buildings
Commercial 9 Stores 16,266 SF
Residential 4 Apts 2,842 SF
Parking 40 Cars

Other Tenants on the Property

VS Bicycle, Martial Arts, LeGoh Studio Dance and Music, Fire & Dice Game, Poochie Parlor, Chiropractic Office, Modern Wellness, Farmers Insurance and four residential apartments.

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