

**FOR LEASE**



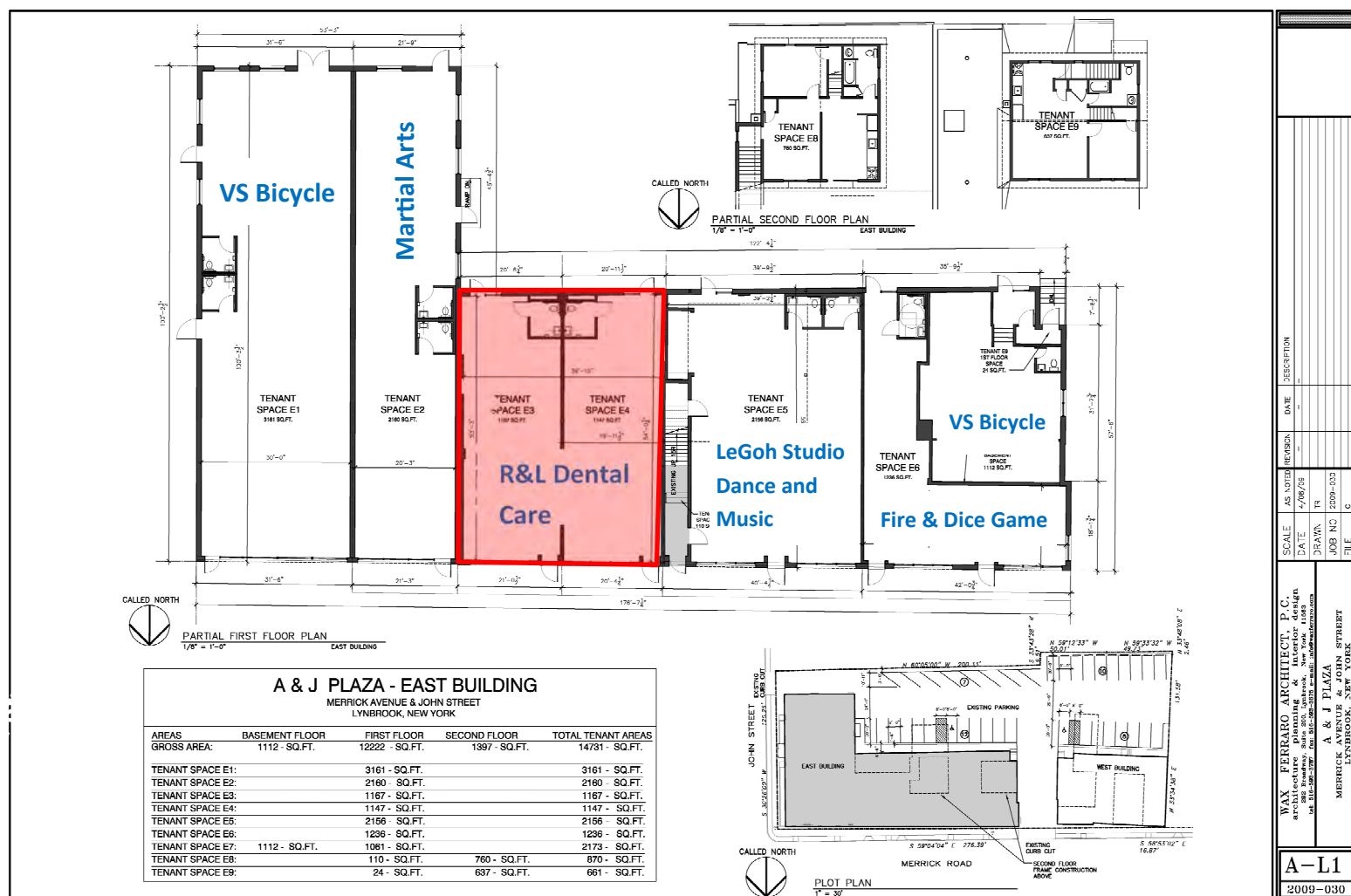
**482 Merrick Road  
Lynbrook, NY 11563  
2,314 Square Feet**

**Asking Rent: Upon Request**

**Metro Commercial & Business Brokers, Inc.**  
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476-500 Merrick Road  
Lynbrook, NY 11563

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## 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.

## AVAILABLE

482 Merrick Rd  
2,314 SF  
Currently Dental Office

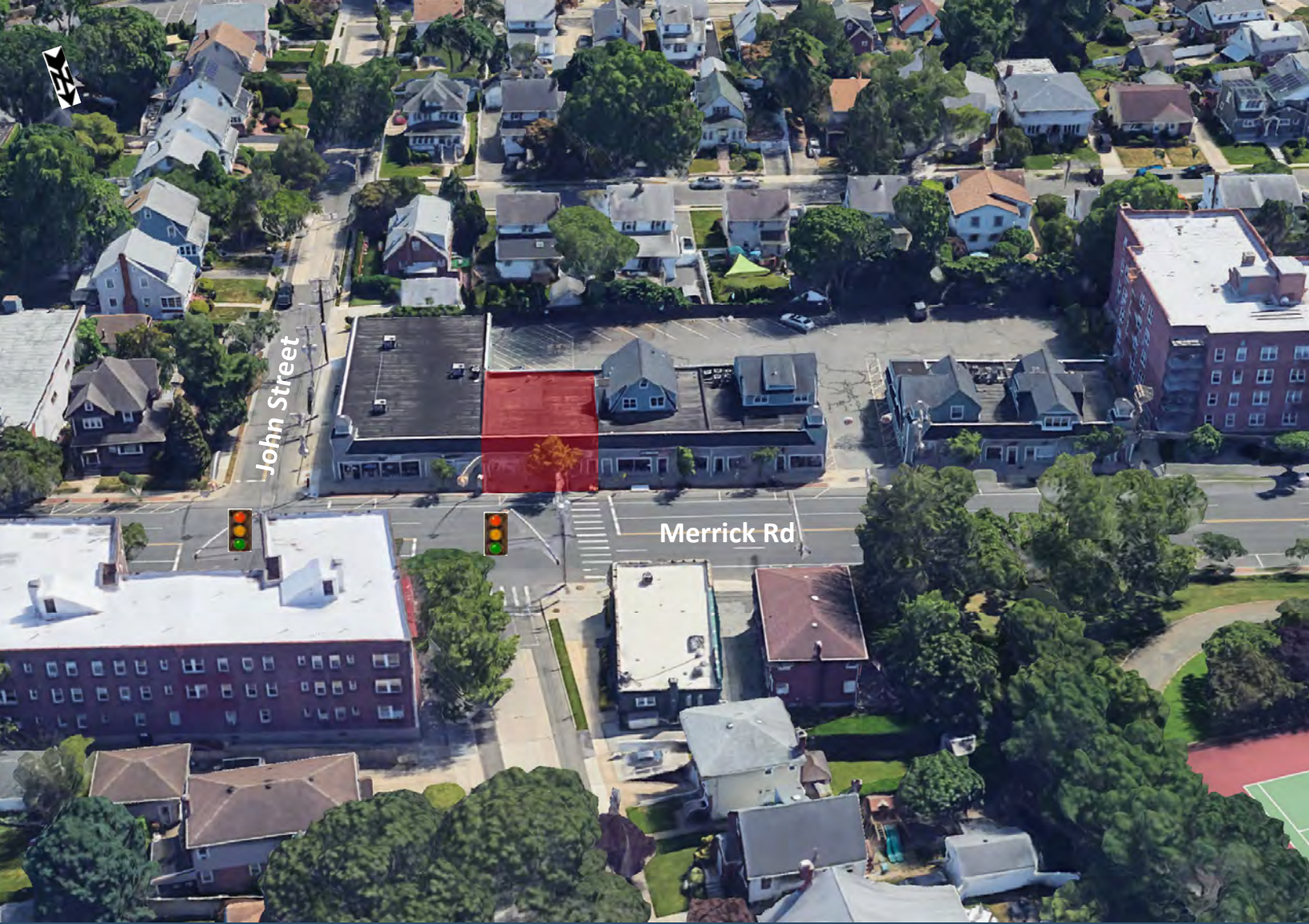
RE Tax: \$7.80 per SF  
Insurance: \$3.40 per SF  
CAM: \$1.00 per SF

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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.



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

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