



RESTAURANT SPACE

BELLMORE, NY

2405 MERRICK ROAD

SIZE

4,554 SF

ASKING RENT

Upon Request

NEIGHBORS

Panera Bread, PetSmart, CityMD, Zorn's of Bellmore, WindowRama, Chocolate Works, CVS Pharmacy, TD Bank, The Vine Wine Bar, Kiddsmiles Pediatric Dentist, La Piazza, Capital One Bank, BNB Bank, Aboff's Paints, 7-Eleven, Molto Bene

COMMENTS

Over 35,500 vehicles pass this site daily

Easy access from Sunrise Highway, Wantagh State Parkway, and Meadowbrook State Parkway

Access from 3 major roads - Merrick Road, Newbridge Road, and Ocean Avenue

Approximately 65 parking spots

154 indoor seats

Outdoor patio for seasonal dining

CONTACT EXCLUSIVE AGENTS

JOANNE ARGENTI

jargenti@ripcony.com

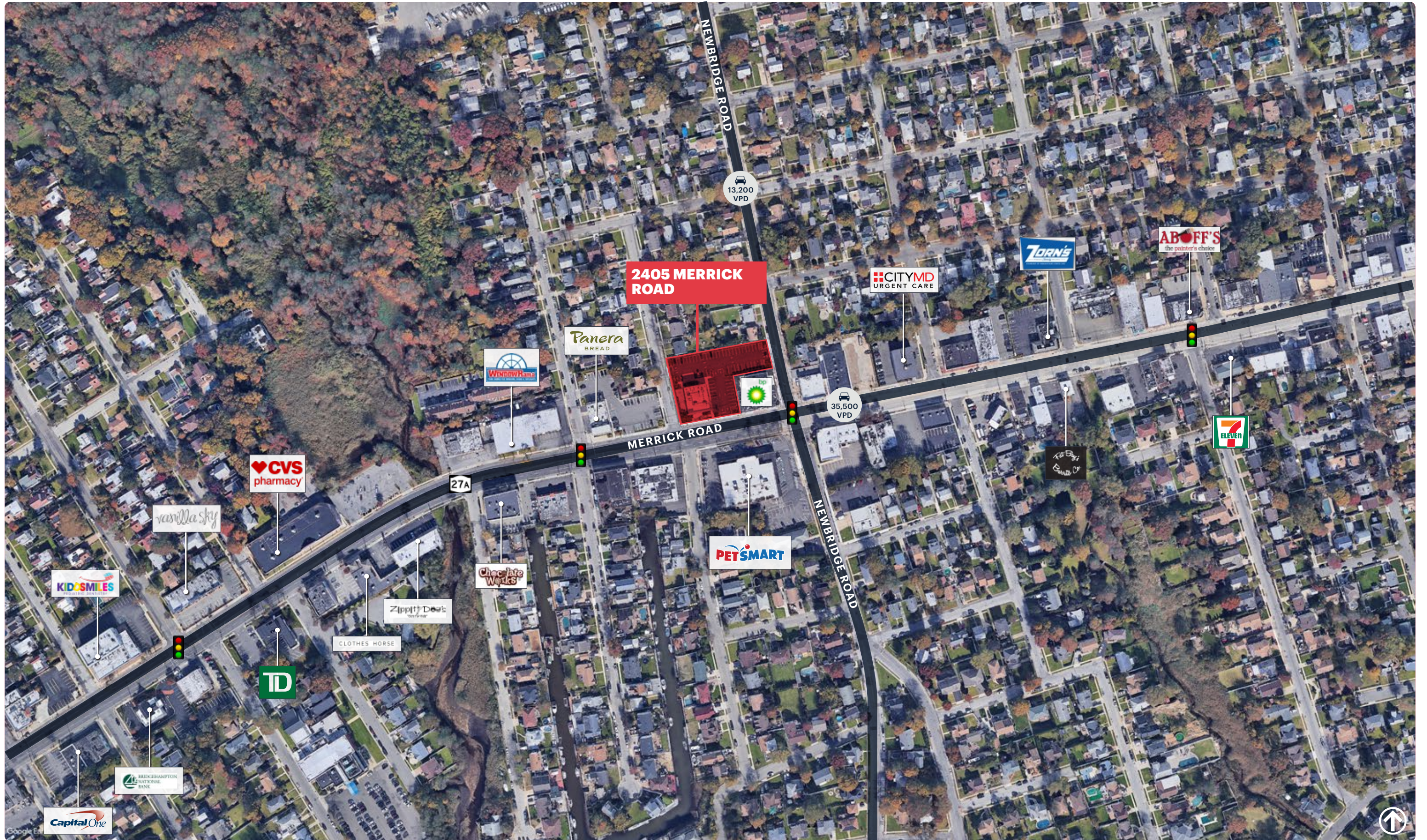
516.933.8880

DOUG WEINSTEIN

dweinstein@ripcony.com

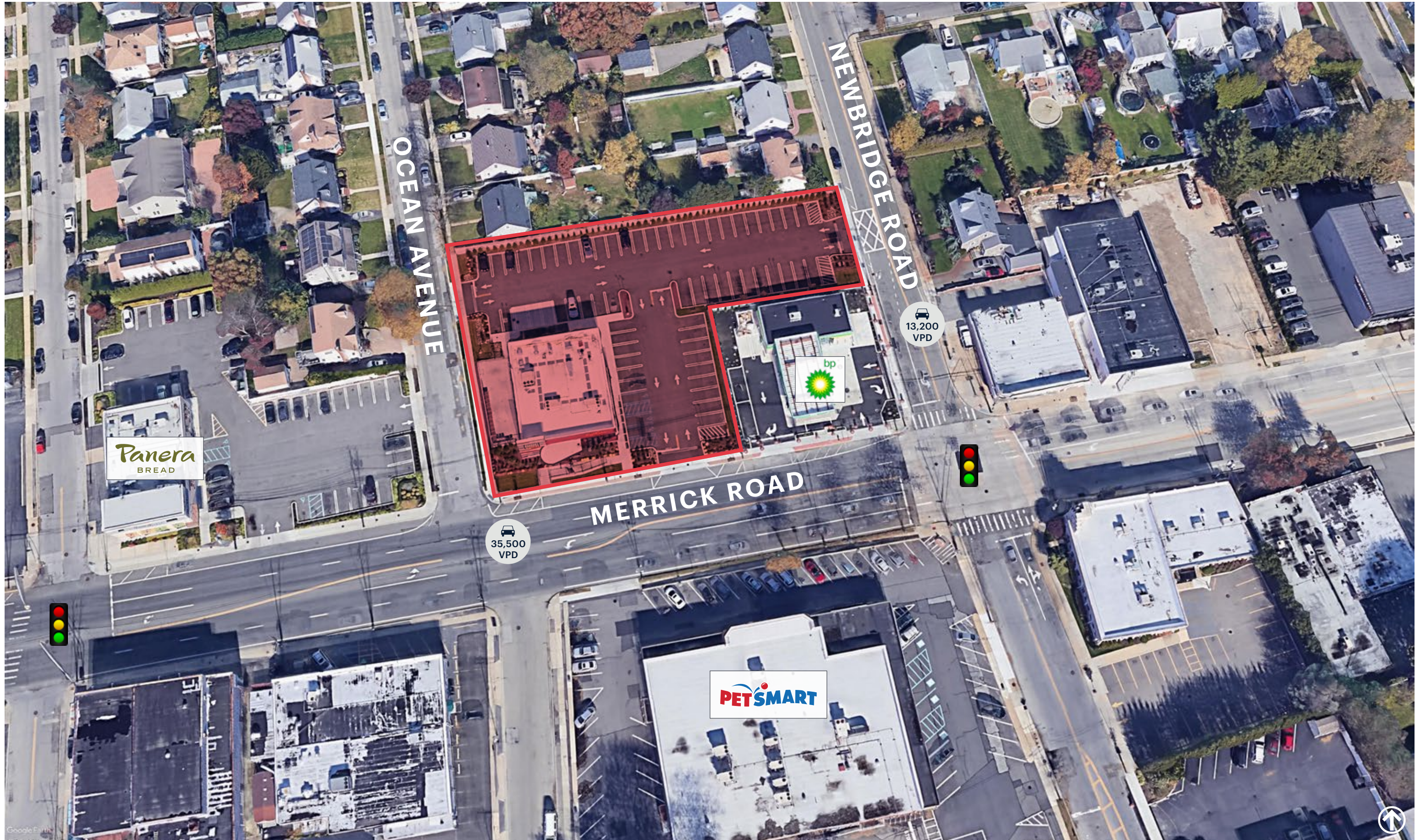
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MID-LEVEL AERIAL

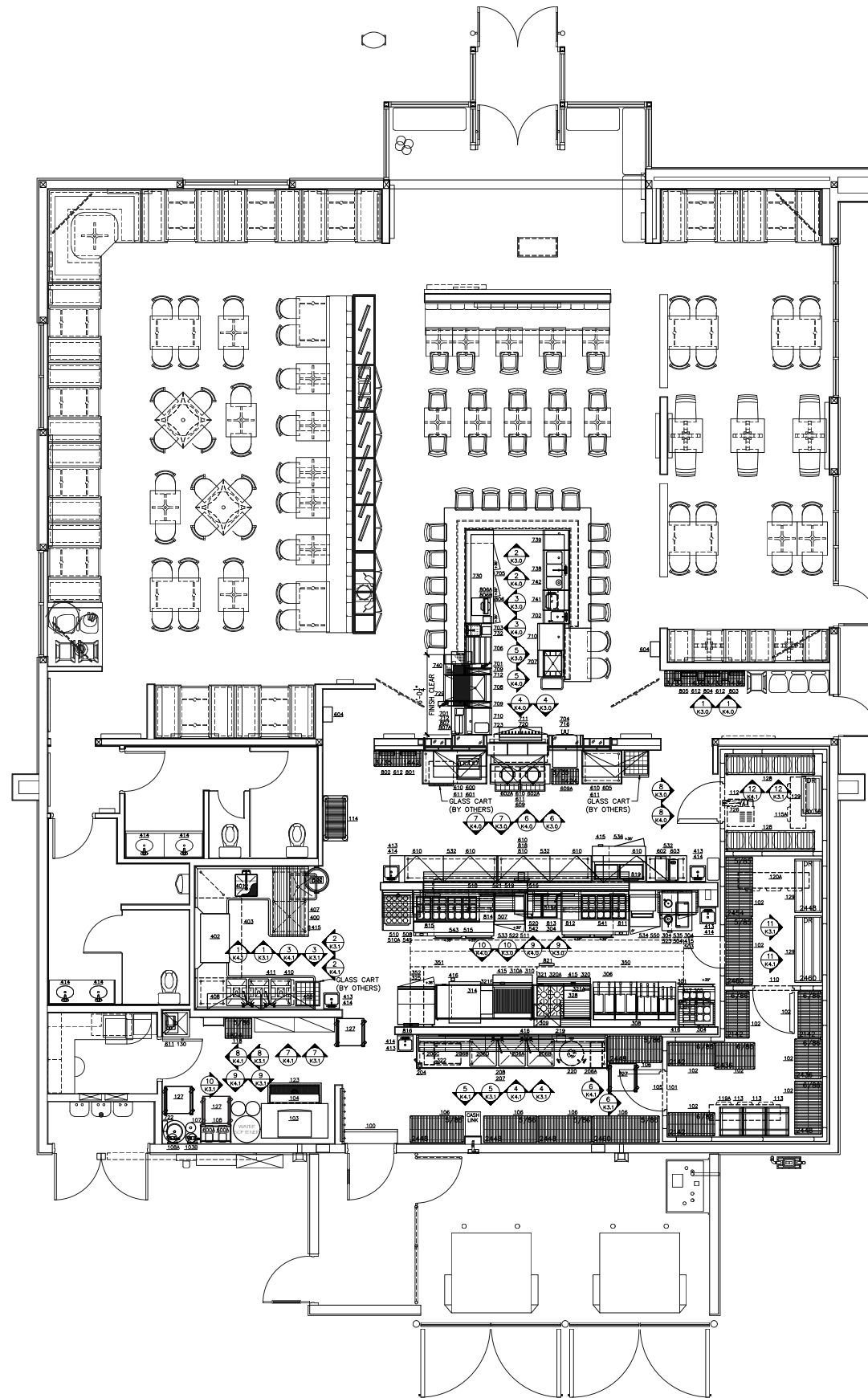


2405 MERRICK ROAD BELLMORE, NEW YORK

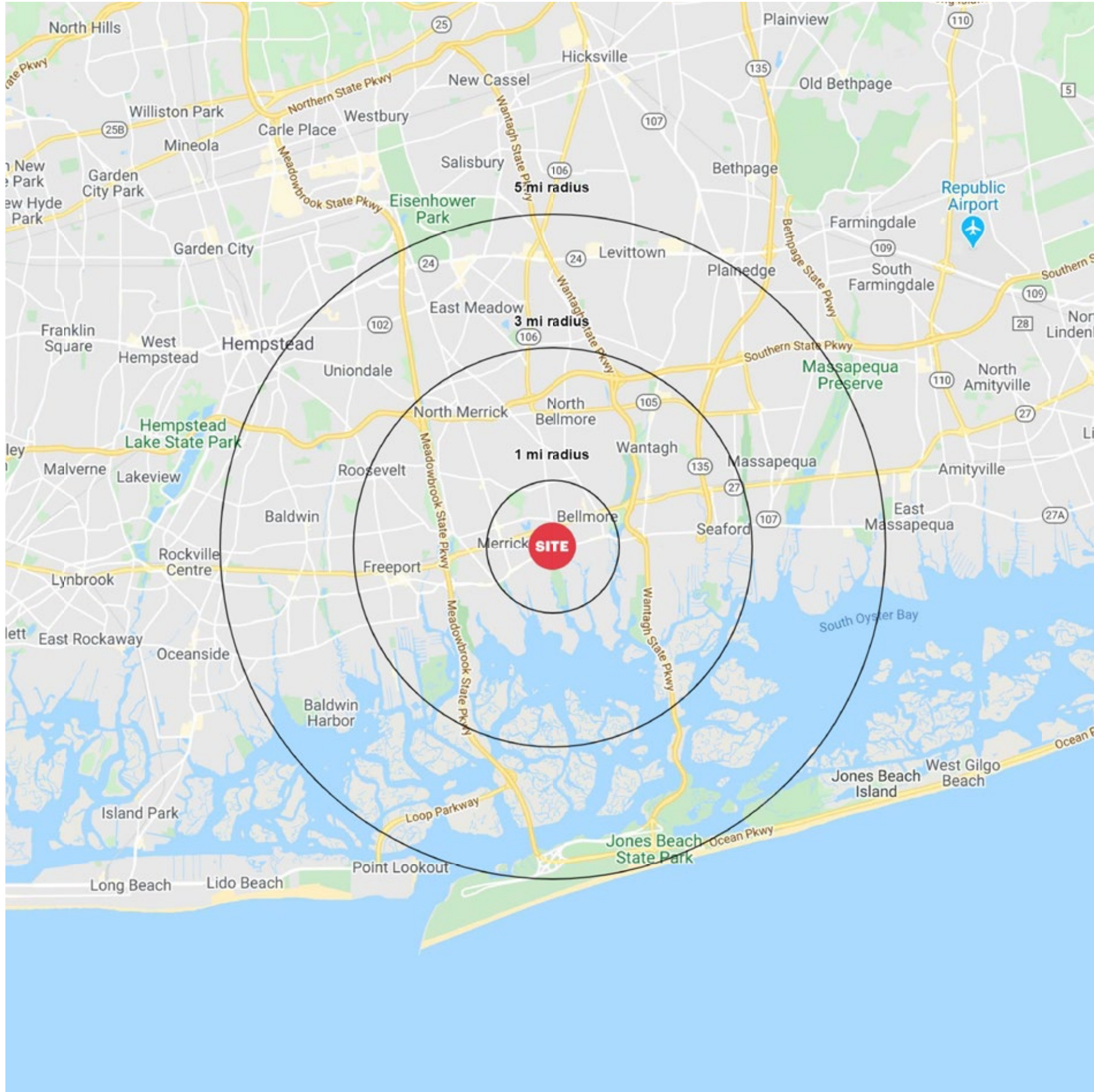
CLOSE UP AERIAL



LAYOUT PLAN



AREA DEMOGRAPHICS



2405 MERRICK ROAD BELLMORE, NEW YORK

1 MILE RADIUS

POPULATION
19,840
HOUSEHOLDS
6,926
AVERAGE HOUSEHOLD INCOME
\$164,787
MEDIAN HOUSEHOLD INCOME
\$142,933

COLLEGE GRADUATES (BACHELOR'S +)
7,891 - 56.4%
TOTAL BUSINESSES
1,438
TOTAL EMPLOYEES
8,740
DAYTIME POPULATION (W/ 16 YR +)
14,051

3 MILE RADIUS

POPULATION
152,786
HOUSEHOLDS
50,080
AVERAGE HOUSEHOLD INCOME
\$153,015
MEDIAN HOUSEHOLD INCOME
\$125,682

COLLEGE GRADUATES (BACHELOR'S +)
47,399 - 44.6%
TOTAL BUSINESSES
5,703
TOTAL EMPLOYEES
43,393
DAYTIME POPULATION (W/ 16 YR +)
86,576

5 MILE RADIUS

POPULATION
389,531
HOUSEHOLDS
125,533
AVERAGE HOUSEHOLD INCOME
\$146,952
MEDIAN HOUSEHOLD INCOME
\$118,124

COLLEGE GRADUATES (BACHELOR'S +)
110,229 - 40.6%
TOTAL BUSINESSES
13,328
TOTAL EMPLOYEES
109,795
DAYTIME POPULATION (W/ 16 YR +)
224,181

AREA DEMOGRAPHICS

