

**+/-932 SF RETAIL STOREFRONT**

9 Atlantic Avenue | Lynbrook, New York 11563

**FOR LEASE**

**CARD SHACK**  
SPORTS CARDS & MEMORABILIA



Commercial



# EXECUTIVE SUMMARY



9 Atlantic Avenue | Lynbrook, New York 11563

**Available SF:**

932 SF

**Lease Rate:**

\$2,750 per month

ALL INQUIRIES TO JESSICA HOLLENSTEIN 516.522.4969

## Property Overview

Prime 932 SF ground-level retail space in the heart of Lynbrook village with exceptional foot traffic. Surrounded by established businesses including restaurants, attorney office, pharmacy, florist, donut shop, frozen yogurt, juice bar, chiropractor, physical therapy, nail salon, deli, movie theater, and more. Convenient municipal parking nearby and just 0.2 miles from the LIRR station. Features central air and gas heat. Tenant pays gas, electric and water.

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

**Jessica Hollenstein**

LICENSED REAL ESTATE SALESPERSON

516.522.4969 Email: jessica.hollenstein@elliman.com

# ADDITIONAL PHOTOS

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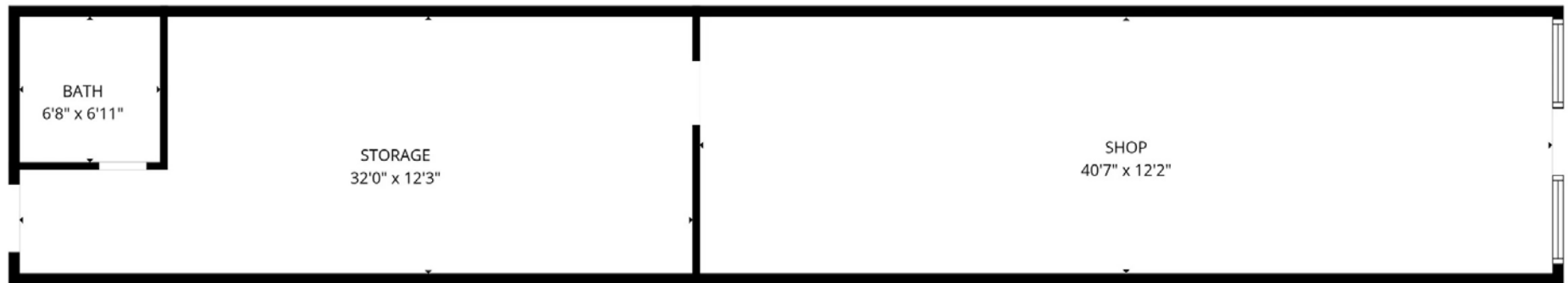
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# FLOOR PLAN

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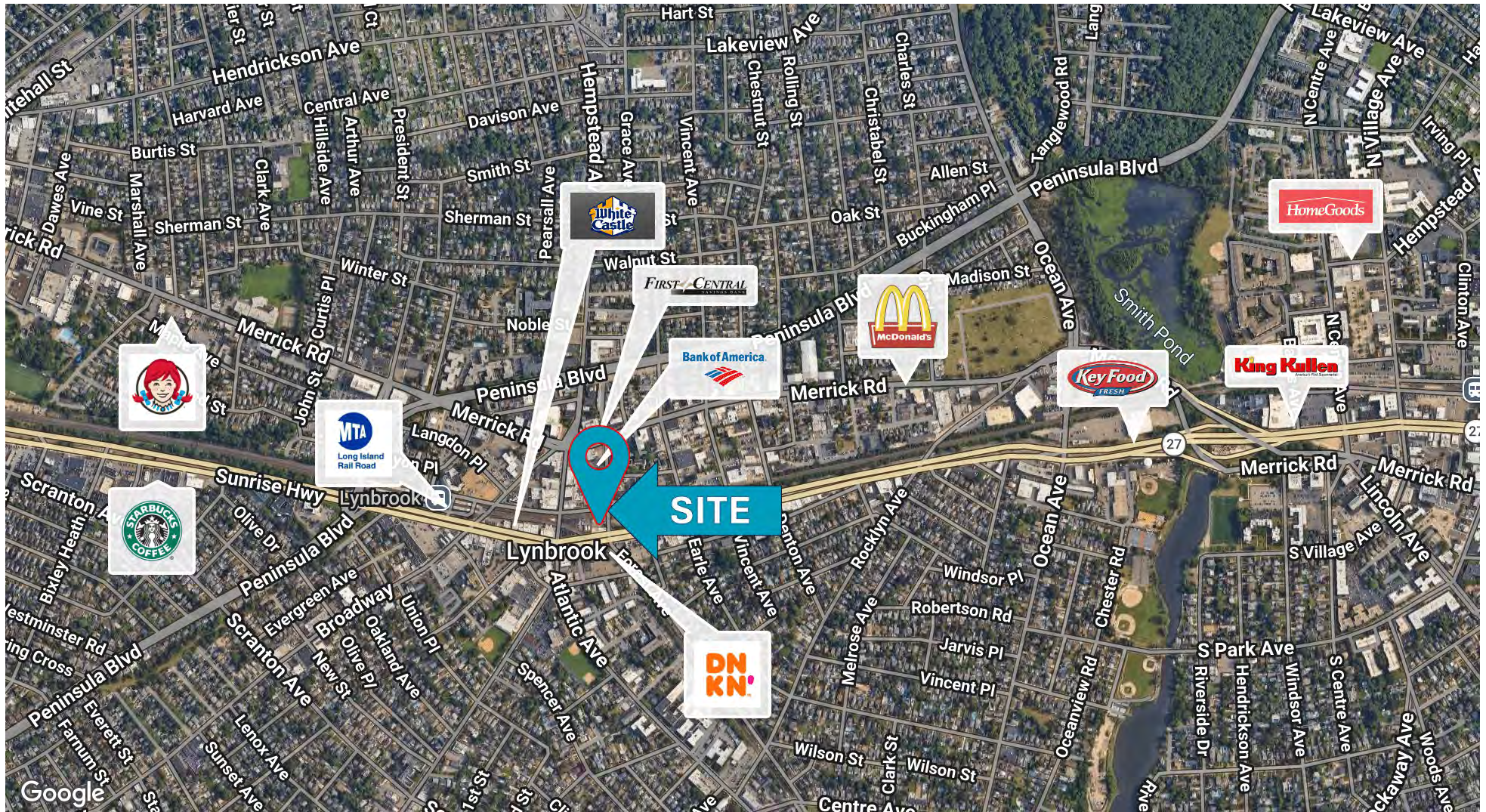
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# RETAIL MAP

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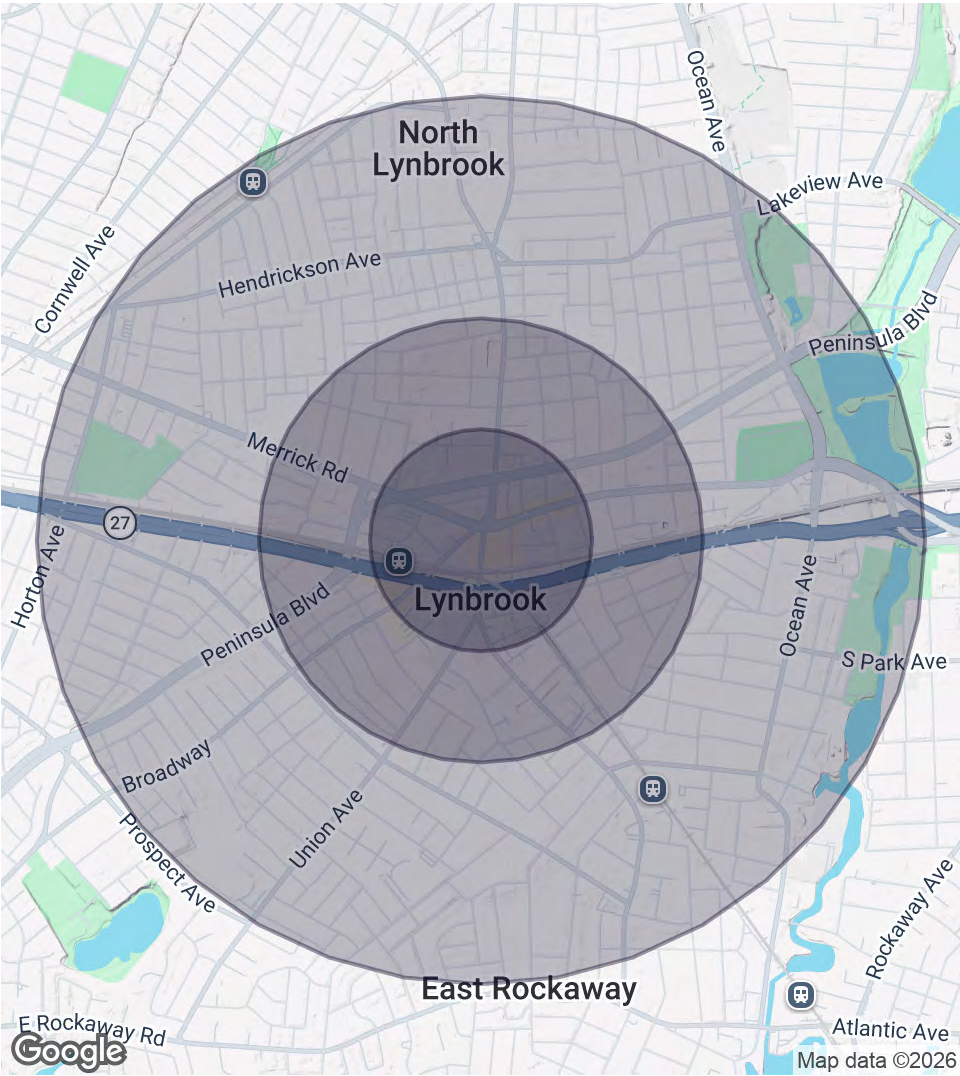
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# DEMOGRAPHICS MAP & REPORT

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## 0.25 Miles Radius

**Population**

1,470

**Households**

663

**Average HH Income**

\$140,769

## 0.5 Miles Radius

**Population**

7,005

**Households**

2,754

**Average HH Income**

\$144,060

## 1 Mile Radius

**Population**

29,693

**Households**

10,534

**Average HH Income**

\$163,366

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550 Smithtown Bypass Suite 117  
Smithtown, NY 11787  
631.858.2405  
[ellimancommercial.com](http://ellimancommercial.com)

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## **We Are Commercial Real Estate**

550 Smithtown Bypass Suite 117  
Smithtown, NY 11787  
631.858.2405  
ellimancommercial.com

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