



SELECT INVESTMENT PROPERTIES, INC.

EST: 1987

EXCLUSIVE
RETAIL BUILDING
MERRICK, NEW YORK



PRICE: \$950,000

215 HALLOCK ROAD ▪ SUITE 4 ▪ STONY BROOK ▪ NY ▪ 11790
TEL: (631)751-4300 ▪ WWW.SELECTINVESTMENTPROP.COM ▪ FAX: (631)360-4307



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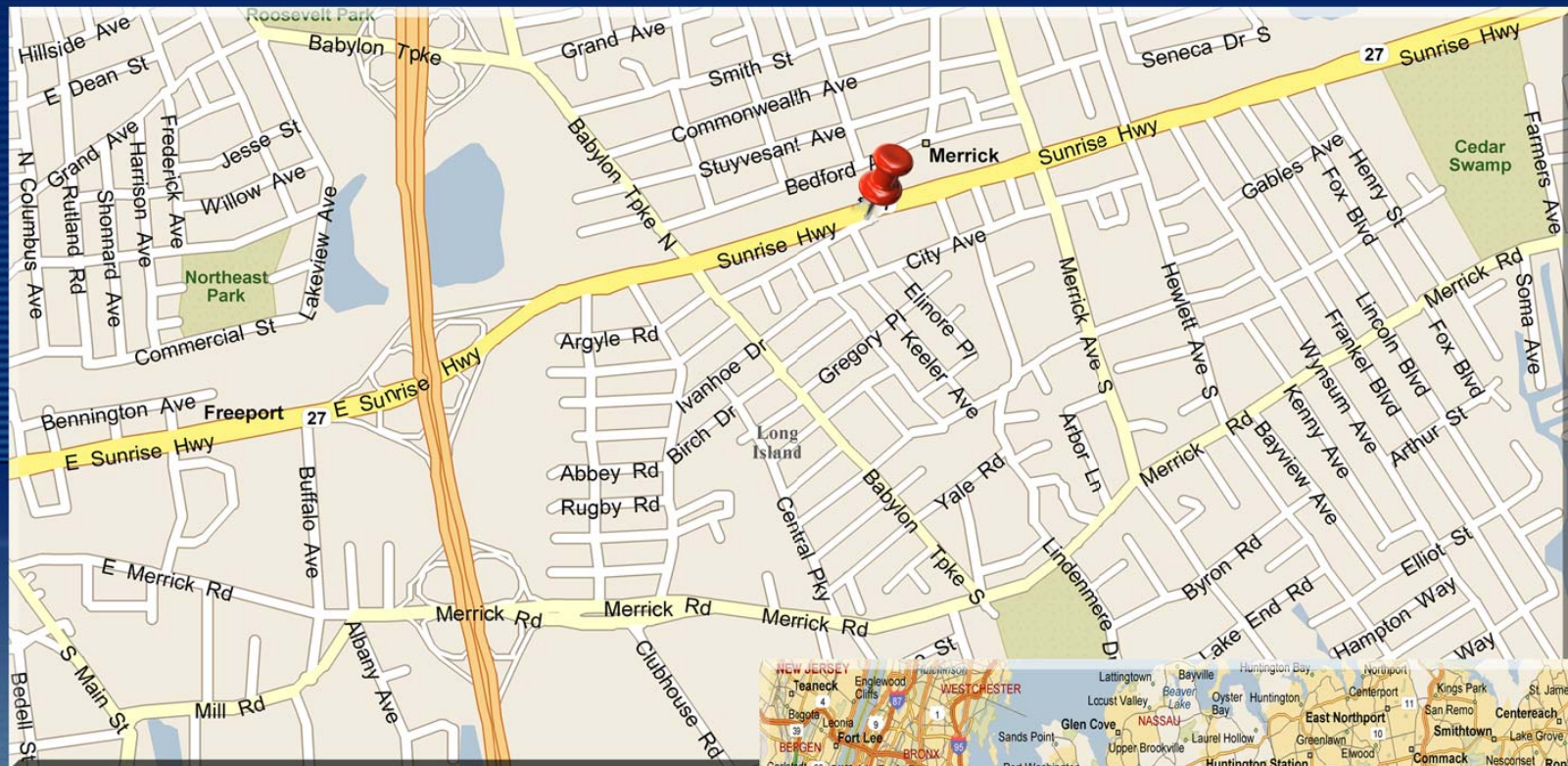
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LOCATION:	1 Lansdowne Ave. (Fronts Lansdowne & Sunrise Hwy) Merrick, New York
PLOT:	± 4,800 sq. ft.
DESCRIPTION:	2,107 sq. ft. single story retail building plus full basement and front parking. Built 1987-88. Block construction.
TRAFFIC COUNT:	49,822 cars per day – Sunrise Highway
ANNUAL TAXES:	\$18,196
HIGHLIGHTS:	Excellent visibility from Sunrise Highway Outstanding building signage exposure Strong demographics and established commercial trade area Suitable for a variety of retail, office, warehouse and service-related uses
PRICE:	\$950,000

Select Investment Realty Advisors, LLC

The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice. JC STRIP KL Ca

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RETAIL BUILDING

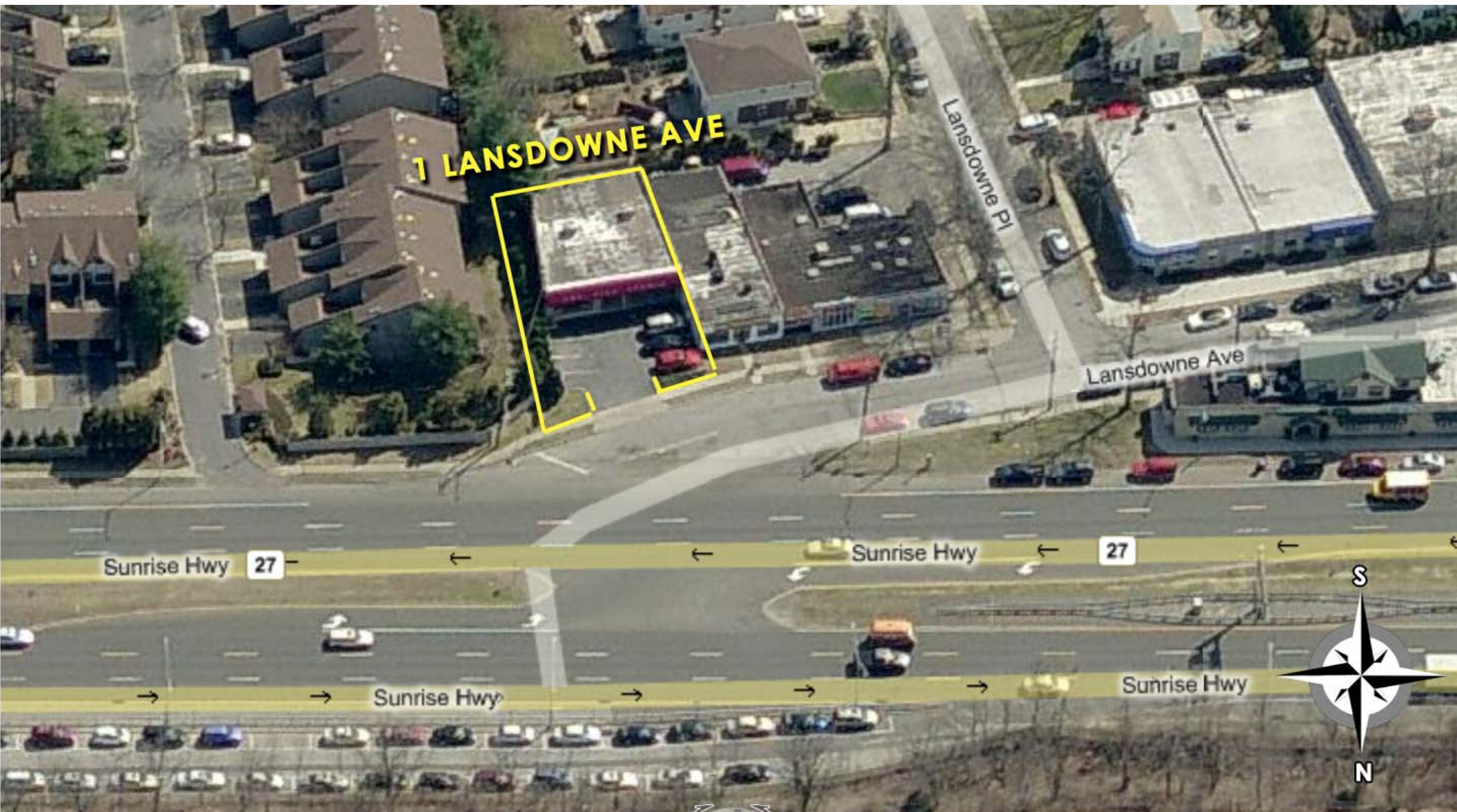
1 LANSDOWNE AVENUE

MERRICK, NASSAU COUNTY, NY

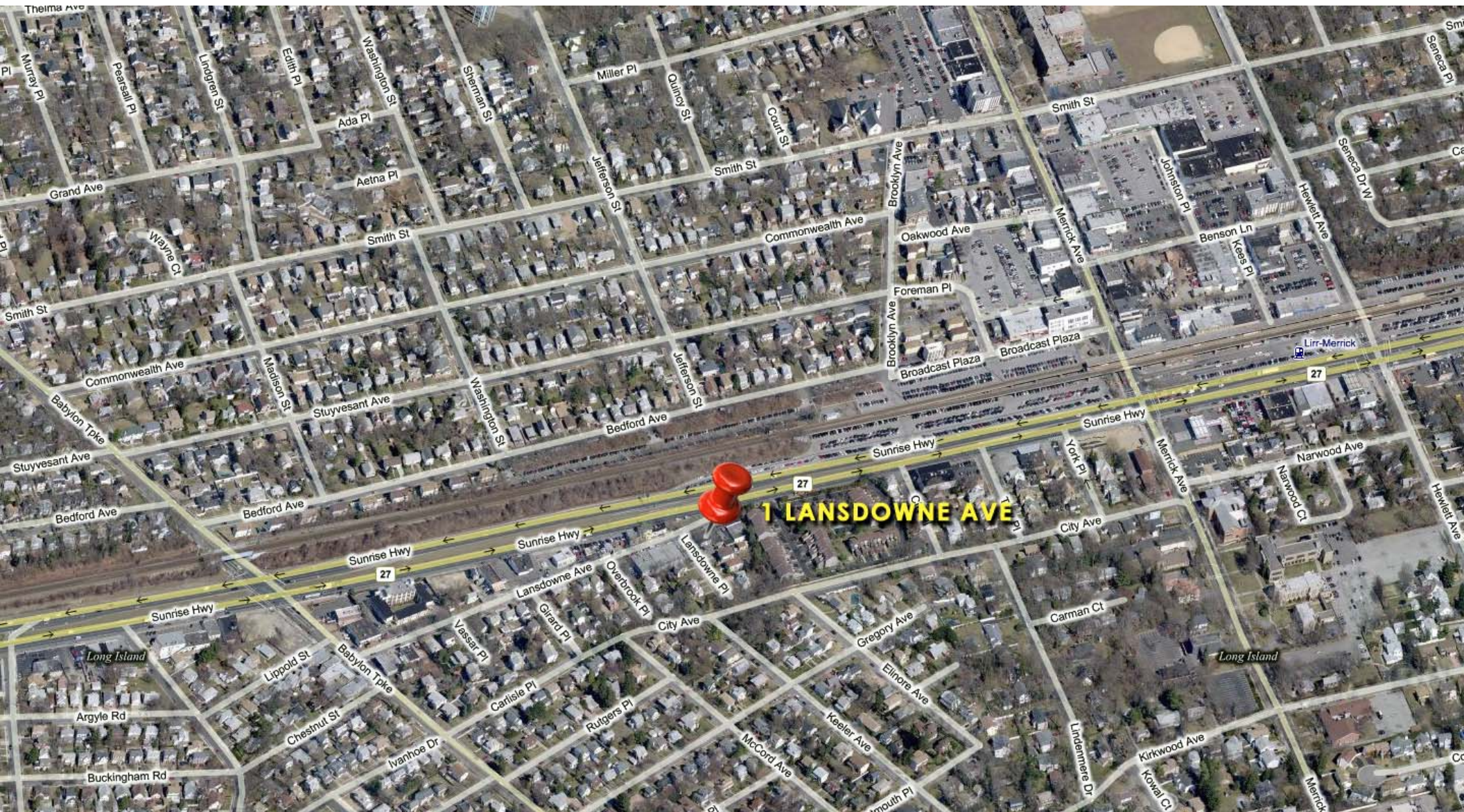


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Demographic Summary Report

1 Lansdowne Ave, Merrick, NY 11566

Building Type: **General Retail**
 Secondary: -
 GLA: **2,200 SF**
 Year Built: **1988**

Total Available: **2,100 SF**
 % Leased: **4.55%**
 Rent/SF/Yr: **\$40.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	17,762		171,201		417,526	
2025 Estimate	17,743		171,585		417,842	
2020 Census	17,679		173,451		419,682	
Growth 2025 - 2030	0.11%		-0.22%		-0.08%	
Growth 2020 - 2025	0.36%		-1.08%		-0.44%	
2025 Population by Hispanic Origin	2,603		46,056		105,197	
2025 Population	17,743		171,585		417,842	
White	13,092	73.79%	83,821	48.85%	214,778	51.40%
Black	1,015	5.72%	33,454	19.50%	73,645	17.63%
Am. Indian & Alaskan	11	0.06%	375	0.22%	823	0.20%
Asian	854	4.81%	7,160	4.17%	21,419	5.13%
Hawaiian & Pacific Island	0	0.00%	14	0.01%	37	0.01%
Other	2,770	15.61%	46,763	27.25%	107,140	25.64%
U.S. Armed Forces	0		63		232	
Households						
2030 Projection	5,938		52,823		129,621	
2025 Estimate	5,937		52,966		129,778	
2020 Census	5,940		53,690		130,696	
Growth 2025 - 2030	0.02%		-0.27%		-0.12%	
Growth 2020 - 2025	-0.05%		-1.35%		-0.70%	
Owner Occupied	5,279	88.92%	43,662	82.43%	104,410	80.45%
Renter Occupied	658	11.08%	9,304	17.57%	25,369	19.55%
2025 Households by HH Income	5,939		52,967		129,779	
Income: <\$25,000	383	6.45%	3,279	6.19%	9,953	7.67%
Income: \$25,000 - \$50,000	289	4.87%	3,978	7.51%	10,513	8.10%
Income: \$50,000 - \$75,000	678	11.42%	4,693	8.86%	12,477	9.61%
Income: \$75,000 - \$100,000	558	9.40%	5,435	10.26%	12,430	9.58%
Income: \$100,000 - \$125,000	453	7.63%	4,891	9.23%	12,317	9.49%
Income: \$125,000 - \$150,000	482	8.12%	5,579	10.53%	12,494	9.63%
Income: \$150,000 - \$200,000	833	14.03%	8,446	15.95%	20,698	15.95%
Income: \$200,000+	2,263	38.10%	16,666	31.46%	38,897	29.97%
2025 Avg Household Income	\$180,647		\$168,541		\$163,238	
2025 Med Household Income	\$157,593		\$143,853		\$139,405	

