

# 2405 Merrick Road

Bellmore, NY

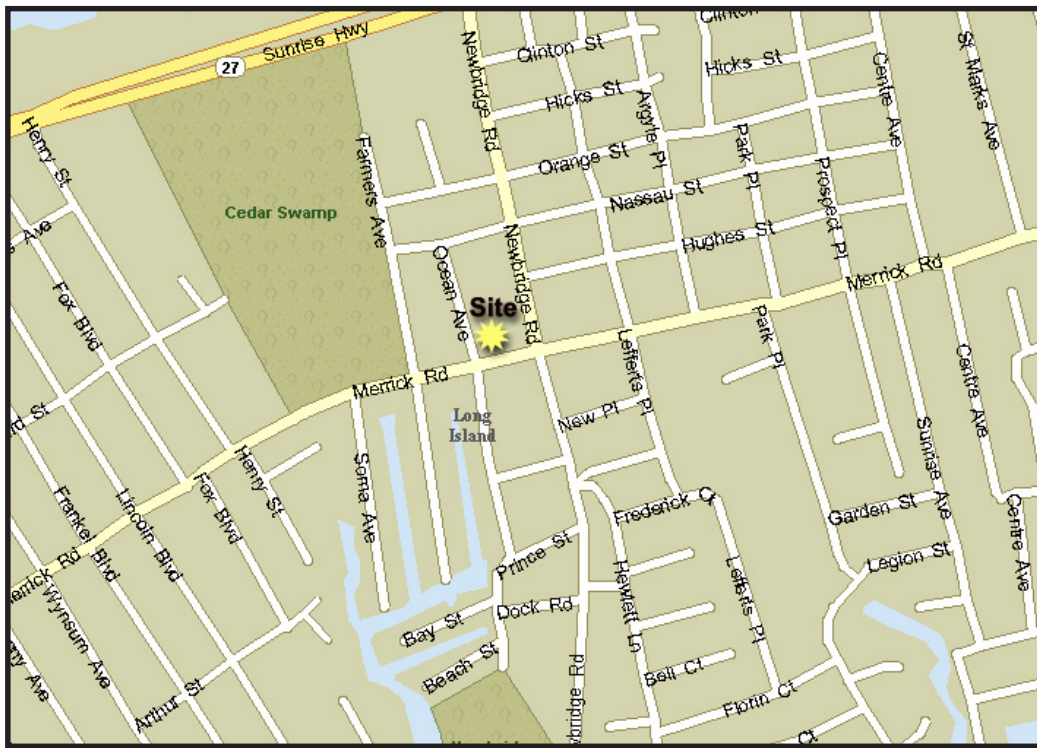
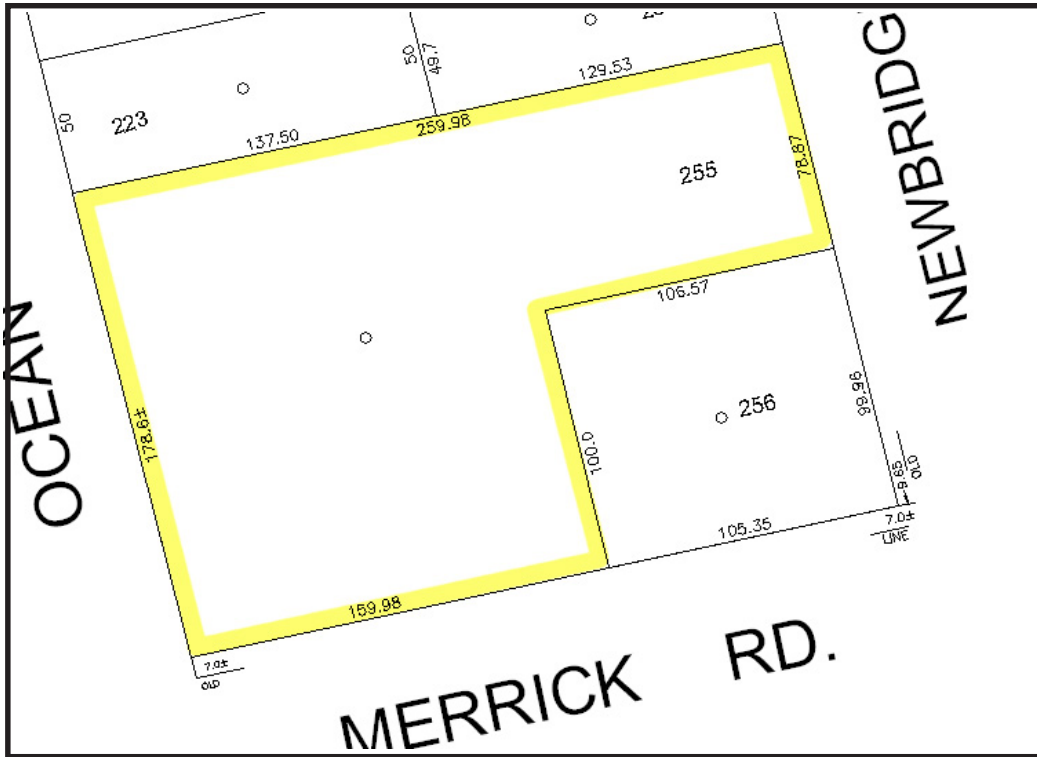


<b>Address:</b>	2405 Merrick Road, Bellmore		
<b>Available:</b>	.84 acre		
<b>Demos 2005:</b>	<u>1 MILE RADIUS</u>	<u>3 MILE RADIUS</u>	<u>5 MILE RADIUS</u>
<b>Population:</b>	18,788	144,713	388,253
<b>Avg HH Income:</b>	\$104,919	\$93,194	\$91,392
<b>Lease:</b>	\$300,000 Annually with \$600,000 tenant buyout		
<b>Taxes:</b>	TBD		
<b>Details:</b>	Wrap-around site located on Merrick Road between Newbridge Road & Ocean Avenue at a traffic light with access on Newbridge & Merrick Presently East Bay Diner Traffic Count on Merrick Road: 36,390		

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals -- all without notice

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Island Associates Real Estate Inc.