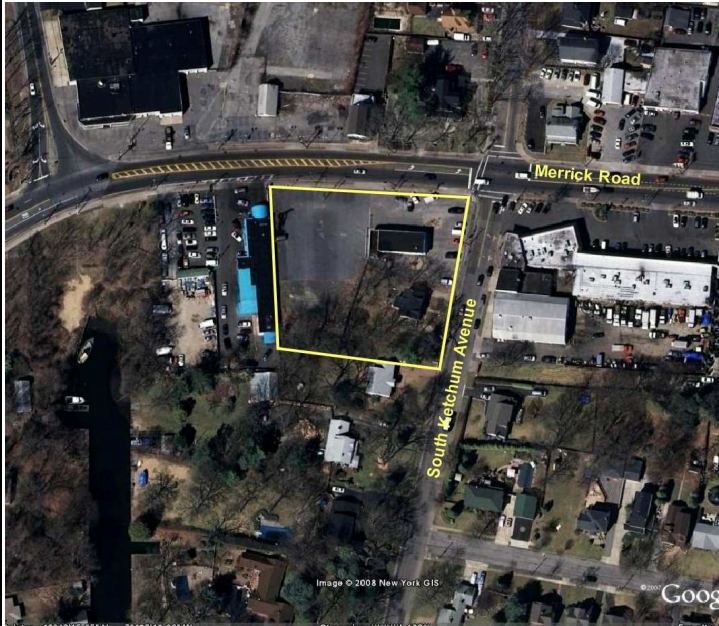


**NEW EXCLUSIVE**

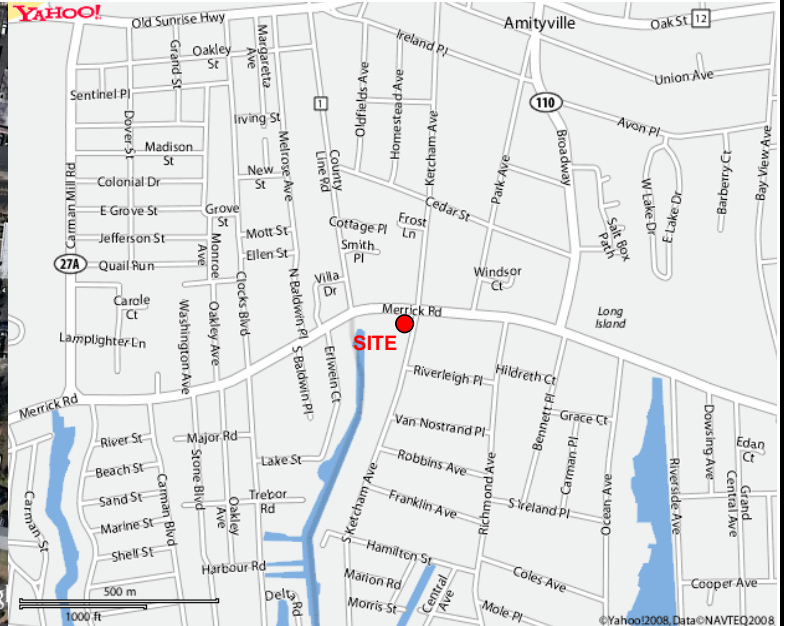
# AVAILABLE FOR RENT BAY VILLAGE PLAZA

**35-45 Merrick Road, Amityville, New York 11701**

AERIAL VIEW



AREA MAP



## CONTACT:

**MELISSA NAEDER**  
516.498.1010 ext. 221  
[mn@comretail.com](mailto:mn@comretail.com)

525 Northern Boulevard, Suite 310  
Great Neck, NY 11021  
Tel: 516.498.1010  
Fax: 516.498.1088  
[www.comretail.com](http://www.comretail.com)

## BUILDING SPECIFICATIONS

- APPROX. 1.2 ACRE LOT + 79 PARKING SPACES
- APPROX. 3,464 SQ. FT. REMAINING, CAN BE DIVIDED
- ASKING \$30 PSF NET, EXTRAS \$8.75
- CORNER LOCATION AT TRAFFIC LIGHT
- DAILY TRAFFIC COUNTS 30,000 +/-
- NEW CONSTRUCTION, FOOD ACCEPTABLE
- JOIN FIVE GUYS BURGERS & FRIES
- RETAIL OR PROFESSIONAL OFFICE

## DEMOGRAPHICS

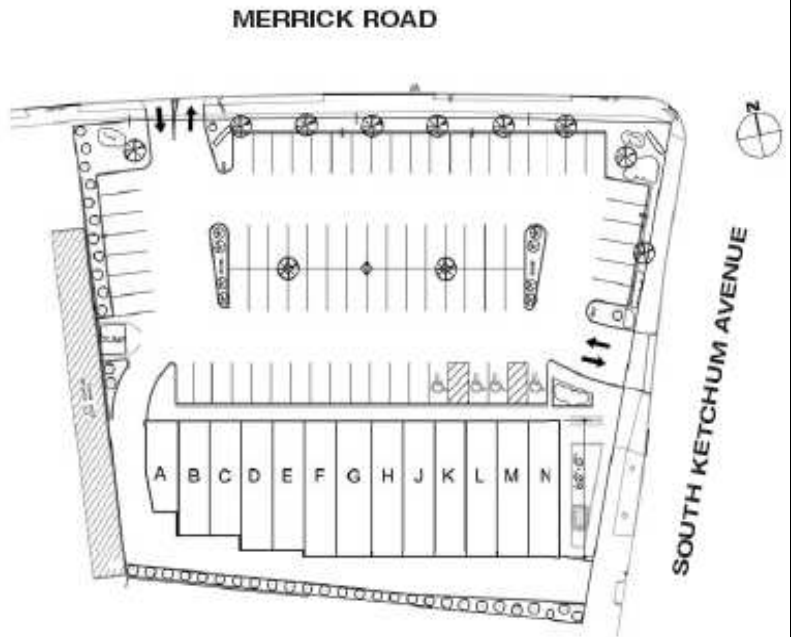
<u>Radius</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 miles</u>
Population	15,935	131,246	284,611
# of Households	5,657	42,756	94,013
Avg. HH Income	\$82,704	\$85,429	\$86,113



November 10, 2008

Subject to errors, omissions, changes or withdrawal without any prior notice

**SITE PLAN/PHOTOS**



**AGENT:**

**MELISSA NAEDER**  
516.498.1010 ext. 221  
[mn@comretail.com](mailto:mn@comretail.com)

**CRA**  
**Commercial**  
**Retail Associates**

November 10, 2008

Subject to errors, omissions, changes or withdrawal without any prior notice