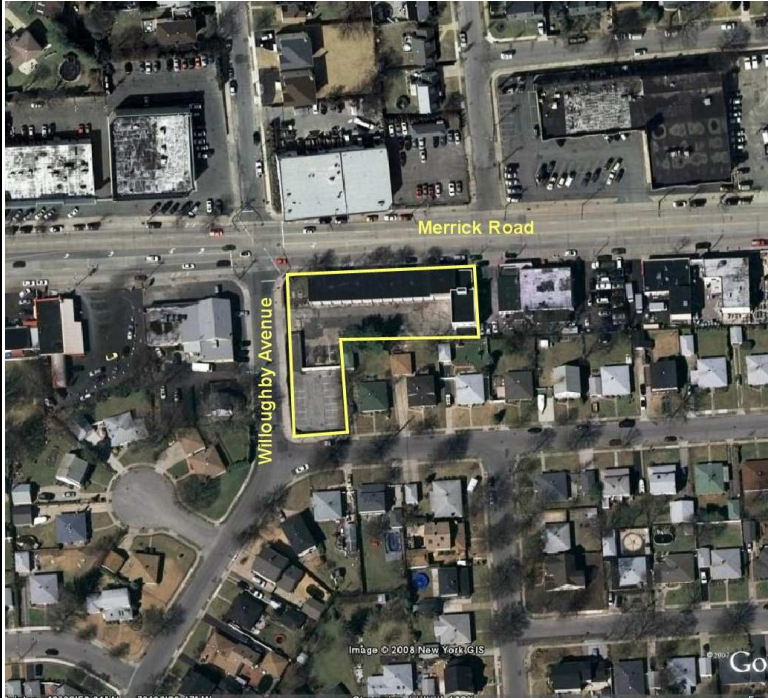


NEW EXCLUSIVE

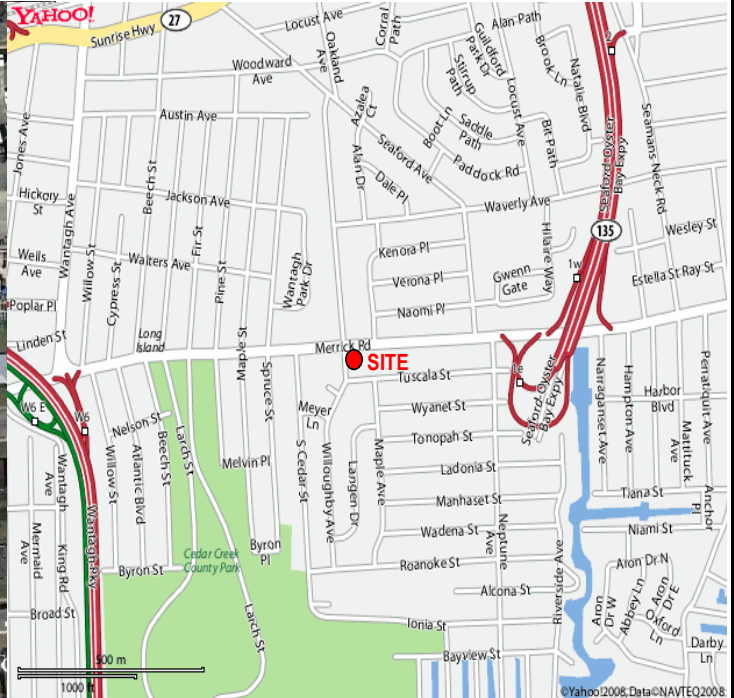
AVAILABLE FOR RENT

3524 Merrick Road, Seaford, New York 11783

AERIAL VIEW



AREA MAP



CONTACT:

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Great Neck, NY 11021
Tel: 516.498.1010
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BUILDING SPECIFICATIONS

- APPROX. 7,500 SQ. FT. + 47 PARKING SPACES
- LOT APPROX. .7 ACRES
- ASKING \$35 PSF NET
- GROUND LEASE \$250,000/ANNUM NET
- CORNER LOCATION AT TRAFFIC LIGHT
- DAILY TRAFFIC COUNTS 30,000 +/-
- NEW CONSTRUCTION

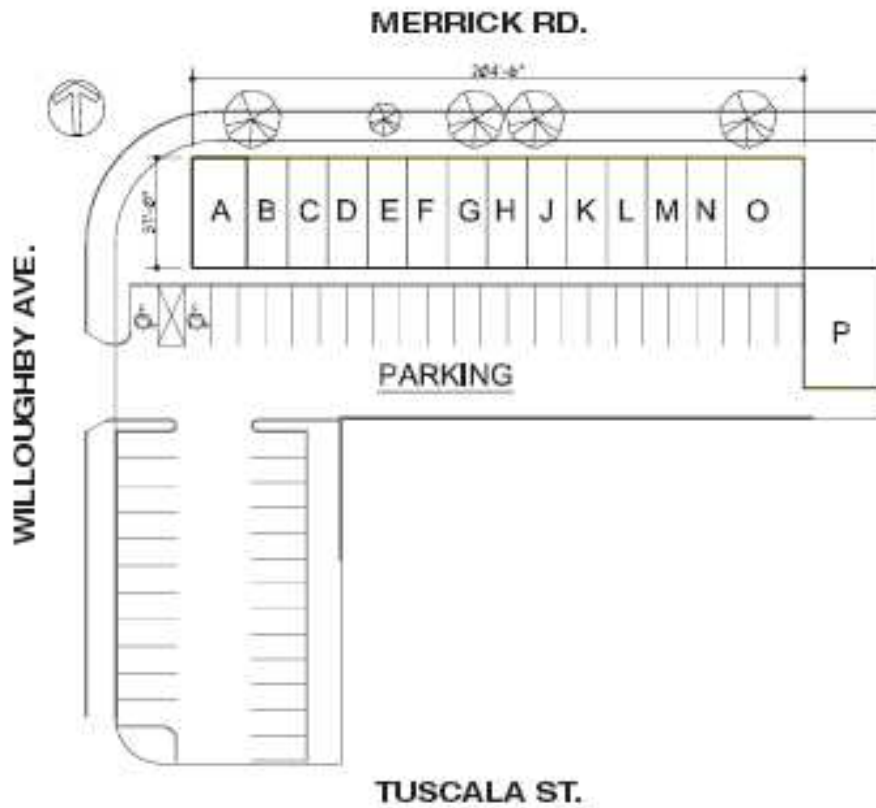
DEMOGRAPHICS

<u>Radius</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 miles</u>
Population	17,494	134,313	354,320
# of Households	5,778	44,625	114,723
Avg. HH Income	\$100,902	\$107,204	\$94,598



SITE PLAN

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



AGENT:

MELISSA NAEDER
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CRA
Commercial
Retail Associates

November 10, 2008

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