

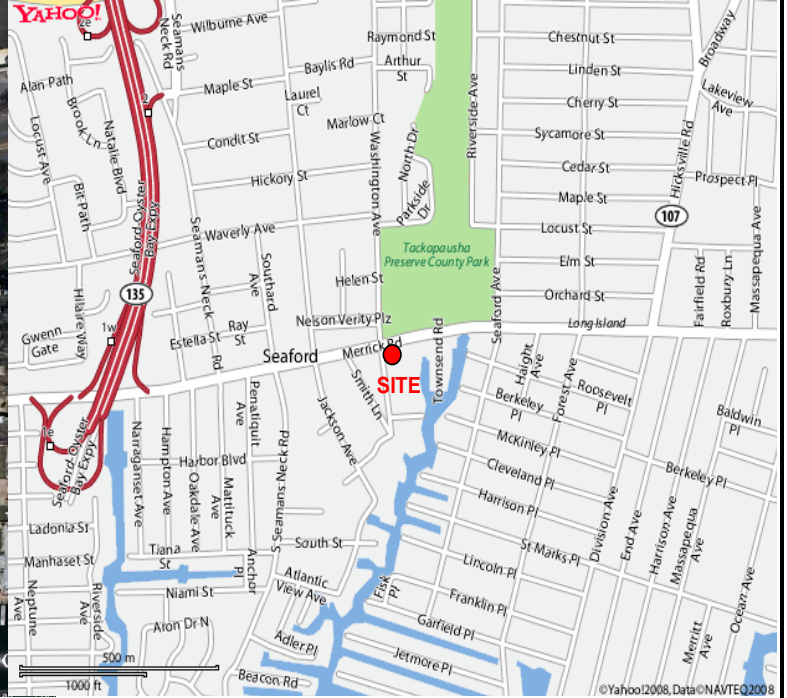
AVAILABLE FOR RENT

4006 Merrick Road, Seaford, New York 11783

AERIAL VIEW



AREA MAP



CONTACT:

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BUILDING SPECIFICATIONS

- APPROX. 3,824 SQ. FT. + 17 PARKING SPACES
- ASKING \$35 PSF
- CORNER LOCATION AT TRAFFIC LIGHT
- DAILY TRAFFIC COUNTS 33,000 +/-
- MUNICIPAL PARKING LOT ACROSS STREET
- EXISTING DRIVE-THRU (SUBJECT TO PERMITS)

DEMOGRAPHICS

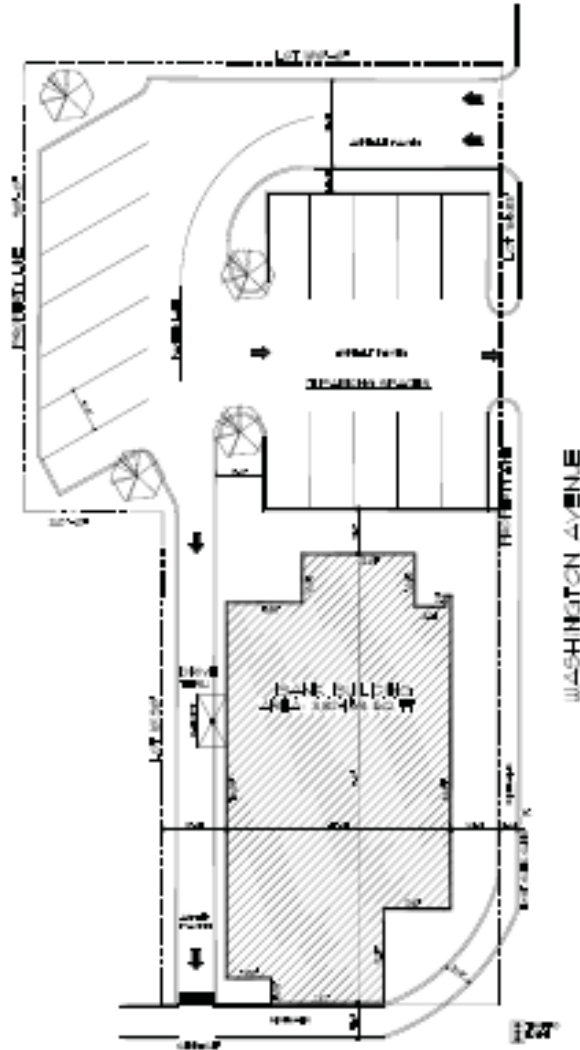
<u>Radius</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 miles</u>
Population	18,874	131,659	331,411
# of Households	6,218	43,679	108,413
Avg. HH Income	\$105,854	\$102,735	\$95,024



November 11, 2008

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

SITE PLAN



AGENT:

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CRA
Commercial
Retail Associates

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