

# Westbury, NY

## 695 Merrick Avenue

91,040 SF of Retail Space Available for Lease

Various Redevelopment Opportunities Considered



### EXISTING BUILDING SIZE

45,520 SF - Upper Level  
45,520 SF - Lower Level  
5.88 Acres

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### PARKING

365 Spaces

### NEIGHBORS

- Roosevelt Field Mall: Macy's, JC Penney, Nordstrom, Bloomingdale's, Dick's Sporting Goods
- Micro Center, The Tile Shop, Houlihan's, TGI Friday's, Buffalo Wild Wings, Bertucci's, Home Depot, Michaels, Babies R Us, Fairway Market, Applebee's
- Nassau Community College, Hofstra University and Adelphi University located within 2 miles with over 38,000 students
- 1,100 residential units within 1/2 mile

### COMMENTS

- Formerly occupied by Syms
- Potential Redevelopment with Pads, Big Box, Junior Anchors
- Strongest Retail, Corporate, Office and Industrial Trade Area on Long Island

### DEMOGRAPHICS

2000-2010 Census, 2015 Estimates

	1 Mile	3 Miles	5 Miles
Population	10,818	170,964	467,541
Households	3,523	51,785	144,908
Median Household Income	\$90,250	\$89,819	\$98,232
Daytime Population	17,990	128,457	265,541

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# EXISTING BUILDING



# PROPOSED MULTI-TENANT REDEVELOPMENT PLAN



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